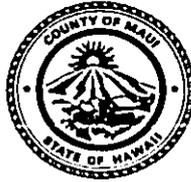


LINDA CROCKETT LINGLE  
Mayor



DAVID W. BLANE  
Director

LISA M. NUYEN  
Deputy Director

COUNTY OF MAUI  
DEPARTMENT OF PLANNING

250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

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December 8, 1997

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813-2437

Dear Mr. Gill:

RE: Final Environmental Assessment (EA)/Findings of No Significant Impact (FONSI) for C. Brewer Homes, Inc. 2.0 Acre Business Parcel in Anticipation of a Community Plan Amendment to Business/Commercial Use, TMK 3-5-001:063, Wailuku, Hawaii (EA 970007)

Transmitted herewith for publication in the Office of Environmental Quality Control (OEQC) Bulletin is the Findings of No Significant Impact (FONSI) for the above-referenced project. Enclosed is the OEQC Publication Form and four copies of the Final Environmental Assessment Report. Please note that the project description has not changed since the initial draft EA, and as such, a new description has not been provided in the WordPerfect format. ✓

If you have any questions, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

*Lisa M. Nuyens*

*for* DAVID W. BLANE  
Director of Planning

126

Mr. Gary Gill, Director  
December 8, 1997  
Page 2

DWB:CMS:tlm  
Enclosure

cc: Lisa M. Nuyen, Deputy Director of Planning  
Clayton Yoshida, AICP, Planning Program Administrator  
Colleen Suyama, Planner  
Milton Arakawa, Munekiyo and Arakawa, Inc.  
Project File  
General File  
(S:\Colleen\97cpa3e)

1997-12-23-MA-FEA-Brewer Homes  
Business-Commercial Use of Two-Acre  
Parcel

DEC 23 1997

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COUNTY OF MAUI  
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## ***Final Environmental Assessment***

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### **Business/Commercial Use for Approximately Two-Acre Parcel at TMK 3-5-01:Por. 63**

Prepared for



C. Brewer Homes, Inc.

December 1997



MUNEKIYO &  
ARAKAWA, INC.

# ***Final Environmental Assessment***

---

**Business/Commercial  
Use for Approximately  
Two-Acre Parcel at  
TMK 3-5-01:Por. 63**

Prepared for



C. Brewer Homes, Inc.

December 1997



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# CONTENTS

Preface	i
I. PROJECT OVERVIEW	1
A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP	1
B. PROPOSED ACTION	1
II. DESCRIPTION OF THE EXISTING ENVIRONMENT	5
A. PHYSICAL SETTING	5
1. Surrounding Land Uses	5
2. Climate	6
3. Topography and Soils Characteristics	6
4. Flood and Tsunami Hazard	11
5. Flora and Fauna	11
6. Archaeological Resources	11
7. Air Quality	13
8. Noise	13
9. Scenic and Open Space Resources	13
B. SOCIO-ECONOMIC ENVIRONMENT	13
1. Population	13
2. Economy	14
C. PUBLIC SERVICES	14

1.	Police and Fire Protection	14
2.	Health Care	15
3.	Solid Waste	15
4.	Recreation Resources	15
5.	Schools	16
D.	INFRASTRUCTURE	16
1.	Roadways	16
2.	Water	17
3.	Wastewater	18
4.	Drainage and Erosion	19
5.	Electrical and Communication Services	19
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES	20
A.	IMPACTS TO THE PHYSICAL ENVIRONMENT	20
1.	Surrounding Land Uses	20
2.	Topography and Landform	20
3.	Flora and Fauna	20
4.	Archaeological Resources	21
5.	Air Quality	21
6.	Noise	22
7.	Scenic and Open Space Resources	22
B.	IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT	23
1.	Economy	23

2.	Agriculture	23
3.	Police, Fire and Medical Services	23
4.	Recreational and Educational Resources	24
5.	Solid Waste	24
C.	IMPACTS TO INFRASTRUCTURE	24
1.	Roadways	24
2.	Water	25
3.	Wastewater	26
4.	Drainage and Erosion Control	27
5.	Electrical and Communication Services	28
IV.	RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS	29
A.	STATE LAND USE DISTRICTS	29
B.	LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES	29
C.	GENERAL PLAN OF THE COUNTY OF MAUI	33
D.	WAILUKU-KAHULUI COMMUNITY PLAN	34
E.	ZONING	37
F.	OTHER REGULATORY PERMITS	37
V.	SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	38

