



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

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October 8, 1997

RECEIVED

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Central Pacific Plaza, Suite 400
Honolulu, HI 96813

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Mr. Gill:

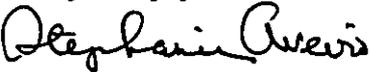
Re: Final Environmental Assessment/Findings of No Significant Impact
(Hale O Mana'o Lana Hou, Phase II)—Proposed 16-unit residential
project for persons with disabilities at TMK 3-8-46: portion of 18,
Wailuku, Island of Maui (Proposing Agency: Department of
Housing and Human Concerns, County of Maui)

In accordance with Act 241, SLH 1992, the Department of Housing and
Human Concerns, County of Maui, has completed the formal 30-day public review
of the draft environmental assessment for the above project. Written responses to
public and agency comments were prepared and are incorporated in the Final
Environmental Assessment.

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

Enclosed herewith are the original and four (4) copies of the Final
Environmental Assessment and a completed OEQC form for publication in the
OEQC Bulletin.

Should you have any questions, please contact Mr. Mark Percel, Deputy
Director, or Mr. John Min, Planning Consultant with the firm of Chris Hart &
Partners (ph. 242-1955).

Very truly yours,

Stephanie Aveiro
Director

encl.

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

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Lana Hou Residential Project, Phase II

HRS Chapter 343

Final Environmental Assessment

Hale O Mana'O Lana Hou Phase II

Proposed Residential Project
for Persons with Disabilities

TMK 3-8-46: por. 18

Wailuku, Maui, Hawaii



Prepared for:

Department of Housing & Human Concerns
County of Maui
200 South High Street
Wailuku, Hawaii 96793
PH: (808) 243-7805
Contact: Mr. Mark Percell, Deputy Director

Prepared by:

Chris Hart and Partners
Landscape Architecture and Planning
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Phone: 242-1955
Contact: Mr. John E. Min, Planner

FEBRUARY 1996

HRS Chapter 343
Final Environmental Assessment

Hale O Mana'O Lana Hou
Phase II

Proposed Residential Project
for Persons with Disabilities
TMK 3-8-46: por. 18
Wailuku, Maui, Hawaii



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FEBRUARY 1996

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AGENCY COMMENTS RECEIVED DURING THE 30-DAY PUBLIC REVIEW
PERIOD AND WRITTEN RESPONSES

FINAL
ENVIRONMENTAL ASSESSMENT
FOR THE PROPOSED HALE O MANA'O LANA HOU
RESIDENTIAL FACILITY-- PHASE II
SITUATED AT TMK 3-8-46: PORTION OF 18, WAILUKU
ISLAND OF MAUI, STATE OF HAWAII

I. PROJECT OVERVIEW

<u>District</u>	Wailuku
<u>Tax Map Key (TMK)</u>	3-8-46: portion of 18
<u>Proposing Agency</u>	Department of Housing and Human Concerns County of Maui 200 S. High Street Wailuku, Maui, HI 96793 Attention: Mr. Henry Oliva, Deputy Director (Ph. 243- 7805)
<u>Consultant</u>	Chris Hart & Partners; Landscape Architecture and Planning 1955 Main Street, Suite 200 Wailuku, Maui, HI 96793 Attention: John Min (Ph. 242- 1955 / Fax 242-1956)
<u>Landowner</u>	County of Maui

Lessee

Lokahi Pacific, a non-profit corporation

Land Use Designations

Community Plan: Public/Quasi-Public Use
State Land Use District: Urban
County Zoning District: R-3 Residential

OEOC Bulletin Publication Date(s)

Draft E.A.—April 8, 1995;
April 23, 1995

Summary

Lokahi Pacific, with the assistance of the County of Maui, is proposing the expansion of an existing 11-unit housing project, Hale O Mana'o Lana Hou, situated adjacent to the Maui Memorial Hospital and Hui Malama Learning Center along Mahalani Drive, at TMK 3-8-46: portion of 18, Wailuku, Island of Maui. The subject property is owned by the County of Maui. The existing Phase I housing project, which occupies a portion of a 3.153 acre parcel, was developed in 1984 by Lokahi Pacific, a non-profit corporation, to provide independent living facilities for persons who are chronically mentally ill.

The proposed 16-unit expansion will be located within a 1.67 acre portion of the subject parcel that was cleared and graded during previous construction in the area. The project site is relatively level and maintained primarily with lawn grass, monkey pod trees and other exotic plant species and shrubery.

The proposed Phase II project will also be developed and managed by Lokahi Pacific and provide independent living facilities for persons with disabilities, including the chronically mentally ill, physically and developmentally disabled, and persons afflicted with the HIV/AIDS

virus. Currently, there is a serious shortage of such non-institutional housing with appropriate social services in a safe and supportive setting.

The proposed project will consist of two 2-story buildings, a laundry building, 16 paved parking stalls, landscape planting, and related improvements. Each unit will consist of one bedroom, a kitchen, bathroom and living room and comprise 538 sq. ft. of floor space.

This housing project is targeted for the income group making 50% and below of the median income for the County of Maui. Estimated monthly rents, including utilities, will be in the \$450 to \$550 range.

II. DESCRIPTION OF THE PROPOSED ACTION AND NEED

A. Location

The subject property is located in Wailuku, Maui, Hawaii (TMK 3-8-46:18) on Mahalani Street *mauka* (west) of the existing nurses' quarters for Maui Memorial Hospital and northwest of Hui Malama Learning Center.

B. Site Description

The property is approximately 3.153 acres in size. A 1.47 acre portion of the site is currently utilized by the first phase of Hale O Mana'o Lana Hou, a residential facility for the chronically mentally ill, consisting of eleven (11) 2-bedroom units including a resident manager's unit. The remainder of the site is vacant and was cleared and graded during previous construction in the area. The proposed expansion of Hale O Mana'o Lana Hou will be built within this vacant 1.67 acre portion of the property, which will be subdivided out of the existing larger parcel.

C. Landowner

The property is owned by the County of Maui and is under a 55-year lease to Lokahi Pacific, a non-profit corporation. The lease expires on September 14, 2037.

D. Description of the Proposed Action

The proposed project will provide sixteen (16) 1-bedroom housing units for persons with disabilities, which includes the chronically mentally ill, physically and developmentally disabled, and persons afflicted with the HIV/AIDS virus. The proposed project will be developed by Lokahi Pacific, which also developed and manages the first phase of Hale O Mana'o Lana Hou, constructed in 1984. Existing facilities include eleven (11) two-bedroom units within six (6) one-story duplex units.

The proposed Hale O Mana'o Lana Hou expansion will consist of two (2) two-story buildings. Each building will house eight units, four of which will be upstairs, and four downstairs. Each unit will be an independent housing unit with a living room, kitchen, one bedroom and bathroom. The proposed project will tie in with the existing Hale O Mana'o Lana Hou facilities both architecturally and through contiguous landscaping and will use the same driveway off of Mahalani Street as the existing facilities. Sixteen (16) parking stalls will be provided.

The proposed project is targeted for the income group of 50% and below of the median income for the County of Maui. Estimated monthly rents, including utilities, will be in the \$450 to \$550 range.

In order to facilitate the development of the proposed project, it will be processed under the provisions of Section 201 E-210, Hawaii Revised Statutes. This application will be subject to approval by the Maui County Council and include the following development standards, waivers or exemptions:

1. Waiver of the requirement for a County Special Use Permit, pursuant to Maui County Code §19.08.030.D. A Special Use Permit was approved in 1982 for the 11-unit Phase I of the Hale O Mana'o Lana Hou housing project. The proposed 16-unit housing project will expand on the inventory of special needs housing in a suitable location that is close to social and medical support services.
2. Reduction of the County's parking requirement from two (2) stalls per unit to one (1) stall per unit, pursuant to Maui County Code §19.36.010.7. A total of 16 paved parking stalls is proposed versus the required 32 stalls. A survey of the existing Phase I project and other similar special needs housing projects on Maui indicate that less than one-half of the residents have cars and that most of

the residents utilize transportation provided by Maui Economic Opportunity, Inc. or participate in ride sharing. Also, staff parking needs are limited and require only 1 stall.

3. Exemptions from paying the following fees or assessments:

- a. Water system development fee (Maui County Code Chapter 18 and the Department of Water Supply rules and regulations);
- b. Electrical permit fee (Maui County Code Chapter 16);
- c. Plumbing permit fee (Maui County Code Chapters 12 and 13);
- d. Building permit fee (Maui County Code Chapter 16); and
- e. Grading permit fee (Maui County Code Chapter 20).
- f. Wastewater assessment fee (Maui County Code Chapter 14.35)

These fee waivers will contribute to overall cost savings for the project.

The development standards, waivers or exemptions to be requested do not relate to public health and safety standards.

E. Need

The proposed project is intended to address the continuing serious shortage of suitable housing for persons with disabilities. Existing facilities in Maui County for persons with disabilities include Hale Lokahi Akahi (21 occupants), Hale O Mana'o Lana Hou Phase I (20 occupants), and four (4) group homes each

accommodating approximately 5 residents. Kaho'okamamalu, a planned project under site acquisition, will accommodate an additional 20 residents, including 12 handicapped occupants. In short, existing housing for persons with disabilities on Maui accommodates approximately 61 residents.

Based on a survey of five (5) agencies in Maui County that provide housing assistance for low-income individuals and information in the Hawaii Homeless Survey by SMS Research & Marketing Services (1990), there are an estimated 326 low-income persons with disabilities in need of housing in Maui County.

The proposed 16-unit project will accommodate this need by providing for community-based, non-institutional housing with appropriate social services for persons with disabilities, including those afflicted with the HIV/AIDS virus. The project is intended to reduce the need for recurring hospitalization and provide a safe, supportive setting from which these persons can reconnect into the community, a concept similar to that of the existing residential facility in the first phase of Hale O Mana'o Lana Hou.

III. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL SETTING

1. Surrounding Land Uses

The project site is located within the Wailuku-Kahului region. Land uses in the immediate vicinity include health, social service, and county facilities.

The immediately surrounding land uses are as follows:

- Northeast-- Maui Memorial Nurses' Quarters;
- North-northwest-- the existing Hale O Mana'o Lana Hou facilities;
- West-- vacant land;
- Southeast-- Hui Malama Learning Center;
- South-- Mahalani Street. Hospice Maui is located across Mahalani Street from the proposed site.

Further to the southeast of the project site is the Kahului residential area. Also located in the vicinity along Mahalani Street is the Wailuku Health Center, Maui Memorial Hospital, Kaiser Permanente, the Maui News, Cameron Center, and the Maui Police Station.

2. Climate

The climate in the Wailuku-Kahului region is influenced by the persistent north-north easterly trade winds. Average temperatures at the project site range from lows in the 60 degrees to highs in the 80 degrees. Rainfall at the project site averages approximately 20 inches per year.

3. Topography and Soil Characteristics

The project site is located within Central Maui's isthmus at an elevation of 176 to 208 feet above sea level. The site slopes away from Mahalani Street at a 2:1 slope and then levels to a 10 percent slope within the area proposed for the residential structures. There are no significant topographical constraints within the project site.

Soils underlying the project site and in the surrounding area belong to the Pulehu-Ewa-Jaucas association. These soils are well-drained and excessively drained, and have a moderately fine-textured to coarse-textured subsoil. The soil type specific to the project site is classified as Puuone sand of the Puuone Series (PZUE). Puuone series soils developed in material derived from coral and seashells. Puuone sand is found on sandhills near the ocean. In a representative profile, cemented sand underlies grayish-brown, calcareous sand.

4. Flood Hazard

The project site is designated by the Flood Insurance Rate Maps as Zone C, and area of minimal flood hazard potential.

5. Flora and Fauna

The project site falls within the Kiawe and lowland shrubs vegetation zone. Characteristic plants of this zone are kiawe, koa haole, finger grass and pili grass. The dominant plants in all vegetation zones at lower elevations are species introduced to Hawaii since 1778.

Flora at the site itself is limited primarily to introduced grass and weed species. The perimeter of the site has been landscaped with palms, bougainvillea and other exotic

plants. A hao tree and a monkeypod tree are growing along the western boundary. There are no known rare or endangered species of flora on or around the project site.

6. Archaeological Resources

The site was extensively grubbed and graded, probably during construction of either the Hui Malama Learning Center and/or the first phase of Hale O Mana'o Lana Hou.

According to the State Historic Preservation Division, Department of Land and Natural Resources, their records indicate that no known historic sites are within or near the project area. Also, no surface evidence of historic sites was found during its field inspection. Given the previous grading work, it appears unlikely that intact subsurface features or deposits are present.

7. Air Quality

Air quality in the Wailuku-Kahului region is considered good. Both point sources and non-point sources of emissions in the area are not high enough to generate high concentrations of pollutants. In addition to relatively low emissions, persistent exposure to the northeasterly trade winds serve to disperse emissions.

8. Noise Characteristics

Surrounding noise levels in the vicinity of the project site are considered relatively low. Background noise levels are attributed to natural (e.g. wind) conditions, and traffic from Mahalani Street. In addition, occasional emergency medical helicopter flights at Maui Memorial Hospital also affect ambient noise levels in the area.

9. Visual Resources

Immediate views from the project site are limited to the existing Hale O Mana'o Lana Hou and Maui Memorial Hospital Nurses' Quarters. The site's topography precludes views to the south and west. The project site is not part of a scenic view corridor.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

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

The estimated 1990 population of the Wailuku-Kahului Community Plan region was 32,816. A projection of the regions population estimates an increase to 40,119 by the year 2000, and to 47,597 by 2010 (Community Resources, Inc., 1982).

2. Economy

The Wailuku-Kahului region is the center of commerce on Maui. The area encompasses a wide range of service, commercial, and governmental activities. In addition to being Maui's commercial center and business district, Wailuku is also the seat for both county and state government.

C. PUBLIC SERVICES

1. Police And Fire Protection

The County of Maui's Police Department is headquartered at its Wailuku Station, located approximately 0.5 mile from the project site. The region is served by the Department's Central Maui Patrol.

Fire protection services are provided by the Maui County Department of Fire Control's Wailuku Station located in Wailuku approximately two (2) miles from the project site. The Kahului Fire Station is located approximately three (3) miles from the project site.