A.	UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS	38
B.	ALTERNATIVES TO THE PROPOSED ACTION	38
1.	No Action Alternative	38
2.	Proposed Action	39
C.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	39
VI.	FINDINGS AND CONCLUSIONS	40
VII.	AGENCIES AND ORGANIZATIONS CONTACTED DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT AND RESPONSES RECEIVED	45
VIII.	COMMENTS RECEIVED DURING PUBLIC COMMENT PERIOD AND APPLICABLE RESPONSES	46
	REFERENCES	i
	APPENDIX A - Drainage Letter Report	
	LIST OF FIGURES	
1	Regional Location Map	2
2	Future Area-Wide Land Use and Roadway Plan	3
3	Soil Association Map	7
4	Soil Classification Map	8
5	ALISH Map	10
6	Flood Insurance Rate Map	12
7	State Land Use Classifications	30
8	Wailuku-Kahului Community Plan Designations	35

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Preface

C. Brewer Homes, Inc. proposes business/commercial use for an approximately 2 acre remnant parcel in Wailuku, Hawaii. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment (EA) documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

# ***Chapter 1***

---

## ***Project Overview***

## **I. PROJECT OVERVIEW**

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

The applicant for the project is C. Brewer Homes, Inc. (CBH). The proposed project involves designation of business/commercial use of a remnant parcel in Wailuku, Hawaii (TMK 3-5-1:por.63). See Figure 1.

The subject parcel is vacant and abuts a portion of Waiale Road. Existing vegetation on the site includes introduced weeds, grasses and shrubs. The site was formerly used for sugar cultivation.

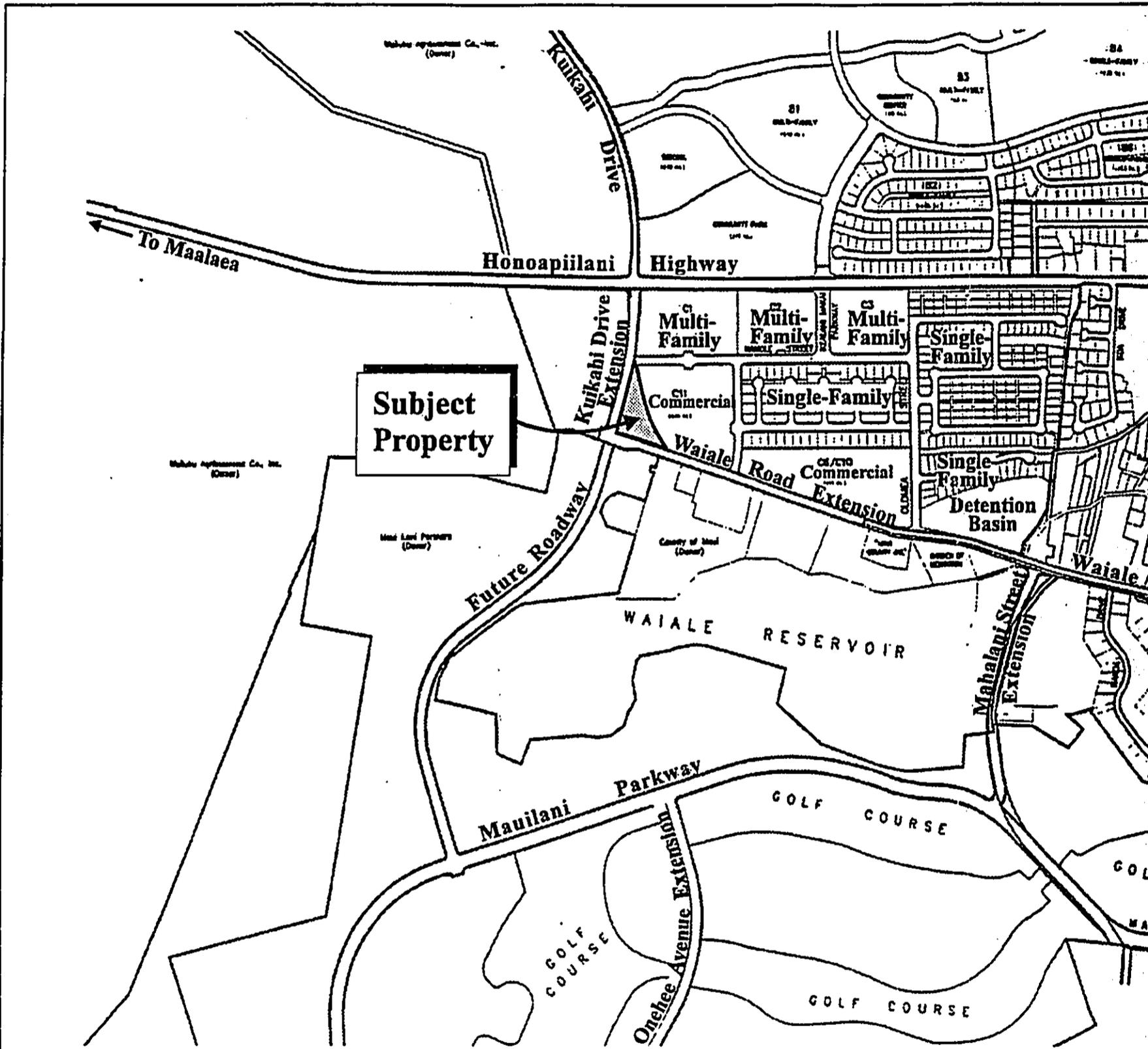
The landowner for the subject parcel is C. Brewer Homes, Inc.

### **B. PROPOSED ACTION**

The proposed project involves the redesignation of an approximately 2 acre (1.922 acre) remnant parcel created by the proposed realignment of the Kuikahi Drive Extension's east-west connector to Honoapiilani Highway. The Wailuku-Kahului Community Plan includes the subject property as a portion of Wailuku Project District 3, now identified as the master planned community "Kehalani". Subsequent to the Community Plan designation, the applicant proposed to extend Kuikahi Drive in a curvilinear manner to link with Waiale Road. The Kuikahi Drive Extension formed the boundaries of the Project District zoning designation which was requested and granted by the County. After zoning had been granted, the County of Maui proposed the roadway realignment in order to create a 90 degree intersection with Waiale Road and a new roadway linking with the Maui Lani Project. See Figure 2.

Business/Commercial use on the site is anticipated to complement the Kehalani community, portions of which are under construction. Kehalani





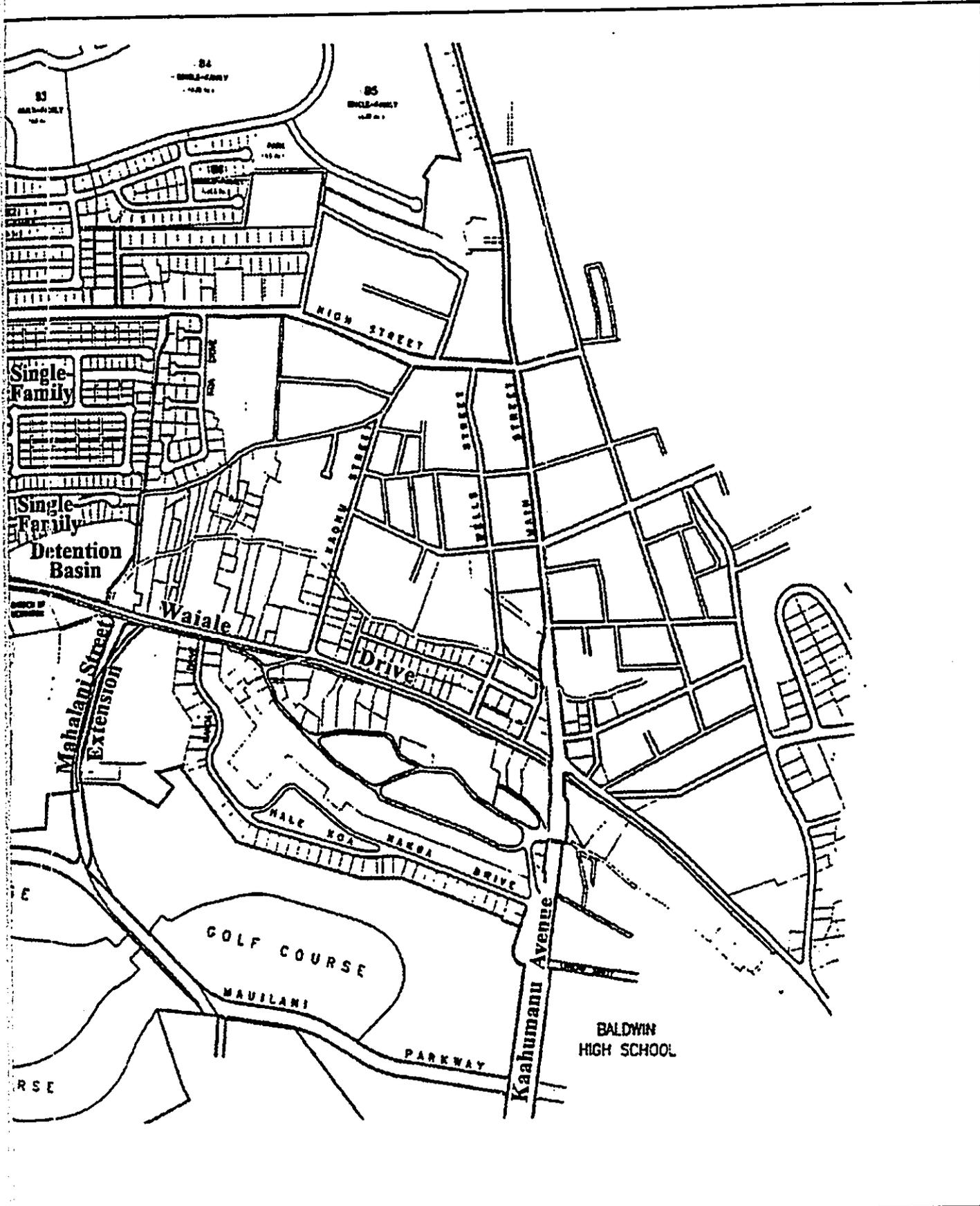
Source: Warren S. Unemori Engineering, Inc.