2. Solid Waste

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana Landfill. Single family residential solid waste collection is provided by the County and taken to the Central Maui Landfill, which also accepts waste from private refuse collection companies.

3. Schools

The State of Hawaii, Department of Education operates several schools in the Wailuku-Kahului region, serving elementary, intermediate and high school students. Wailuku-Kahului's public schools include Lihikai, Kahului and Wailuku Elementary Schools, Iao and Maui Waena Intermediate Schools and Baldwin and Maui High Schools. In addition there are several private schools in the region serving preschool through grade twelve. Maui Community College is also in the area.

4. Recreational Facilities

A wide range of recreational resources are available within the Wailuku-Kahului region. The region encompasses numerous County residential and beach parks. The recreational facilities closest in proximity to the proposed project include the War Memorial Complex, Kahului Community Center and Wailuku Community Center.

D. INFRASTRUCTURE

1. Roadways

The Wailuku-Kahului area is served by a number of arterial, collector and local roads. The major arterial connecting Kahului with Wailuku is Kaahumanu Avenue. Access to Mahalani Street is provided off of Kaahumanu Avenue. Mahalani Street is a two-lane County roadway which intersects with Kaahumanu Avenue at a signalized intersection.

2. Wastewater

The County's Wailuku-Kahului Wastewater Reclamation Facility, located approximately one half mile south of Kahului Harbor, services the vicinity of the project site. The design capacity of the Wailuku-Kahului Wastewater Reclamation Facility is 7.9 million gallons per day. Service is available to the site via an eight (8) inch sewer line.

3. Water

The Wailuku-Kahului region is served by the Board of Water Supply's domestic system. Service to the project site is provided through an 8 inch water line within the

project site and a 16 inch water line along Mahalani Street.

4. Drainage

Runoff from the site sheet flows into a 10 plus acre natural sump between the Sand Hills area of Wailuku and Maui Memorial Hospital. Overflow from the sump drains into a culvert crossing at the Kaahumanu/Mahalani Street intersection and eventually outlets into Kahului Harbor.

5. Electrical

Maui Electric Company, which services adjacent sites, will provide electrical service to the site.

IV. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The proposed project is consistent with surrounding land use. It will serve to expand the existing housing provided by the adjoining Hale O Mana'o Lana Hou, an established neighbor of the project site. Other health care and service facilities are also found in the vicinity. Maui Memorial Hospital borders the site on the north-northeast, with the Nurses' Quarters nearest to the site. Hospice Maui is located across Mahalani Street, and Hui Malama Literacy Center is situated to the southeast. Both Hospice Maui and the Hui Malama Literacy Center are grade-separated from the proposed site. Other land uses along Mahalani Street are also consistent with the proposed project. These include the Wailuku Health Center, Kaiser Permanente, the Maui News, Cameron Center, and the Maui Police Station.

The proposed project is not anticipated to have any adverse effects on surrounding land uses.

2. Topography/Landform

The proposed project will require clearing, grubbing and grading of approximately 0.9 acre of land. Limited excavation will be required for construction of a retaining wall proposed for the southwest portion of the site parallel to Mahalani Street. As the site has been previously graded, alterations to the topography or landforms are not expected to be significant.

3. Flora and Fauna

The proposed project will require removal of existing vegetation from the site. However, there are no apparent significant floral resources located on the site. To the extent practicable, efforts will be made to retain or relocate existing mature plantings on the site. The project will be landscaped in a manner consistent with the existing Hale O Mana'o Lana Hou Phase I project.

4. Archaeological Resources

As the site has been disturbed by previous grading, it is unlikely that intact subsurface features or deposits are present, according to the State Historic Preservation Office. In a letter dated July 11, 1994, this agency states that the proposed project will have "no effect" on historic sites, and that no additional archaeological fieldwork is needed at this time.

5. Air Quality

Air quality in the immediate vicinity of the project is anticipated to be affected over the short term by construction activities. Proper emission control devices and dust control measures, such as regular watering, will minimize these potential impacts.

On a long term basis, the project will not generate adverse air quality conditions.

6. Noise

Ambient noise conditions will be affected over the short-term by construction activities. Construction equipment, such as bulldozers, front end loaders and materials-carrying trucks, would be primary sources of noise during

the construction period. Construction is anticipated to be limited to daylight hours only and will be minimized through proper adherence to Department of Health requirements.

There are no anticipated adverse long-term impacts as a result of the proposed action.

7. Visual Resources

The proposed project is not part of a scenic corridor, and will not have an adverse impact upon the visual character of the area.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Local Economy

On a short term basis, the project will support construction and construction-related employment.

On a long term basis, the proposed project will create 4 part-time jobs. At this staffing level, the employment related impacts of the project upon public service needs, such as police, medical facilities and schools are not considered significant.

2. Housing

As noted previously, this project provides needed housing for persons with disabilities. By providing suitable living accommodations for this segment of the population, Hale O Mana'o Lana Hou benefits prospective residents and their families, who are frequently ill-equipped to handle the special needs of this population.

C. INFRASTRUCTURE

1. Roadways

The provision of an additional 16 residential units is not anticipated to have a significant impact upon the roadway system or traffic operations during the peak periods of traffic for the following reasons, as noted in the project's traffic assessment prepared by Austin Tsutsumi & Associates, Inc:

- a) The proposed project will have similar characteristics as the existing Phase I residential facility in that tenants without cars either walk to work or facilities (Ka Lima O Maui; hospital); use the Maui Economic Opportunity morning and afternoon van service; or are unemployed (i.e. on Social Security or with a disability). Historically, no more than half of the tenants of such residential facilities have had automobiles. Currently in the Phase I complex, six (6) out of eleven stalls are used by tenants.
- b) No nurses, home attendants or food services visit the facility. Each tenant must be capable of living independently.
- c) Treatment facilities are within close walking distance (i.e. Maui Memorial Hospital).

In addition, a road widening lot will be provided along Mahalani Street for future improvements by the County of Maui to connect Kaahumanu Avenue with Waiale Drive.

2. Water

According to the Department of Water Supply, the maximum daily water consumption for the proposed project is estimated to be 13,400 gallons. Water will be supplied to the project by the County system currently servicing the existing Hale O Mana'o Lana Hou. In addition, necessary improvements will be constructed to meet fire flow and water system requirements.

3. Drainage

The proposed project is anticipated to generate a total of approximately 2.4 cubic feet per second (cfs) of stormwater runoff for a 10-year storm recurrence interval and 3.0 cfs for a 50-year storm runoff rate. The stormwater will flow into the sump area between Sand Hills and Maui Memorial Hospital. The additional stormwater runoff flow is minimal and not anticipated to have a significant impact on the existing drainage pattern.

4. Wastewater

The proposed project is anticipated to generate an average daily flow of approximately 2,600 gallons per day of wastewater. This wastewater will be accommodated by the County's Wailuku-Kahului Wastewater Reclamation Facility, which has a capacity of 7.9 million gallons per day. Currently this facility treats approximately 5.3 MGD.

V. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

The Hawaii Land Use Law, Chapter 205, Hawaii Revised Statutes, establishes four major land use districts in which all lands in the State are placed. These districts are designated "Urban," "Rural," "Agriculture," and "Conservation." The subject property is located within the "Urban" district. Residential use is compatible with this designation.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990) update provides long term goals, objectives and policies directed toward the betterment of living conditions in the county. Addressed are social, environmental, and economic issues which influence future growth in Maui County. The following General Plan objectives are addressed by the proposed project:

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

Objective: Provide affordable housing to be fulfilled by a broad cross-section of housing types.

Objective: To coordinate through the Maui County Department of Human Concerns the establishment of quick and reliable access to human services.

The provision of housing for the chronically mentally ill is consistent with all of the above objectives.

C. WAILUKU-KAHULUI 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 contains objectives and policies in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying these out.

The proposed project is located within the Wailuku-Kahului Community Plan region. The proposed project implements the following recommendations in the Wailuku-Kahului Community Plan:

- Improve health and public safety services and facilities; and
- Combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups.

In addition, the Wailuku-Kahului Community Plan Update currently pending review by the Maui County Council retains the current "Public/Quasi-Public" land use designation for the subject property.

D. COUNTY ZONING

The subject parcel is zoned R-3 Residential District. Pursuant to Maui County Code §19.08.030, the following is a special use in the Residential District: "nursing or convalescent homes and domiciliary facilities operated and maintained to provide nursing and supportive care." The proposed project is an expansion of an existing residential care facility and ideally situated for this purpose with respect to surrounding medical and other public/quasi-public facilities and services.

Final Environmental Assessment
Hale O Mana'o Lana Hou— Phase II
TMK 3-8-46: portion of 18, Wailuku, Island of Maui

Pursuant to MCC §19.36.010 pertaining to Offstreet Parking and Loading, a total of 32 parking stalls is required for the proposed use, based on apartment standards. In a subsequent HRS §201 E-210 application, a request will be made to provide only 16 parking stalls or one (1) parking stall per residential unit. The proposed parking ratio is more than adequate to meet resident needs based on current levels of usage of the Phase I facility.

VI. FINDINGS AND CONCLUSIONS

The proposed Hale O Mana'o Lana Hou expansion will increase available housing for Maui's population of persons with disabilities, including persons who are chronically mentally ill, physically and developmentally disabled, or afflicted with the HIV/AIDS virus. This housing will allow tenants a safe, supportive setting with appropriate transportation services and medical and other social services in close proximity. The site is adjacent to the existing Hale O Mana'o Lana Hou, constructed in 1984, which currently provides housing for 20 residents.

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. All construction activities are anticipated to be limited to normal daylight working hours. Impacts generated from construction activities are not considered significant.

From a long-term perspective, the proposed project is not anticipated to result in adverse environmental impacts. The proposed project is not anticipated to have an adverse effect upon public service needs, such as police, medical facilities and schools. In addition, the impact upon roadways, water, wastewater, drainage and other infrastructure systems are not considered significant. Residential facilities for persons with disabilities are consistent with existing and surrounding land uses.

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

VII. AGENCIES CONSULTED IN THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT

The following agencies were consulted in preparing this environmental assessment:

- Department of Housing and Human Concerns, County of Maui
- Department of Public Works and Wastewater Management, County of Maui
- Department of Water Supply, County of Maui
- Department of Fire Control, County of Maui
- Department of Planning, County of Maui
- Department of Transportation, Maui Highways Division, State of Hawaii
- State Historic Preservation Division, Department of Land and Natural Resources, State of Hawaii

VIII. AGENCY COMMENTS RECEIVED DURING THE 30-DAY PUBLIC REVIEW PERIOD

Written responses were prepared and forwarded to the following agencies, which submitted comments during the 30-day public review of the Draft Environmental Assessment:

- Housing Division, Department of Housing and Human Concerns, County of Maui
- Department of Parks and Recreation, County of Maui
- Department of Public Works and Waste Management, County of Maui

Final Environmental Assessment
Hale O Mana'o Lana Hou-- Phase II
TMK 3-8-46: portion of 18, Wailuku, Island of Maui

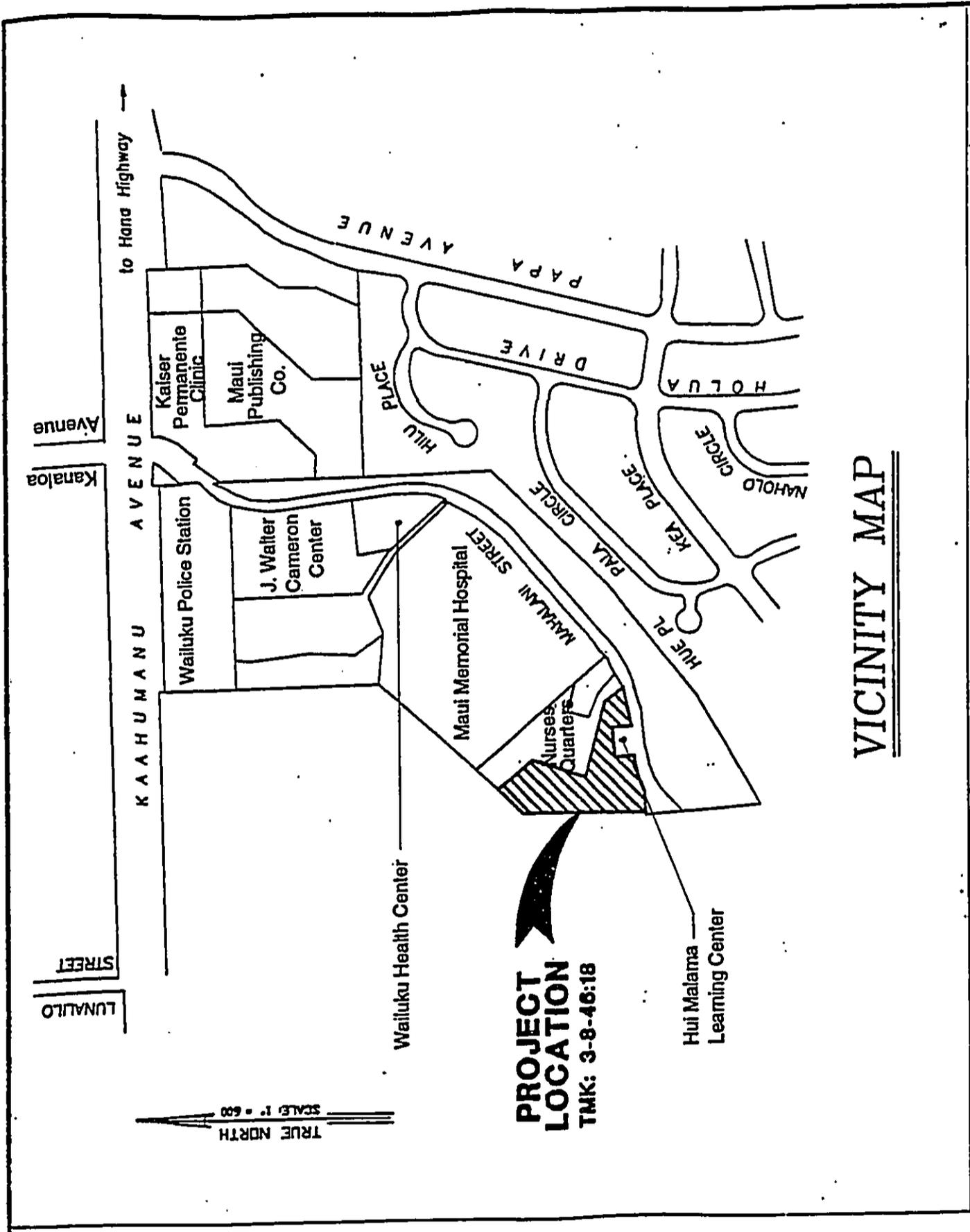
- Department of Water Supply, County of Maui
- Department of Planning, County of Maui
- Department of Fire Control, County of Maui
- Department of Transportation, Highways Division, State of Hawaii
- Maui District Health Office, Department of Health, State of Hawaii

REFERENCES

- Armstrong, R. Warwick, (ed.) Atlas of Hawaii. University of Hawaii Press, 1991.
- Community Resources, Inc., Maui County Community Plan Update Program, Socio-Economic Forecast Report. March 1992.
- U.S. Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. 1972.
- Wilson Okamoto and Associates, Inc., Maui Community Plan Update Infrastructure Assessment, September 1992.
- County of Maui General Plan (1991)
- Wailuku-Kahului Community Plan, County of Maui (1987)
- County of Maui Consolidated Plan for Program Year July 1, 1995 through June 30, 1996.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

MAPS AND PLANS



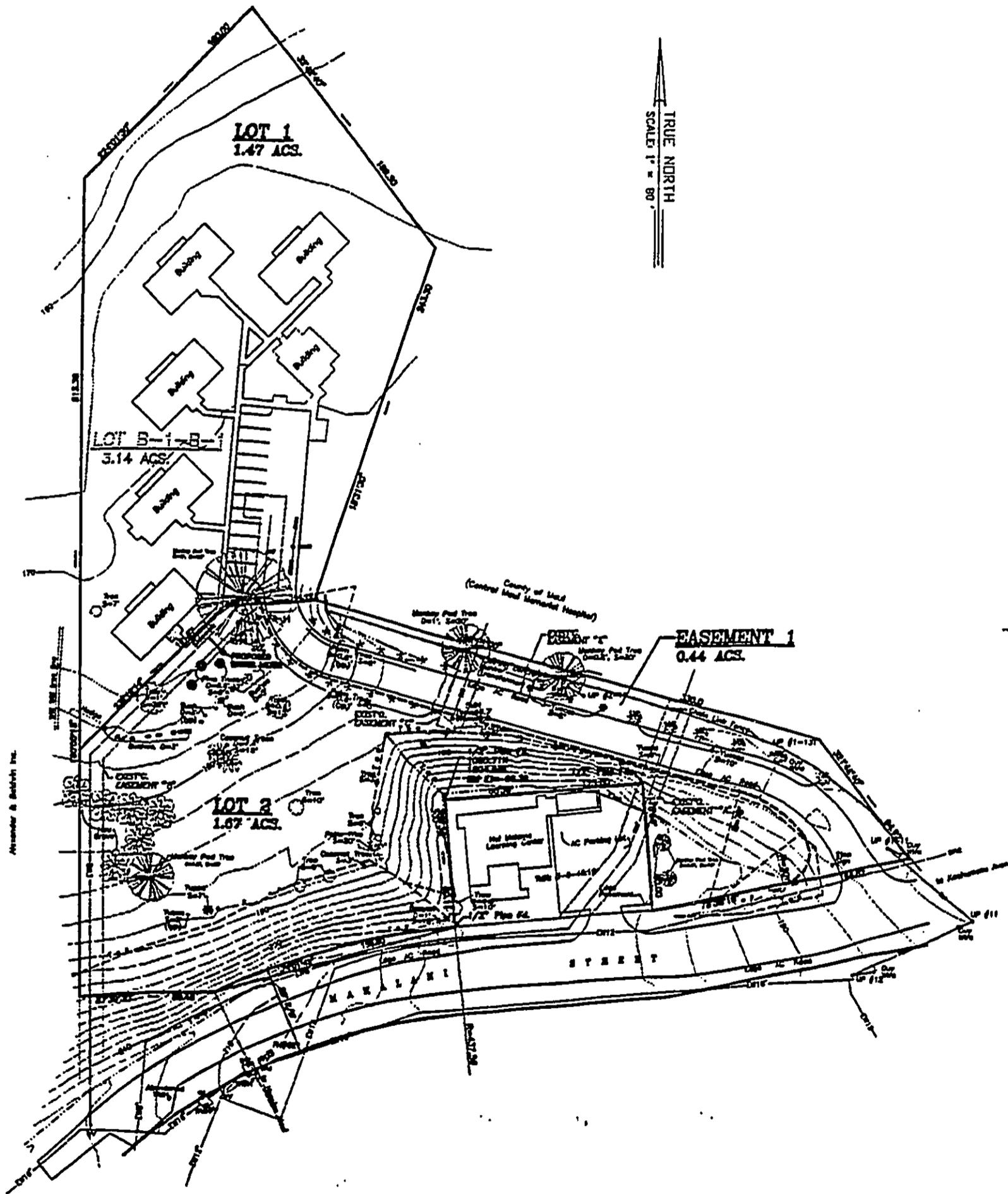
VICINITY MAP

PROJECT LOCATION
TMK: 3-8-46:18

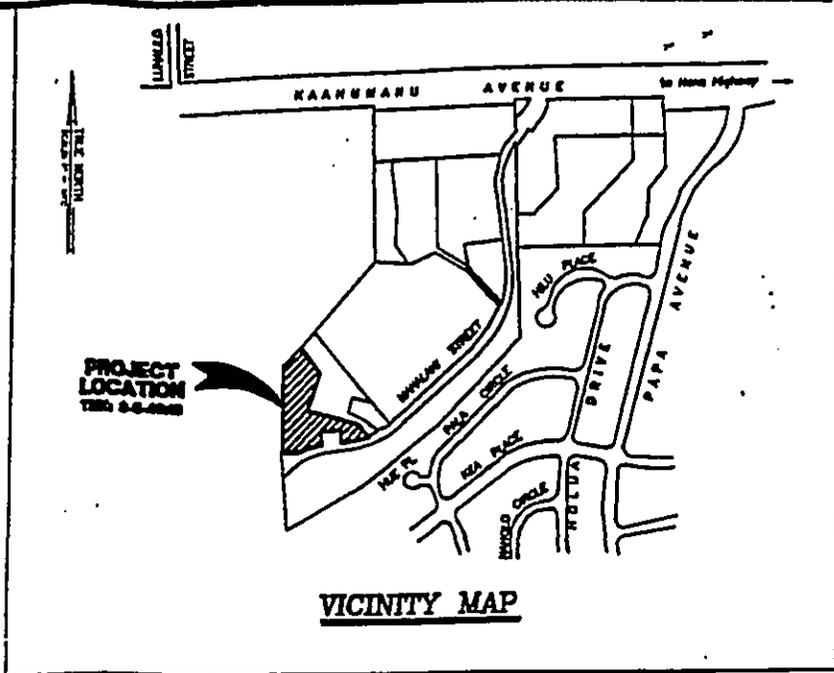
TRUE NORTH
 SCALE: 1" = 600'

STREET LUNALILO
 Avenue Kanaloa
 to Hana Highway

KAAHUMANU AVENUE
 Wailuku Health Center
 Wailuku Police Station
 J. Walter Cameron Center
 Kaiser Permanente Clinic
 Maui Publishing Co.
 Hilu Place
 KAHUAMI STREET
 Maui Memorial Hospital
 Nurses Quarters
 Hui Pl
 KELA PLACE
 PALA CIRCLE
 NAHOLO CIRCLE
 HOLUA
 PAPA AVENUE

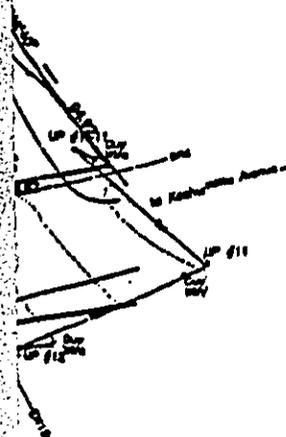


Job No. M-84-502
 No. M-178
 Date 08/02/79
 TRC: J-B-48:18



NOTES:

1. Elevations based on U.S.G.S. Bench Mark T-6 on Kaahumanu Avenue.
2. Coordinates based on U.S.G.S. Triangulation Station "LUKE".
3. This map is based on a ground survey performed between January 21, 1994 and January 28, 1994.
4. Exist'g. Easement "A", is for waterline purpose, in favor of Central Maui Memorial Hospital, County of Maui.
5. Exist'g. Easement "B", is for waterline purpose, in favor of Dept. Water Supply, County of Maui.
6. Exist'g. Easement "C", is for sewerline purpose, in favor of County of Maui.
7. Exist'g. Easement "E", is for electrical purpose, in favor of Central Maui Memorial Hospital, County of Maui.
8. Easement 1 (45' wide); for access purpose, in favor of Lot 1.

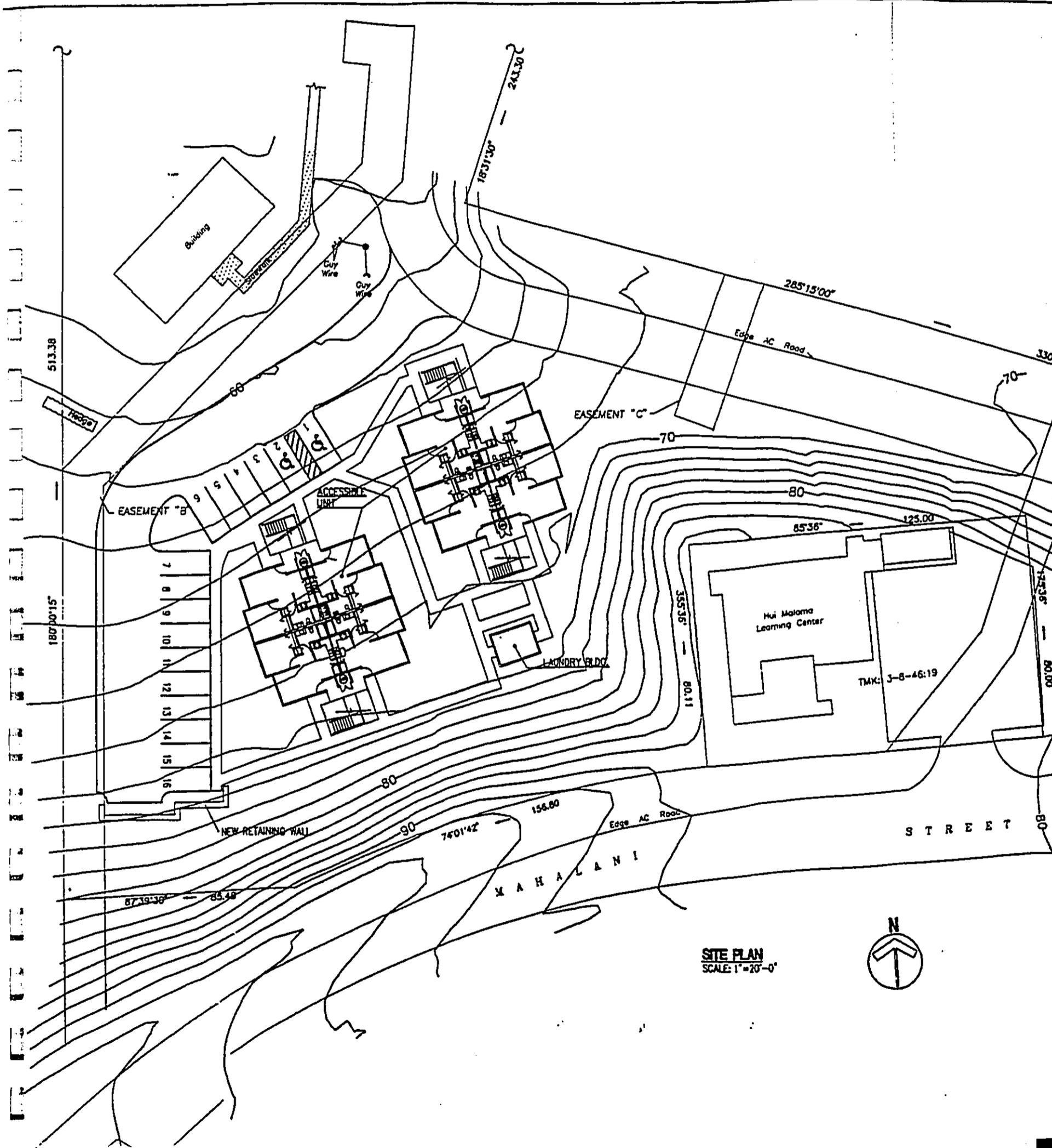


PRELIMINARY PLAT MAP
OF
PORTION OF HALE O MANA'O LANA HOU SITE
SUBDIVISION OF LOT B-1-B-1
INTO LOTS 1 & 2
DESIGNATION OF EASEMENT 1
 Being a portion of Grant 3343 to Claus Spreckles
 and R. P. 4475 L. C. Av. 7713 to V. Kamamalu
 Wailuku, Maui, Hawaii