Figure 2



Business/Commercial Use for Ap  
 Two-Acre Parcel at TMK 3-5-0  
 Future Area-Wide Land Use and Roa

Prepared for: C. Brewer Homes, Inc.



Use for Approximately  
 at TMK 3-5-01:Por. 63  
 and Use and Roadway Plan



NOT TO SCALE

THE OFFICIAL RECORD OF THIS PLAN IS FILED IN THE OFFICE OF THE COUNTY CLERK OF HONOLULU, HAWAII, AT THE ADDRESS LISTED ABOVE.

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contains approximately 547 acres bounded generally by Wailuku Heights to the west, existing Wailuku Town to the north, Waiale Road to the east, and Kuikahi Drive, the future Kuikahi Drive Extension, and the subject parcel to the south. The project district contains a mix of land uses including residential, village mixed use, and park/open space.

Immediately adjacent to the subject property, commercial uses are proposed as part of Kehalani. While specific commercial uses for the subject property have not been defined, the property is proposed to be developed in accordance with market demand. Development is anticipated to be compatible with the adjacent project district and other surrounding uses.

The subject parcel is proposed to be reclassified from the State Agricultural District to the State Urban District. A Wailuku-Kahului Community Plan amendment from Project District 3 to Business/Commercial is being requested. A change in zoning from County Agricultural District to B-2 Community Business District is also being requested.

# **Chapter II**

---

**Description of the  
Existing Environment**

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

### **A. PHYSICAL SETTING**

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

The project site is located at the outskirts of Wailuku Town which is the governmental and business center for Maui. Wailuku is located on the foothills of the West Maui Mountains containing a diverse range of commercial, light industrial, and public uses, as well as established older residential areas in the midst of town.

Kehalani consists of approximately 547 acres and abuts the southern portion of the town. The project district contains a mix of residential, village mixed use and park/open space. Residential components of Kehalani are currently under construction.

To the west of the subject parcel, lands which are part of Kehalani are currently vacant with Honoapiilani Highway approximately 700 feet away. Further west, vacant lands within the project district extend upslope to the existing Wailuku Heights residential subdivision. Vacant project district lands abut the northern boundary of the subject parcel. Further north are the existing homes within the Kaimana and Halemalu Subdivisions which represent Kehalani's initial development phases. To the east of the subject property is the new affordable rental housing complex, Hale Makana O Waiale, developed by Maui Economic Concerns of the Community. Ka Hale A Ke Ola Homeless Resource Shelter is also located to the east. To the south are additional vacant lands and parcels utilized for truck farming.

---

2. **Climate**

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

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from lows in the 60's to highs in the 80's. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages approximately 20 to 30 inches per year. Winds in the region are predominantly out of the north-northeast and northeast.