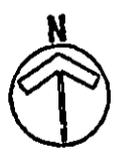
PRELIMINARY

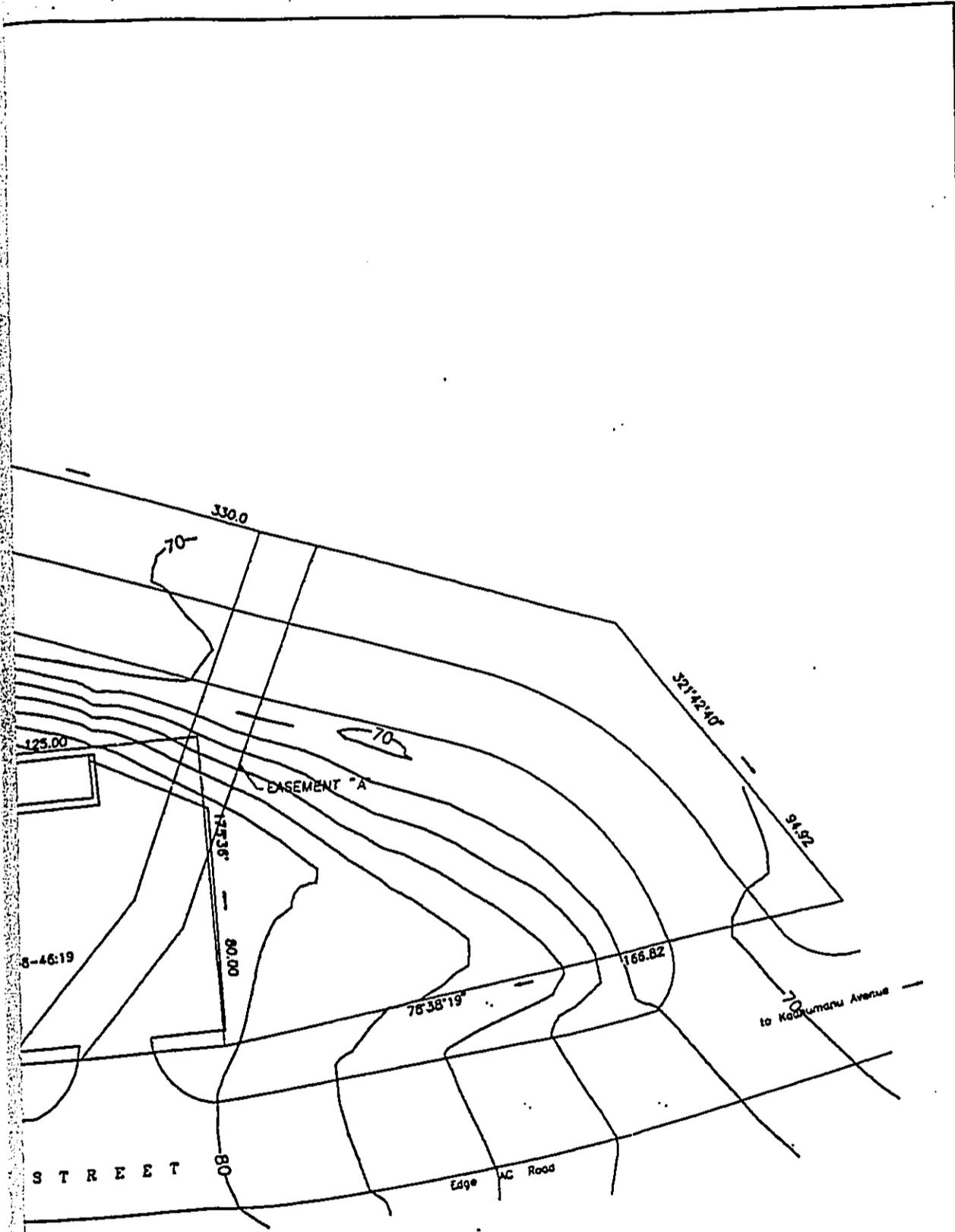
This work was prepared by
me or under my supervision

Prepared for: Lokahi Pacific Inc.
 840 Alua Street
 Suite 203
 Wailuku, Hawaii 96793



SITE PLAN
SCALE: 1" = 20'-0"





**GIMA-YOSHIMORI
MIYABARA-DEGUCHI
ARCHITECTS INC**

MAUI
Maui Street Professional Center
Suite 303
2143 Maui Street
Maui, Maui, Hawaii 96703
Phone (808) 242-4648
Fax (808) 242-4673

OAHU
Bank of America Building
Suite 1230
1357 Kapiolani Boulevard
Honolulu, Hawaii 96814
Phone (808) 855-3008
Fax (808) 855-3008

SITE PLAN
.....

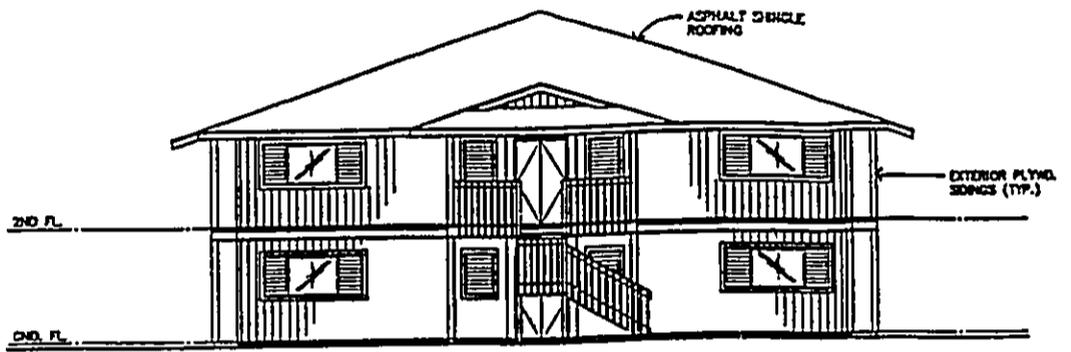
**HALE O MANA'O LANA HOU
WAILUKU, MAUI, HAWAII**

Notes
This plan was prepared by me or under my supervision and contains the product of my services. I represent and warrant that I am a duly Licensed Professional Engineer, Architect, Surveyor, and Landscape Architect.

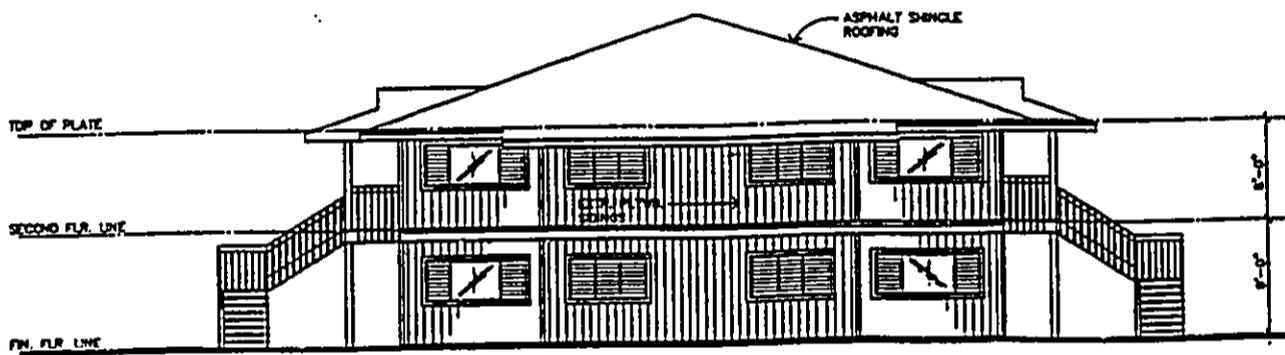
Signature
Name: _____
Title: _____

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

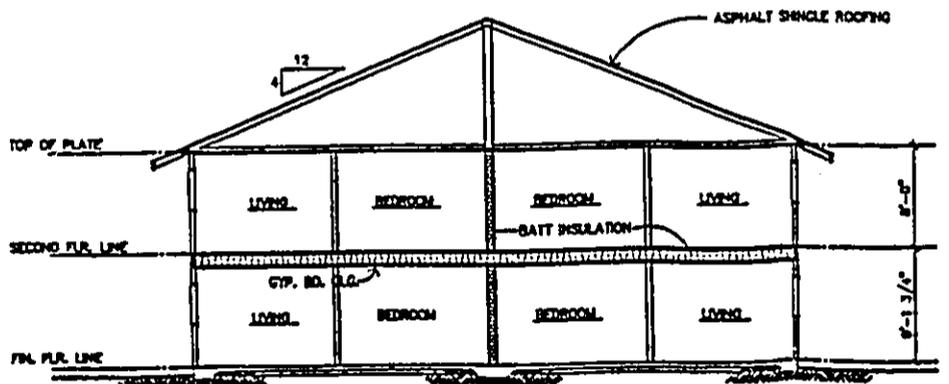
Designed by: _____
Drawn by: _____



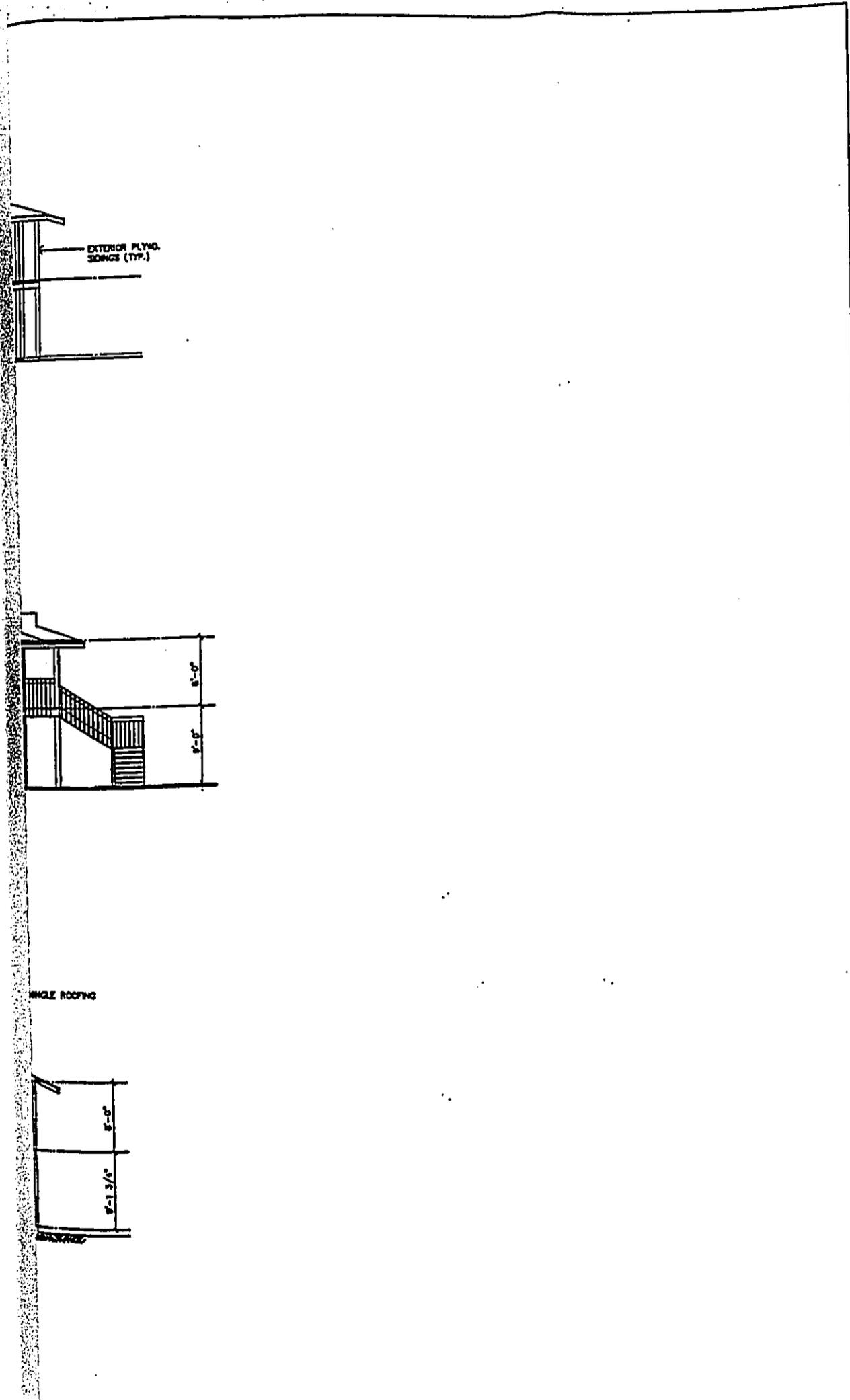
ELEVATION 1 (ELEVATION 3 SM)
SCALE: 1/8"=1'-0"



ELEVATION 4 (ELEVATION 2 SM)
SCALE: 1/8"=1'-0"



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



**GIMA • YOSHIMORI
MIYABARA • DEGUCHI**
ARCHITECTS INC

HALE
Wala Street Professional Center
Suite 303
2145 Wala Street
Wailuku, Maui, Hawaii 96793.
Phone (808) 242-4448
Fax (808) 242-4473

GAHJ
Seven Waterfront Plaza
Suite 400
500 Ala Moana Boulevard
Honolulu, Hawaii 96813
Phone (808) 533-0371
Fax (808) 533-0857