3. **Topography and Soils Characteristics**

Elevations at the project site range from approximately 285 feet to 305 feet above sea level. Average slope is between 1 to 2 percent.

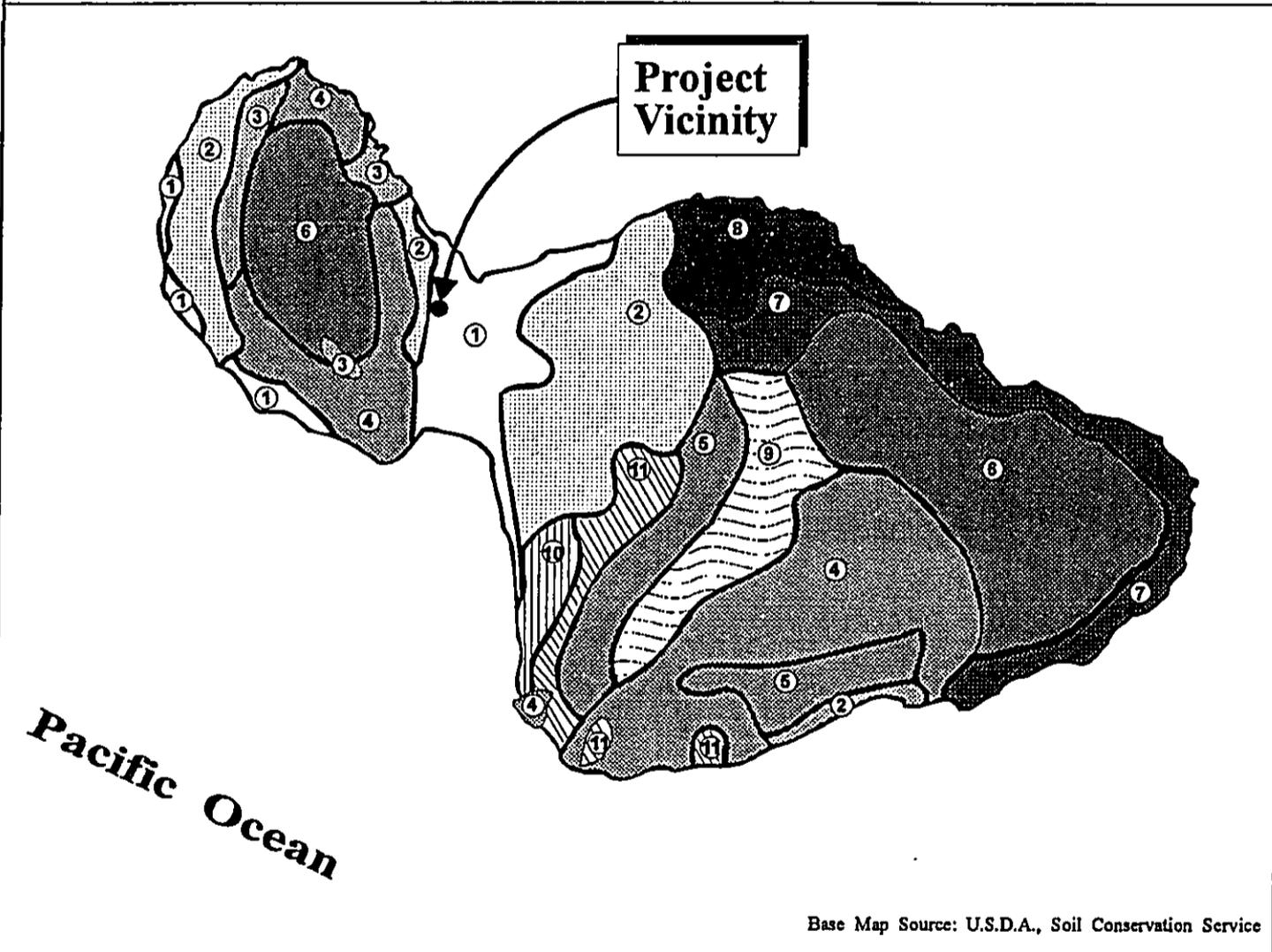
Underlying the proposed site area are soils of the Pulehu-Ewa-Jaucas association. See Figure 3. This soil association is characteristically deep and well-drained and located on alluvial fans and basins.