• EXT. ELEVATIONS
• BLDG. SECTION

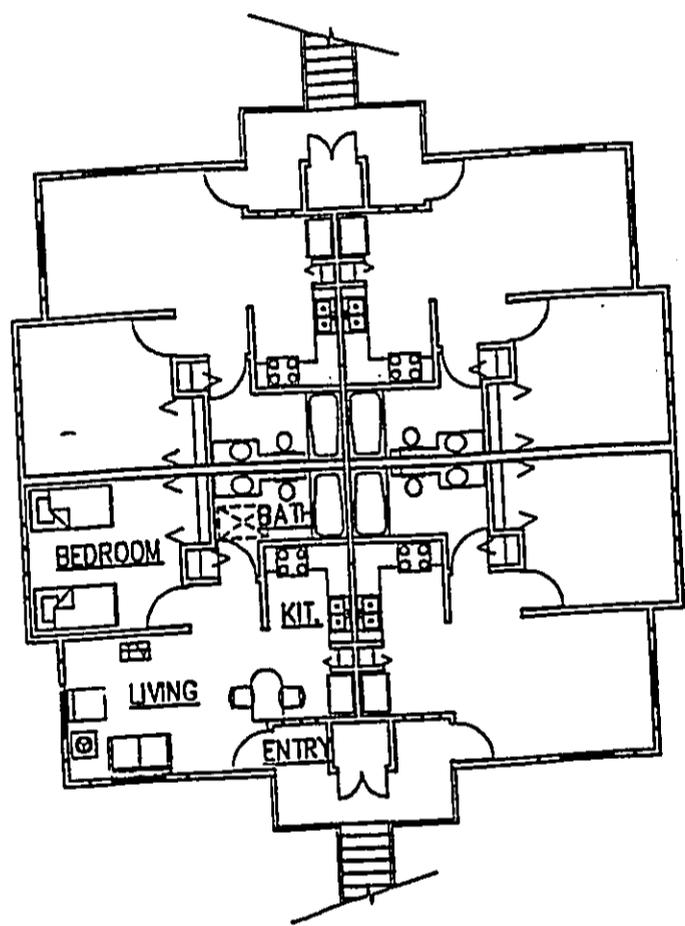
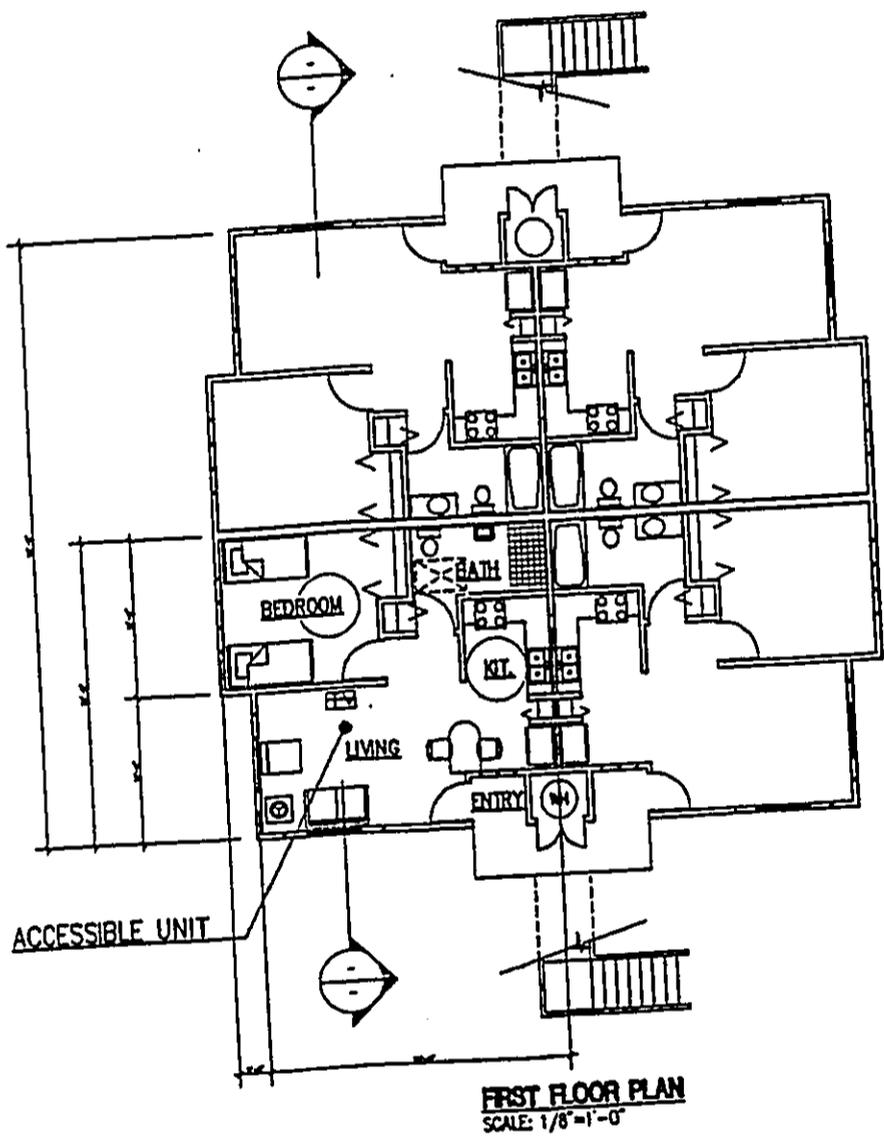
HALE O MANA'O LANA HOU
WAILUKU, MAUI, HAWAII

NOTES
1. See also the contract for the work and check the drawings and specifications of the project for all details and quantities. The project is to be completed in accordance with the contract documents and specifications. The project is to be completed in accordance with the contract documents and specifications. The project is to be completed in accordance with the contract documents and specifications.

2. The Contractor shall check and verify all dimensions at job before proceeding with work.

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲
- ▲

Designed by **GS**
Drawn by **BS**



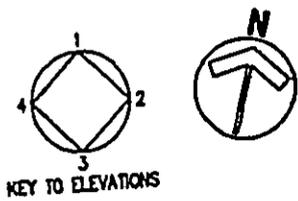
FLOOR AREAS

A. UNIT (NET)

LIVING/DINING:	208 S.F.
BEDROOM:	161 S.F.
BATHROOM:	78 S.F.
KITCHEN:	95 S.F.
TOTAL:	538 S.F.

B. BUILDING (GROSS): 4,844 S.F.
BALCONY: 188 S.F.

5,032 S.F.



**TECHNICAL REPORTS --
TRAFFIC ASSESSMENT AND
PRELIMINARY GRADING AND
DRAINAGE REPORT**

DOCUMENT CAPTURED AS RECEIVED



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.
GEORGE M. NEUFFER, P.E.
KENNETH K. KUROKAWA, P.E.
THOMAS S. OTAGURO
IVAN K. NAKATSUKA, P.E.

KEN K. KUROKAWA, P.E.
Vice President &
Maui Branch Office Manager

Job No. M-94-518
September 2, 1994

Mr. John Min
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793

Subject: Traffic Assessment for Hale O Mana'o Lana
Hou Residential Facility - Phase II

Dear John,

Based upon our interview with the Lokahi Pacific staff, it is our opinion that vehicular trips generated by the Hale O Mana'o Lana Hou Residential Facility - Phase II will not significantly impact traffic operations during the peak periods of traffic.

The following information pertains to the operations of Phase I of the Hale O Mana'o Lana Hou Residential Facility. Phase II will have similar characteristics.

- 11 Units; 11 parking stalls; 6 stalls currently used by tenants.
- One Maui Economic Opportunity (MEO) Van pick-up (between 7-8am) and drop-off (3:30pm) per weekday.
- No nurses, home attendants or food service visit the facility. Each tenant must be capable of living independently.
- Treatment facilities are within walking distance (Maui Memorial Hospital).
- Historically, no more than half of the tenants have had automobiles. The tenants without cars either walked to work (Ka Lima O Maui or hospital), used the MEO van service or were not employed (on social security or disability).

Please call me if you have any questions.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

PKM:TSK:rmc

By  FOR
TED S. KAWAHIGASHI, P.E.
President

REPLY TO:
1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793 • PHONE (808) 242-2211 • FAX NO. 242-2211

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI

PRELIMINARY GRADING AND DRAINAGE REPORT

FOR THE

**HALE O MANA'O LANA HOU
RESIDENTIAL FACILITY - PHASE II**

WAILUKU, MAUI, HAWAII

TMK: 3-8-46:18

**PREPARED FOR
LOKAHI PACIFIC**

Prepared By

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

September 1994



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B. Project Description.....	1-2
III. EXISTING CONDITIONS.....	2-3
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A. Grading Plan.....	4
B. Drainage Plan.....	4-5
C. Hydrology.....	5
V. CONCLUSION.....	5

EXHIBITS

- 1 LOCATION AND VICINITY MAP
- 2 CONCEPTUAL GRADING PLAN
- 3 OFFSITE DRAINAGE PLAN

APPENDIX

HYDROLOGIC CALCULATIONS



TED S. KAWAHIGASHI P.E.
 GEORGE M. NEUFFER P.E.
 KENNETH K. KUROKAWA P.E.
 THOMAS S. OTAGURO
 IVAN K. NAKATSUKA P.E.

KEN K. KUROKAWA P.E.
 Vice President &
 Maui Branch Office Manager

DOCUMENT CAPTURED AS RECEIVED

PRELIMINARY GRADING AND DRAINAGE REPORT
FOR THE
HALE O MANA'O LANA HOU
RESIDENTIAL FACILITY - PHASE II

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 Wailuku, Maui, adjacent to the Maui Memorial Hospital. The Tax Map Key for this site is TMK: 3-8-46:18. The property is owned by the County of Maui and leased to Lokahi Pacific, a non-profit corporation. Refer to Exhibit 1.

B. PROJECT DESCRIPTION

The proposed project will consist of 16 one-bedroom units divided into two (2) two-story buildings. A total of 16 parking stalls will be provided. These units will be reserved for persons with disabilities, which includes the chronically mentally



ill, physically disabled, developmentally disabled, and persons infected with the HIV virus. A separate laundry facility will be provided.

The parcel (total area = 3.14 acres) will be subdivided into two habitable lots. Lot 1 (1.47 acres) will include the existing first phase of the Hale O Mana'o Lana Hou residential facility. Lot 2 (1.67 acres) will include the proposed project (Phase II).

III. EXISTING CONDITIONS

A. ADJACENT LAND USES

The northern and eastern boundaries of the project site abuts the existing Maui Memorial Hospital Nurses' Quarters. The proposed northwestern boundary abuts the first phase of the Hale O Mana'o Lana Hou residential facility. The western boundary abuts vacant land owned by Maui Lani Partners. The southern boundary abuts Mahalani Street and a parcel owned by the County of Maui and occupied by the Hui Malama Learning Center.

B. TOPOGRAPHY AND SOIL CONDITIONS

The site slopes in the northerly direction. There is a change in grade from the higher Mahalani Street to the lower, proposed project site of approximately 20 feet (2:1 slope). The building site has an average slope of about 10 percent. Project site elevations range from 176 feet to 208 feet, based on USGS Bench Mark T-6 (Kaahumanu Avenue).

The major soil classification of the site is described as "Puuone Sand (PZUE)" by the U.S. Soil Conservation Service's Soil Survey of the Islands of Kauai,



Oahu, Maui, Molokai and Lanai." Permeability is rapid above the cemented layer, which is 20 to 40 inches below the surface. Runoff is slow and the hazard of wind erosion is moderate to severe.

The project site is currently vacant. A few small trees grow around the building site, and the remainder of the site is covered with grasses and weeds.

C. CLIMATE

The climate is generally mild throughout the year. The annual rainfall amounts to 20-30 inches with a mean annual temperature of 75 degrees Fahrenheit.

D. DRAINAGE

Storm runoff sheet flows across the site in the northerly direction. The majority of onsite runoff enters an existing grass swale in the Phase I area. The swale outlets at the western boundary and runoff flows to a major sump area in the adjacent Maui Lani parcel. A portion of onsite runoff flows into the Phase I area and enters an existing underground drainage system. This drainage system outlets at the top of slope, and runoff flows to the major sump area in the Maui Lani parcel.

Offsite runoff flowing into the project site 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 parking area and building pad. 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

Storm water will be directed to the proposed parking area with grassed swales or area drains, if necessary. Onsite runoff will then flow into the existing grass swale in the Phase I area. The grass swale will be enlarged, as necessary, to accommodate the increase in runoff. The runoff will then enter the sump area in the Maui Lani parcel, per the existing condition. Refer to Exhibit 3.

The future Maui Lani development will incorporate the existing sump area into a proposed golf course. The stormwater will be managed by a retention basin and injection well system within the existing sump area. The runoff from the project site will enter the future Maui Lani drainage system and should not produce



any adverse effects on its operation.

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 "Interim Drainage Standards for County of Maui, January 1994" was used in calculating the storm runoff rate. These calculations were based on a 10-year and 50-year storm recurrence interval.

The 10-year storm runoff rate from the existing project site is approximately 0.80 cubic feet per second (cfs). The 50-year storm runoff rate from the existing project site is approximately 1.0 cfs.

A 10-year storm runoff rate of approximately 2.4 cfs is calculated for the developed site. The 50-year storm runoff rate for the developed site is approximately 3.0 cfs. See Appendix for calculations.

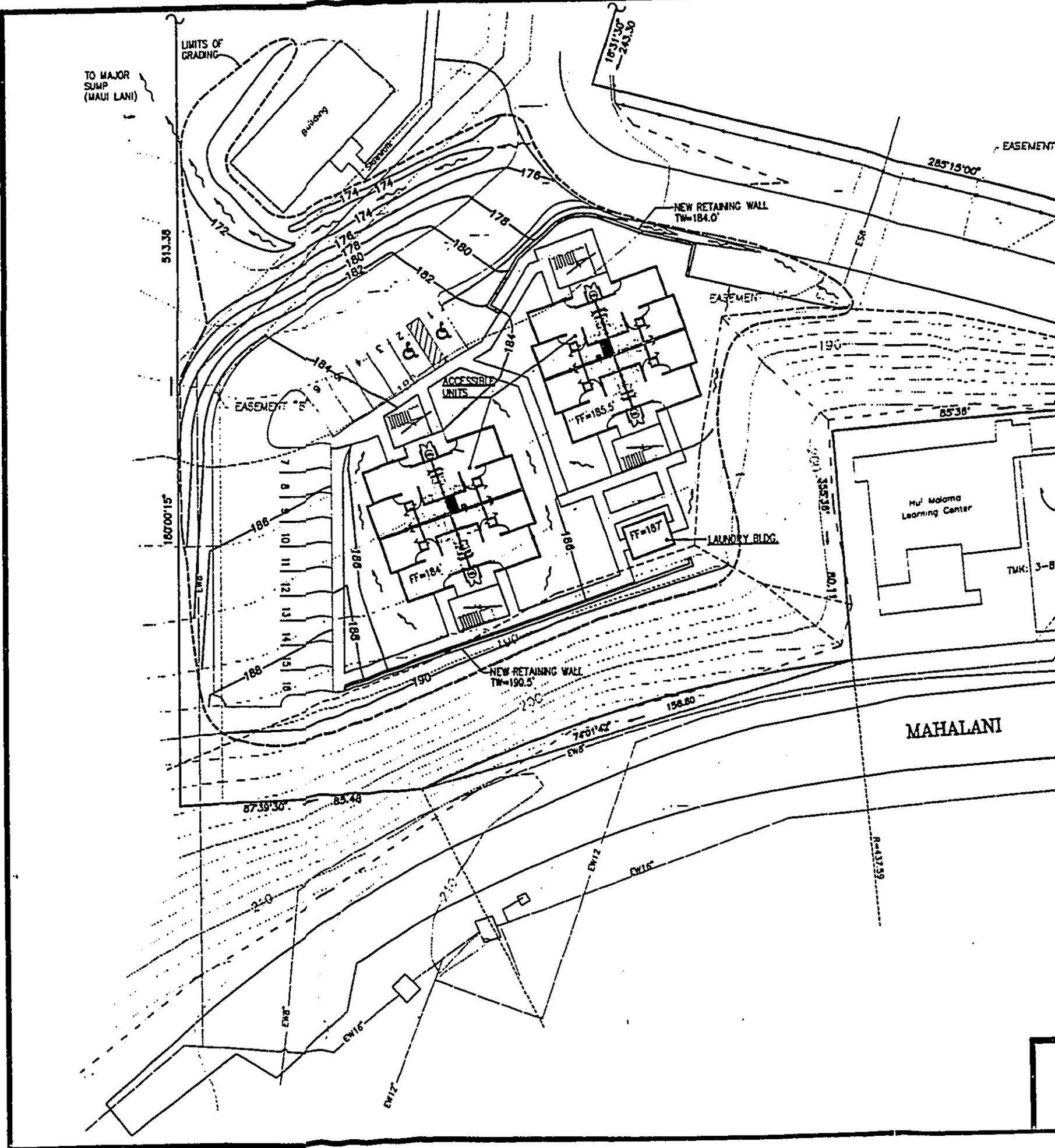
V. CONCLUSION

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.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS

EXHIBITS



TO MAJOR
SUMP
(MAUI LANI)

LIMITS OF
GRADING

Building

NEW RETAINING WALL
TW=184.0'

EASEMENT

EASEMENT 5' 9"

ACCESSIBLE
UNITS

FF=185.5'

LAUNDRY BLDG.

FF=187'

FF=184'

Hu' Malama
Learning Center

TMK: 3-B

MAHALANI

NEW RETAINING WALL
TW=190.5'

7481'42"

158.80

8739'30"

85.44

EW8'

EW16'

EW17'

EW12'

EW16'

R-43759

160'0"

513.38

1600'15"

EW8'

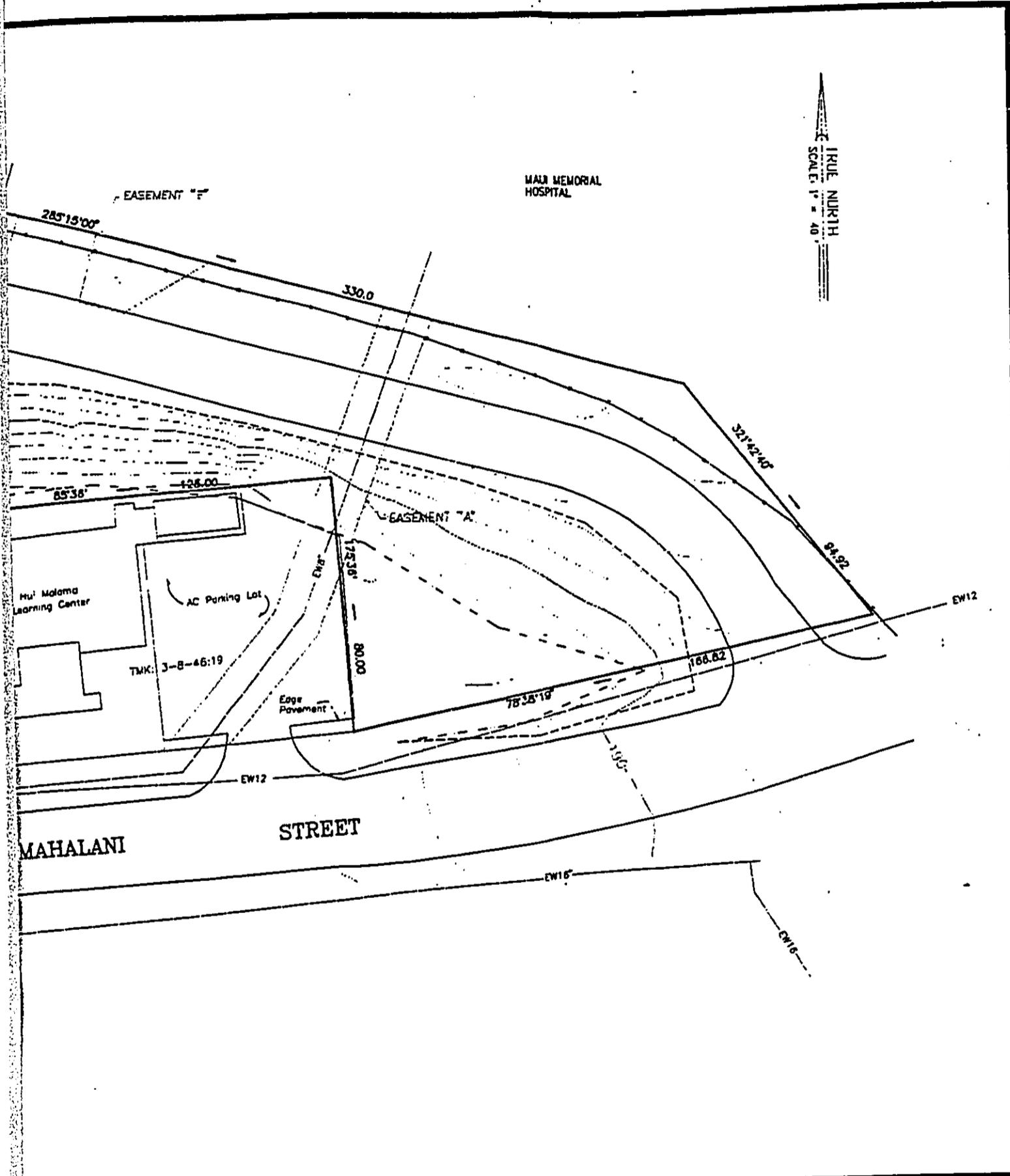
1031'37"

245.30

285'15'00"

EW8'

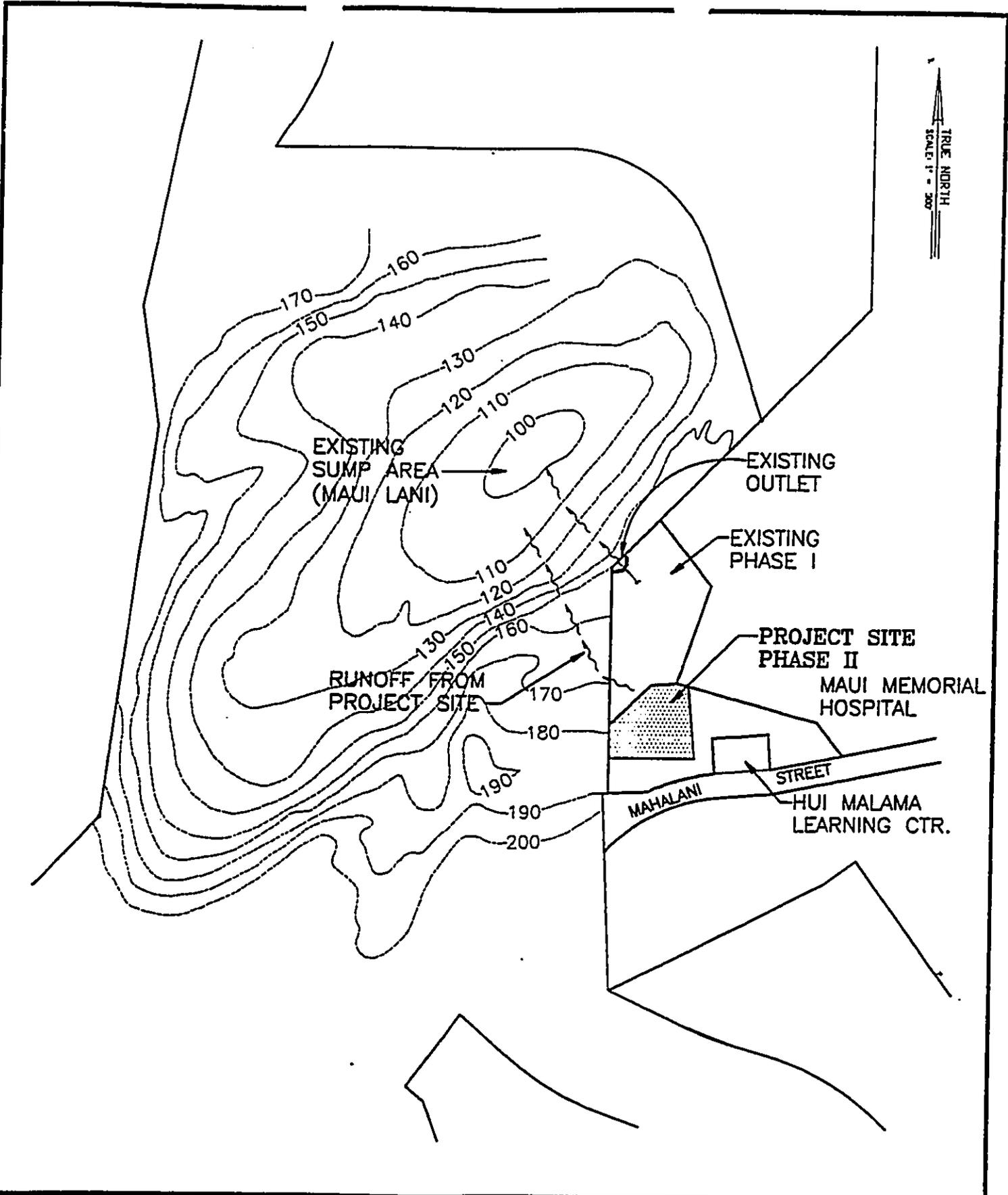
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



HALE O MANA'O LANA HOU
 RESIDENTIAL FACILITY
 PHASE II

ATA AUSTIN, TELESNICK & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS
 HONOLULU, HAWAII
 CONCEPTUAL GRADING
 PLAN

EXHIBIT
 2



HALE O MANA'O LANA HOU
RESIDENTIAL FACILITY
PHASE II

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
HONOLULU, HAWAII, U.S.A.

DRAINAGE AND GRADING MAP

EXHIBIT

3

JOB NO. 1194-518
FN- 94518EX3.DWG. RRF

ATA

AUSTIN, TOSUTSUMI & ASSOCIATES, INC.
ENGINEERS • SURVEYORS

APPENDIX

**AGENCY COMMENTS RECEIVED
DURING THE PREPARATION OF
THE DRAFT ENVIRONMENTAL
ASSESSMENT**



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

(808) 243-7805

March 21, 1995

RECEIVED
MAR 23 1995

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Ms. Jo-Ann T. Ridao
Managing Director
Lokahi Pacific
840 Alua Street, Suite #203
Wailuku, Hawaii 96793

Dear Jo-Ann:

Subject: Hale O Mana'o Lana Hou - Phase II

We have reviewed the draft environmental assessment (EA) report for the subject project and would like to offer the following comments:

1. Shouldn't Phase II be included as part of the project name or title?
2. Based on Ed Okubo's March 20, 1995 telephone conversation with Mr. John Min of Chris Hart & Partners, our department's contact person on the cover, title page and page 1 should be changed to Henry Oliva, Deputy Director of Housing and Human Concerns.
3. Page 3, Section II B - Please indicate that 1.67 acres of the 3.153 acre site will be used for Phase II.
4. The draft EA report includes comments from the Department of Fire Control, Department of Public Works and Waste Management and the State Historic Preservation Division. Will comments from the following agencies be included?
 - a. Department of Water Supply
 - b. Department of Planning
 - c. Highways Division, State Department of Transportation
 - d. Environmental Health Division, State Department of Health
 - e. Department of Parks & Recreation

We are assuming that a copy of this letter will also be included as our department's comments on the project.

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

Printed on recycled paper (♻️)

Ms. Jo-Ann Ridao
Page 2
March 21, 1995

5. Please include in Section II D of the EA report, a description on the income group that will be served by the project, and the estimated monthly charge for rent and utilities.
6. Section II D should include a statement that the project will be developed under the provisions of Section 201E-210, Hawaii Revised Statutes, and a list of the proposed exemptions should be included.

Thank you for the opportunity to comment on the draft EA report.

Very truly yours,


STEPHANIE AVEIRO
Director of Housing and
Human Concerns

ETO:hs

xc: Housing Administrator
✓ Mr. John Min

Stephanie Aveiro
RE: Hale O Mana'o Lana Hou Residential Facility Phase II
September 01, 1994
Page 2

minute and available water in system. I would also recommend residential sprinklers in all dwellings.

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

Sincerely,


Ronald P. Davis
Fire Chief

cc: Fire Marshal
Plans
chron file
file

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

KETH AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPEL 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

LOG NO: 12155
DOC NO: 9407KD07

July 11, 1994

Mr. John E. Min
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793-1706

Dear Mr. Min:

**SUBJECT: Historic Preservation Review of the Hale O Mana'o Hou,
Phase II Housing Project, Wailuku, Island of Maui
TMK: 3-8-46: 18**

Thank you for requesting our comments regarding the proposed housing project, to be located adjacent to the Hui Malama Learning Center on Mahalani Street.

We have recently reviewed a preliminary subdivision plat for this project (letter to Glen Ueno, July 1994), and our staff has conducted a field inspection of the project area. Based on the findings of the field inspection, it appears that the project area has undergone rather extensive cutting and grading. This work probably occurred during construction of either the Hui Malama Learning Center, and/or the newly completed Phase I portion of the housing project, which is adjacent to the north side of the Phase II area.

A review of our records indicates that no known historic sites are within or near the project area. No surface evidence of historic sites was found during the field inspection. Due to the extensiveness of cutting that is indicated by existing topography, it appears unlikely that intact subsurface features or deposits are present. We, therefore, believe that this project will have "no effect" on historic sites, and that no additional archaeological fieldwork is needed at this time.

If you have any questions, please contact Ms. Theresa K. Donham at 243-5169.

Sincerely,

Don Hibbard
DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

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

M-94-52
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

July 11, 1994

Ms. Adrienne W.L.H. Wong
AUSTIN, TSUTSUMI & ASSOCIATES, INC.
1871 Wili Pa Loop, Suite A
Wailuku, Hawaii 96793

RECEIVED

JUL 17 1994

LAND USE AND CODES ADMINISTRATION
WAILUKU, HAWAII 96793

SUBJECT: Hale O Mana'O Lana Hou Subdivision
TMK: (2) 3-8-46:18
LUCA File #3.1634

Dear Ms. Wong:

Preliminary approval was granted to the subject subdivision on July 5, 1994. Final approval shall be contingent upon compliance with the following conditions:

1. Requirements of the Department of Water Supply:
 - a. Construct water system improvements in accordance with standards.
 - b. Provide fire hydrants along Mahalani Street.
 - c. Provide water service to each lot along Mahalani Street. Water system improvements will be required to provide a minimum of 40 psi water pressure to the meters.
 - d. Provide double check detector assembly for existing 8" fireline at Mahalani Street.
 - e. Water system development fees will be charged upon application for water meters.
 - f. The subdivider should be advised that water for construction and for domestic purposes after construction may not be available until such time as new sources have been developed to service the Central Maui area.

Ms. Adrienne Wong
Page 2 (3.1634)
July 11, 1994

2. Requirements from Maui Electric Company:

- a. Electricity is available from nearby existing facilities (overhead and/or underground).
- b. Requires easement(s) from owner/subdivider/developer within subdivision for new or existing MECO facilities.

Comment: Line extension/easement will be required to serve Lot 3-C of subdivision.

3. In accordance with Section 18.12.040.B. (Supplemental information) of the Maui County Code, submit five copies of any deed restrictions or covenants applicable to the subdivision.
4. In accordance with Section 18.12.040.C. (Supplemental information) of the Maui County Code, submit a Tax Clearance Certificate to show written proof that all taxes and assessments on the tract are paid to date. An "Application for Tax Clearance" form is attached for your use.
5. Designate a road widening lot along Mahalani Street to provide for a future 70 feet wide right-of-way.
6. Dedicate the road widening lot to the County. Submit the original and five (5) copies of an executed deed to the County. Also, please submit the Partial Release of Mortgage if applicable.
7. Remove or relocate all structures, such as walls, fences, etc. from the road widening lot. The rear boundaries of the road widening lot shall be clearly marked to determine if said structures have been properly removed and relocated.
8. Payment of \$ 928.55 for parks and playground assessment. Make a check payable to the Director of Finance, County of Maui, and remit payment to the Division of Land Use and Codes Administration. Please note that this amount may be subject to change as the parks and playground assessment will be based on the applicable rate at the time of final approval.
9. Submit the appropriate authorization from the County to subdivide the subject parcel.

Ms. Adrienne Wong
Page 3 (3.1634)
July 11, 1994

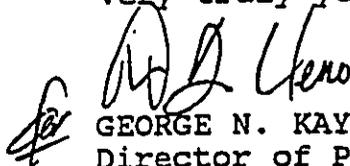
10. Requirements of the Department of Public Works and Waste Management Engineering Division:
 - a. That the existing Mahalani Street does not meet County standards based on roads located in "urban" zoning.
 - b. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, but submitted to the Department of Public Works, Engineering Division for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
 - c. That all existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plan.
 - d. That the 100-year flood inundation limits, if applicable, be shown on the project site plans.
11. Submit ten (10) copies of the construction plans for review and approval for the subdivision improvements.
12. Submit fifteen (15) copies of the final plat in accordance with the procedures of Section 18.12.070 Technical Review, Action on Final Plat and Filing of Plat and prepared in accordance with the subdivision ordinance. The plat should include all revisions as per the attached map.

Within one (1) year from the date of preliminary approval of the subdivision, all requirements shall be completed, unless an extension of time is granted by the division. Applications for extension of time should be made in writing to the division at least fifteen (15) days before the expiration date.

Ms. Adrienne Wong
Page 4 (3.1634)
July 11, 1994

Please call Mr. Glen Ueno of our Land Use and Codes Administration at 243-7373, if you have any questions or need further assistance.

Very truly yours,


GEORGE N. KAYA
Director of Public Works and
Waste Management

GAU:jm

enclosure

attachment: Application for Tax Clearance

xc: Dept. of Water Supply SD 94-39
Maui Electric Company
State Department of Health
Department of Land and Natural Resources
Planning Department
Wastewater Reclamation Division

**AGENCY COMMENTS RECEIVED
DURING THE 30-DAY PUBLIC
REVIEW PERIOD AND WRITTEN
RESPONSES**

TABLE 1: SUMMARY OF AGENCY COMMENTS AND RESPONSES

AGENCY	COMMENT	RESPONSE
Department of Housing and Human Concerns-- Memo dated March 23, 1995	<ul style="list-style-type: none"> • Include comments of reviewing agencies in the HRS 201 E application 	<ul style="list-style-type: none"> • These comments will be so incorporated.
	<ul style="list-style-type: none"> • Provide information on rental rates 	<ul style="list-style-type: none"> • This information is included in the Final E.A.
	<ul style="list-style-type: none"> • Indicate that the proposed Phase II project will be built on 1.67 acres of the property 	<ul style="list-style-type: none"> • This information is so noted in the Final E.A.
	<ul style="list-style-type: none"> • Provide information on the number of housing units currently available for low income persons with disabilities and the demand or need for such housing facilities 	<ul style="list-style-type: none"> • This information is included in the Final E.A.
	<ul style="list-style-type: none"> • Note that a waiver from water system development fees must be obtained from the Board of Water Supply 	<ul style="list-style-type: none"> • It is our understanding that the Maui County Council also has the authority to approve this waiver and that this request may be made in the context of a HRS Section 201 E application. This procedural matter will be confirmed before filing of the HRS Section 201 E application.
Department of Parks and Recreation-- Letter dated April 17, 1995	<ul style="list-style-type: none"> • Advises that a cash park assessment may be made in lieu of dedicated park land 	<ul style="list-style-type: none"> • No comment necessary
	<ul style="list-style-type: none"> • Advises that the Parks Director does not have the authority to exempt the project's park assessment fee 	<ul style="list-style-type: none"> • No comment necessary

TABLE 1: SUMMARY OF AGENCY COMMENTS AND RESPONSES

AGENCY	COMMENT	RESPONSE
Department of Public Works and Waste Management- Memo dated April 27, 1995	<ul style="list-style-type: none"> • Comment on the future Mahalani Street expansion 	<ul style="list-style-type: none"> • The proposed project will meet setback requirements based on the future right-of-way alignment of Mahalani Street.
	<ul style="list-style-type: none"> • General comments on zoning , fees and assessments 	<ul style="list-style-type: none"> • No comment necessary
	<ul style="list-style-type: none"> • Consider providing grass parking to lower parking requirement 	<ul style="list-style-type: none"> • Consideration was given to this option. However given the topography, it was determined that extensive grading and retaining walls would likely be required and that these improvements could render the project unfeasible. Furthermore based on a review of the existing Phase I residential project and comparable projects operated by Lokahi Pacific, it was determined that offstreet parking requirements by residents and staff are very minimal and that a parking standard of one (1) stall per unit is justified. Accordingly, such a parking standard will be requested in the HRS Section 201 E application to be filed for this project.
	<ul style="list-style-type: none"> • Advises that availability of wastewater system capacity cannot be assured 	<ul style="list-style-type: none"> • No comment necessary
	<ul style="list-style-type: none"> • Advises that the submittal of wastewater calculations are required before issuance of a building permit 	<ul style="list-style-type: none"> • This requirement will be met. The estimated average daily wastewater flow is 2,600 gallons per day.
	<ul style="list-style-type: none"> • Advises that the project is subject to assessment fees for treatment plant expansion 	<ul style="list-style-type: none"> • Since the project is an affordable housing project proposed by the County of Maui, an exemption from this fee will be requested.

TABLE 1: SUMMARY OF AGENCY COMMENTS AND RESPONSES

AGENCY	COMMENT	RESPONSE
<p>Department of Water Supply-- Letter dated April 24, 1995</p>	<ul style="list-style-type: none"> • Advises that plans should show the ownership of each easement. • Advises that the DWS estimate for the project's maximum daily water consumption is 13,400 gallons. 	<ul style="list-style-type: none"> • This will be shown on the subdivision plot map. Easements will not traverse private property. • This estimate is included in the Final E.A.
	<ul style="list-style-type: none"> • Advises that currently there is no water moratorium in the service area and that the Board of Water Supply does not guarantee the availability of water service until an application for such service is submitted and approved. 	<ul style="list-style-type: none"> • No comment necessary
	<ul style="list-style-type: none"> • Advises that the project is subject to the water system development fee and installation fee and that options include requesting from the County of Maui a transfer of its development fee credits to the project or to request fee exemptions from the Board of Water Supply. 	<ul style="list-style-type: none"> • Options will be explored with the County Department of Housing and Human Concerns to secure an exemption from these fees. This agency is the proposing agency for the HRS 343 environmental assessment determination and will also be the applicant for the HRS 201 E application.
	<ul style="list-style-type: none"> • Advises that the proposed project is subject to compliance with applicable standards relative to water service, water system improvements and fire protection. 	<ul style="list-style-type: none"> • No comment necessary
	<ul style="list-style-type: none"> • Advises of the opportunities to reduce water use in terms landscape and irrigation design and maintenance. 	<ul style="list-style-type: none"> • This will be addressed in the project's final landscape planting plan submitted during building permit review.
	<ul style="list-style-type: none"> • Advises that any mechanical equipment should be specified as air cooled units or retrofit with remote air condensers. 	<ul style="list-style-type: none"> • This will be addressed in the project's construction plans and documents submitted during the building permit review.

TABLE 1: SUMMARY OF AGENCY COMMENTS AND RESPONSES

AGENCY	COMMENT	RESPONSE
Department of Planning -- Memo dated April 25, 1995	<ul style="list-style-type: none"> States that the agency has no objections to the proposed project 	<ul style="list-style-type: none"> No comment necessary
Department of Fire Control-- Memo dated March 31, 1995	<ul style="list-style-type: none"> Advises of the need for proper fire protection (i.e. hydrants) and access for Department vehicles, in addition to meeting the requirements of the Uniform Building Code. 	<ul style="list-style-type: none"> The proposed project will meet necessary fire protection and safety requirements. The detailed project plans that will be submitted as part of the building permit application will be forwarded to the Fire Department for review.
Department of Transportation, Highways Division-- Memo dated April 10, 1995	<ul style="list-style-type: none"> States that the proposed project will not adversely impact State highway facilities. 	<ul style="list-style-type: none"> No comment necessary
Department of Health-- Letter dated April 18, 1995	<ul style="list-style-type: none"> States that the agency has no comments at this time. 	<ul style="list-style-type: none"> No comment necessary



October 5, 1995

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

Dear Mr. Matsubayashi:

Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges your letter dated April 18, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

Your letter indicates that your office has "no comments" to offer at this time.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary, please contact me.

Very truly yours,

John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridaao, Lokahi Pacific

LANDSCAPE ARCHITECTURE AND PLANNING

1055 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
Governor of Hawaii

RECEIVED
HOUSING DIVISION



LAWRENCE MIKE
Director of Health

Lawrence Hart, M.D., M.P.H.
District Health Services Administrator (M.D)

5 APR 24 P 5:33
STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
COUNTY OF MAUI
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

April 18, 1995

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

Dear Ms. Aveiro:

Subject: Hale O Mana'o Lana Hou (Phase II) Housing Project, Wailuku, Maui, Hawaii

We have completed our review of the subject Housing Project and have no comments to offer at this time.

Sincerely,

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

HERBERT S. MATSUBAYASHI
Acting Chief Sanitarian



October 5, 1995

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

Dear Mr. Siarot:

Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges your memorandum dated April 10, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

Your comments indicate that the proposed residential project will not adversely impact State highway facilities.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary, please contact me.

Very truly yours,

John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridao, Lokahi Pacific

LANDSCAPE ARCHITECTURE AND PLANNING

1055 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
GOVERNOR



RECEIVED
HOUSING DIVISION

5 APR 12 A8:20

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
SAM CALLEJO
GLENN M. OKIMOTO

IN REPLY REFER TO:

STATE OF HAWAII COUNTY OF MAUI
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

M E M O R A N D U M

DATE: April 10, 1995
TO: Ms. Stephanie Aveiro
Director of Housing and Human Concerns
FROM: Robert O. Siarot
District Engineer, Maui
Highways Division
SUBJECT: HALE O MANA'O LANA HOU (PHASE II) HOUSING PROJECT

The proposed project will not adversely impact our facilities.
Thank you for the opportunity to comment on the project summary.

FMC:mh



October 5, 1995

Lt. Jeff Murray
Plans Review Section, Maui County Fire Department
21 Kinipopo St.
Wailuku, Hawaii 96793

Dear Lt. Murray:

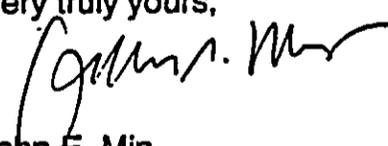
Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges your memorandum dated March 31, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

Your comments advise of the need for proper fire protection (i.e. hydrants) and access for Department vehicles, in addition to meeting the requirements of the Uniform Fire Code. Please be advised that the proposed project will meet all necessary fire protection and safety requirements. The detailed project plans that will be submitted as part of the building permit application will be forwarded to your office for review.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary, please contact me.

Very truly yours,



John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridao, Lokahi Pacific

LANDSCAPE ARCHITECTURE AND PLANNING

1055 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

DEPARTMENT OF FIRE CONTROL
County of Maui
21 KINIPOPO ST., WAILUKU, HAWAII 96793

RECEIVED

DIVISION

15 MAR 31 P4:05

MEMORANDUM TO: Mr. Jay Buzianis DATE: 31 March 95
NAME OF PROJECT: Hale O Mana'o Lana Hou COUNTY OF MAUI
ADDRESS: 200 S. High St. Wailuku, HI 96793
TAX MAP KEY: 3-8-46: portion of 18

The following are requirements for this project

Proper Fire Protection (hydrants, etc.) and Fire Department access to proposed project before and during construction is our only concern at this time. I know more detailed drawings will be submitted during the permit process that meets all Uniform Fire Code requirements and will be reviewed at that time.

Thank you for the opportunity to review and comment on this project.

Mahalo,

LI. Jeff Murray
LI. Jeff Murray, Lieutenant
Plans Review, MFD



October 5, 1995

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

Dear Mr. Craddick:

Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges your dated April 24, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

The following are responses to comments, as enumerated in your letter:

1. Advising that the DWS estimate for the project's maximum daily water consumption is 13,400 gallons-- This estimate will be included in the subject application and the Final Environmental Assessment.
2. Advising that currently there is no water moratorium in the service area and that the Board of Water Supply does not guarantee the availability of water service until an application for such service is submitted and approved-- No comment necessary.
3. Advising that the project is subject to the water system development fee and installation fees and that options include requesting from the County of Maui a transfer of its development fee credits to the project or request to the Board of Water Supply for fee exemptions-- Options will be explored with the Department of Housing and Human Concerns to secure an exemption from these fees. This agency is the proposing agency for the HRS

LANDSCAPE ARCHITECTURE AND PLANNING

1055 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1056

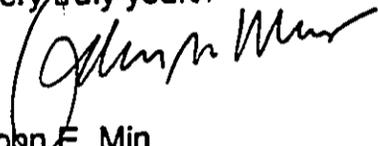
Response Comments
Hale O Mana'o Lana Hou, Phase II
TMK 3-8-46: portion of 18, Wailuku, Maui
October 5, 1995
Page 2

Chapter 343 environmental assessment determination and will also be the applicant for the HRS 201 E application.

4. Advising that the proposed project is subject to compliance with applicable standards relative to water service, water system improvements and fire protection during the building permit review-- No comment necessary.
5. Advising of the opportunities to reduce water use in terms of landscape and irrigation design and maintenance-- This will be addressed in the project's final landscape planting plan submitted during the building permit review.
6. Advising that any mechanical equipment should be specified as air-cooled units or retrofit with remote air condensers-- This will be addressed in the project's construction plans and documents submitted during the building permit review.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary, please contact me.

Very truly yours,


John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridao, Lokahi Pacific

April 24, 1995

Ms. Stephanie Aveiro, Director

Proposed 16 housing units at TMK:3-8-46:por. 18, Wailuku
Section 201-E HRS for Hale O Mana' o Lana Hou Phase II

5. (concluded) picnicking area; and substitute climate-adapted, low-water-use shrubs and groundcovers for irrigated turf in uncomfortable, exposed areas, such as road frontages, medians and boundary areas. We've attached documents on climate-adapted plants and landscape water conservation for your reference; and

6. Any mechanical equipment, including but not limited to air-conditioners and commercial ice-makers, should be specified as air-cooled units or retrofit with remote air condensers. Single-pass water-cooled systems should be eliminated pursuant to Maui County Code Subsection 14.21.020.

You can reach me at ph. 243-7816 or, staff, Ellen Kraftsow and Dana De Sors at ph. 243-7835, if we can be of further assistance.

Sincerely,

MAUI COUNTY BOARD OF WATER SUPPLY



David R. Craddick, Director

DDSc:\dds\hale'o.men
eclosures



October 5, 1995

Ms. Charmaine Tavares, Director
Department of Parks and Recreation
County of Maui
1580 Kaahumanu Avenue
Wailuku, Hawaii 96793

Dear Ms. Tavares:

Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges your letter dated April 17, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

The following are responses to comments, as enumerated in your letter:

1. Advising of the acceptability of a cash park assessment in lieu of dedicated park land-- No comment necessary.
2. Advising that the Parks Director does not have the authority to waive or exempt the projects park assessment fees-- No comment necessary.

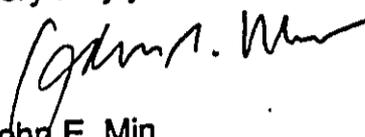
Thank you for taking the time to comment on this project. Your support is much appreciated. If additional clarification or information is necessary, please contact me.

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

Response Comments
Hale O Mana'o Lana Hou, Phase II
TMK 3-8-46: portion of 18, Wailuku, Maui
October 5, 1995
Page 2

Very truly yours,



John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridaio, Lokahi Pacific



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE
Mayor

CHARMAINE TAVARES

Director

LEE DODSON
Deputy Director

RECEIVED
HOUSING DIVISION

5 APR 24 15:39

(808) 243-7230

COUNTY OF MAUI

April 17, 1995

Ms. Stephanie Aveiro
Director of Housing and Human Concerns
250 S. High Street
Wailuku, Maui, Hawaii 96793

Subject: Hale O Mana'o Lana Hou (Phase II) Housing Project
Lokahi Pacific

Dear Ms. Aveiro:

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

- 1) Due to the small number of units in this project, a cash park assessment, in lieu of dedicated park land, will be acceptable.
- 2) We support Lokahi Pacific's effort to provide housing units for persons with disabilities. The Maui County Code does not give me the authority to exempt or waive the project's park assessment fees.

Thank you for allowing us to comment on the proposed project. We are returning the project's planning documents for your disposition.

Sincerely,

CHARMAINE TAVARES
Director

CT/rt

Enclosure



October 5, 1995

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

Attn. Mr. Ed Okubo and Mr. Jay Buzianis, Housing Division

Dear Ms. Aveiro:

Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges a memorandum dated March 23, 1995 from Mr. Jay Buzianis, Housing Development Specialist, with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

The following are responses to comments, as enumerated in this memorandum:

1. Inclusion of reviewing agency comments in the HRS Section 201 E application-- We will incorporate the reviewing agency comments and responses in the subject application.
2. In Section III. Description of the Proposed Action and Need, include information on rental rates-- This information will be specified in the report. The proposed project is targeted for persons with disabilities earning 50% or less of Maui County's median income. The estimated rental rates, including utilities, will be in the \$450 to \$550 range.
3. In Section III.B. Description of the Proposed Action and Need, indicate that Phase II will be built on 1.67 acres of the property-- The site area comprising 1.67 acres of the subject parcel will be noted in the report.

LANDSCAPE ARCHITECTURE AND PLANNING

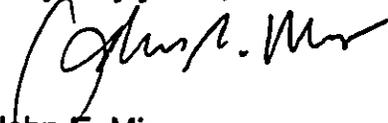
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Response Comments
Hale O Mana'o Lana Hou, Phase II
TMK 3-8-46: portion of 18, Wailuku, Maui
October 5, 1995
Page 2

4. In Section III. E. Description of the Proposed Action and Need, include information relative to the estimated demand for this type of housing and the number of units currently available for such use within the County-- Additional information is provided in the final E.A. to address project need.
5. In the Summary of Proposed Development Standards /Waivers /Exemptions, it is pointed out that a waiver from water system development fees must be obtained from the Board of Water Supply-- It is our understanding that the Maui County Council also has the authority to approve this waiver and that this request may be made in the context of a HRS Section 210 E application. This procedural matter will be confirmed before filing of the HRS Section 201 E application.
6. Change the date on the cover page and page one-- The report has been so revised.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary, please contact me.

Very truly yours,


John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridaio, Lokahi Pacific

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director



HENRY OLIVA
Deputy Director

County of Maui
DEPARTMENT OF HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
200 South High Street
Wailuku, Maui, Hawaii 96793
808-243-7351 Voice - 808-243-7829 Fax
March 23, 1995

TO: Mr. Edwin T. Okubo
Housing Administrator

FROM: Mr. Jay Buzianis 
Housing Development Specialist

SUBJECT: Hale O Mana'o Lana Hou, Phase II, Residential Project
TMK 3-8-46: 18, Wailuku, Hawaii

In response to your March 21, 1995 request for comments concerning the subject projects Project Summary report submitted to our Department by Lokahi Pacific I would like to make the following comment:

1. When the final 201E application is submitted this report should contain comments from the Department of Fire Control, County of Maui; the Department of Public Works and Wastewater Management, County of Maui; and the State Historic Preservation Division, Department of Land and Natural Resources, State of Hawaii; the Department of Housing and Human Concerns, County of Maui; the Department of Water Supply, County of Maui; the Department of Planning, County of Maui; and the Department of Transportation, Maui Highways Division, State of Hawaii.
2. In Section III. Description of the Proposed Action and Need; there should be a subsection describing the rental costs for each unit so that it can be determined if the units will be affordable to the persons who will be utilizing the facility.
3. In Section III. Description of the Proposed Action and Need; there should be a reference in Section B. Site Description indicating that Phase II will be built on 1.67 acres of the property.

Page Two
March 23, 1995
Mr. Edwin T. Okubo

4. In Section III. Description of the Proposed Action and Need; there should be a more detailed explanation in the subsection "E. Need". The detail should provide information showing the number of persons needing this type of facility and the number of units available for their use within the County.
5. In the Summary of Proposed Development Standards/Waivers/Exemptions under the category of Fees and Assessments the waiver for water system development fees should be eliminated and this waiver obtained from the Board of Water Supply.
6. The date on the cover page and page one should be changed.

The above comments are brief and I would like to comment further on the HRS Section 201E application when it is submitted.

If you have any questions please contact me at Ex. 23.



October 5, 1995

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

Dear Mr. Jencks:

Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges your memorandum dated April 27, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

The following respond to comments as enumerated in your memorandum:

Engineering Division

- 1.a. Future Mahalani Street Expansion-- The proposed project will meet setback requirements based on the future right-of-way alignment.
- 1.b. No comments on zoning, fees and assessments-- No response necessary.
- 1.c. Provision of grass parking to lower parking requirement-- Consideration was given to this option. However given the topography of the site, it was determined that extensive grading and retaining walls would likely be required and that these improvements could render the project unfeasible. Furthermore based on a review of the existing Phase I residential project and comparable projects operated by Lokahi Pacific, it was determined that off street parking requirements by residents and staff are very minimal and that a parking standard of one(1) stall per unit is

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justified. Accordingly, such a parking standard will be requested in the HRS 201 E application to be filed for this project.

Wastewater Reclamation Division

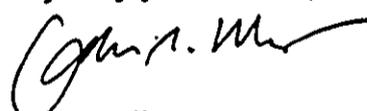
- 2.a. Cannot insure the availability of wastewater system capacity-- This situation is acknowledged.
- 2.b. Submittal of wastewater calculations are required before issuance of a building permit-- This requirement will be met. The estimated average daily wastewater flow is 2,600 gallons per day.
- 2.c. Payment of assessment fees for treatment plant expansion-- Since this project is proposed by the County of Maui, an exemption will be requested from this requirement.
- 2.d. Indicate on the plans the ownership of each easement-- This will be shown on the subdivision plat map. Sewer easements will not traverse private property.

Land Use and Codes Administration

No comments-- No response necessary.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary in our responses, please contact me.

Very truly yours,



John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridaio, Lokahi Pacific

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



RECEIVED
HOUSING DIVISION

May 2
APR 32 12:00

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
COUNTY OF MAUI
LAND USE AND CODES ADMINISTRATION
250 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

April 27, 1995

MEMO TO: Stephanie Aveiro, Director of Housing and Human Concerns
FROM: Charles Jencks, Public Works & Waste Management Director
SUBJECT: Section 201E-210
HALE O MANA'O LANA HOU (PHASE II) HOUSING PROJECT
TMK: (2)3-8-046:por. 18

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:

- a. The future Mahalani Street extension project to Waiale Road is being designed and should be under construction in 1996. Any buildings or structures must meet setback requirements based on the future road right-of-way alignment.
- b. We have no comments to offer for zoning or fees and assessments requests.
- c. The requirement for two (2) stalls per unit may be lowered to one (1) stall per unit if overflow parking for ten (10) to sixteen (16) stalls be provided on-site. This overflow parking may be provided in grassed areas.

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

2. Comments from the Wastewater Reclamation Division:

- a. The developer should be informed that Wastewater Reclamation Division cannot insure that wastewater system capacity will be available.

Ms. Stephanie Aveiro
Page 2 of 2
April 27, 1995

- b. Wastewater contribution calculations are required before building permit is issued.
- c. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees. At the present time, wastewater assessment fees are only utilized in Kihei and Central Maui. Other areas may be subject to fees at a later time.
- d. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

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

3. Comments from the Land Use and Codes Administration:

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

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xc: Engineering Division
Wastewater Reclamation Division

g:\ucal\l\czm\h\emanoa.201



October 5, 1995

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

Dear Mr. Blane:

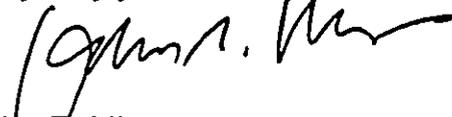
Re: Hale O Mana'o Lana Hou Phase II, a proposed 16-unit residential project for persons with disabilities, TMK 3-8-46: portion of 18, Wailuku, Maui

This acknowledges a memorandum dated April 25, 1995 with comments on the above project that will be the subject of a HRS Section 201 E application by the County of Maui, landowner. The proposed project will be developed and managed by Lokahi Pacific, a non-profit corporation.

Your letter indicates that your office has "no objections" to the proposed project.

Thank you for taking the time to comment on this project. If additional clarification or information is necessary, please contact me.

Very truly yours,



John E. Min
Planning Consultant

cc: Mr. Henry Oliva, Deputy Director, DHHC
Mr. Edwin Okubo, Housing Coordinator, DHHC
Ms. Jo-Ann Ridao, Lokahi Pacific

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LINDA CROCKETT LINGLE
Mayor

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HOUSING DIVISION

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COUNTY OF MAUI



COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96703

BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

April 25, 1995

MEMORANDUM

TO: Stephanie Aveiro
Director of Housing and Human Concerns

FROM: Brian Miskae
Planning Director *[Signature]*

SUBJECT: HALE O MANA'O LANA HOU (PHASE II),
201E-210 HOUSING PROJECT,
TMK 3-8-46: 18, WAILUKU, MAUI

The Planning Department has reviewed the above housing project which is requesting waivers and exemptions relative to zoning, off-street parking and fees and assessments. We have no objections to the proposed project.

The proposed 16 units housing project is proposed to be located in the residential district and will be contiguous to other housing developments. The proposed project will tie in with the existing Hale O Mana'o Lana Hou facilities both architecturally and through contiguous landscape to provide additional housing for Maui's chronically mentally ill adult population. The existing Hale O Mana'o Lana Hou is an 11 unit project which was constructed in 1984 providing housing for 20 residents. The proposed expansion project will use the same driveway off of Mahalani Street as the existing facilities.

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

AC:osy
cc: Colleen Suyama
Juli Higa
Ann Cua
Project file