The soil types underlying the project site are lao clay, 3 to 7 percent slopes (IcB) and lao clay, 0 to 3 percent slopes (IaA). See Figure 4.

lao clay, 3 to 7 percent slopes (IcB) are included on smooth alluvial fans and valley fill. In a representative profile, the surface layer is

## LEGEND

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



**Figure 3 Business/Commercial Use for Approximately  
Two-Acre Parcel at TMK 3-5-01:Por. 63  
Soil Association Map**



Prepared for: C. Brewer Homes, Inc.



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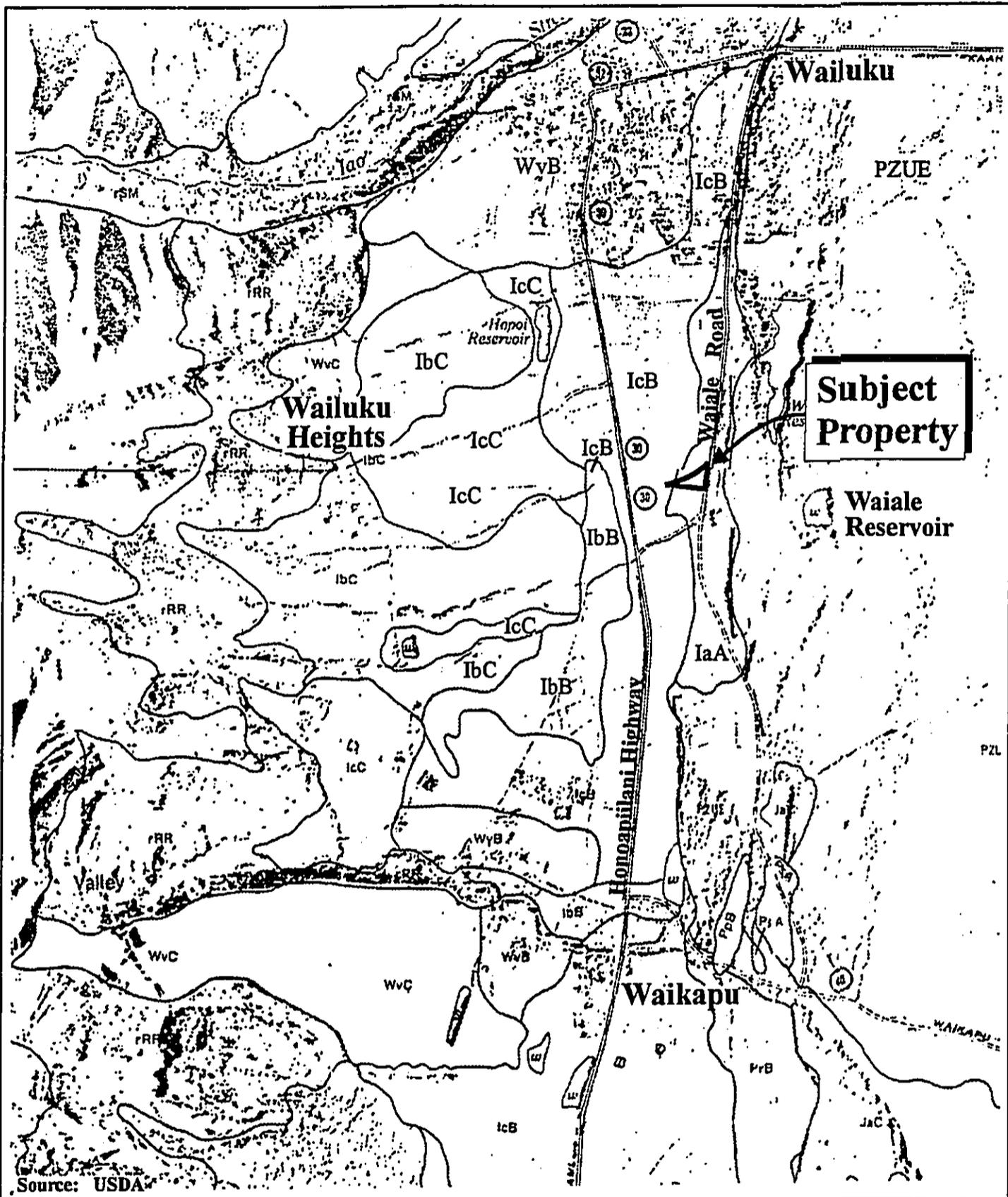


Figure 4 Business/Commercial Use for Approximately Two-Acre Parcel at TMK 3-5-01:Por. 63  
Soil Classification Map



Prepared for: C. Brewer Homes, Inc.

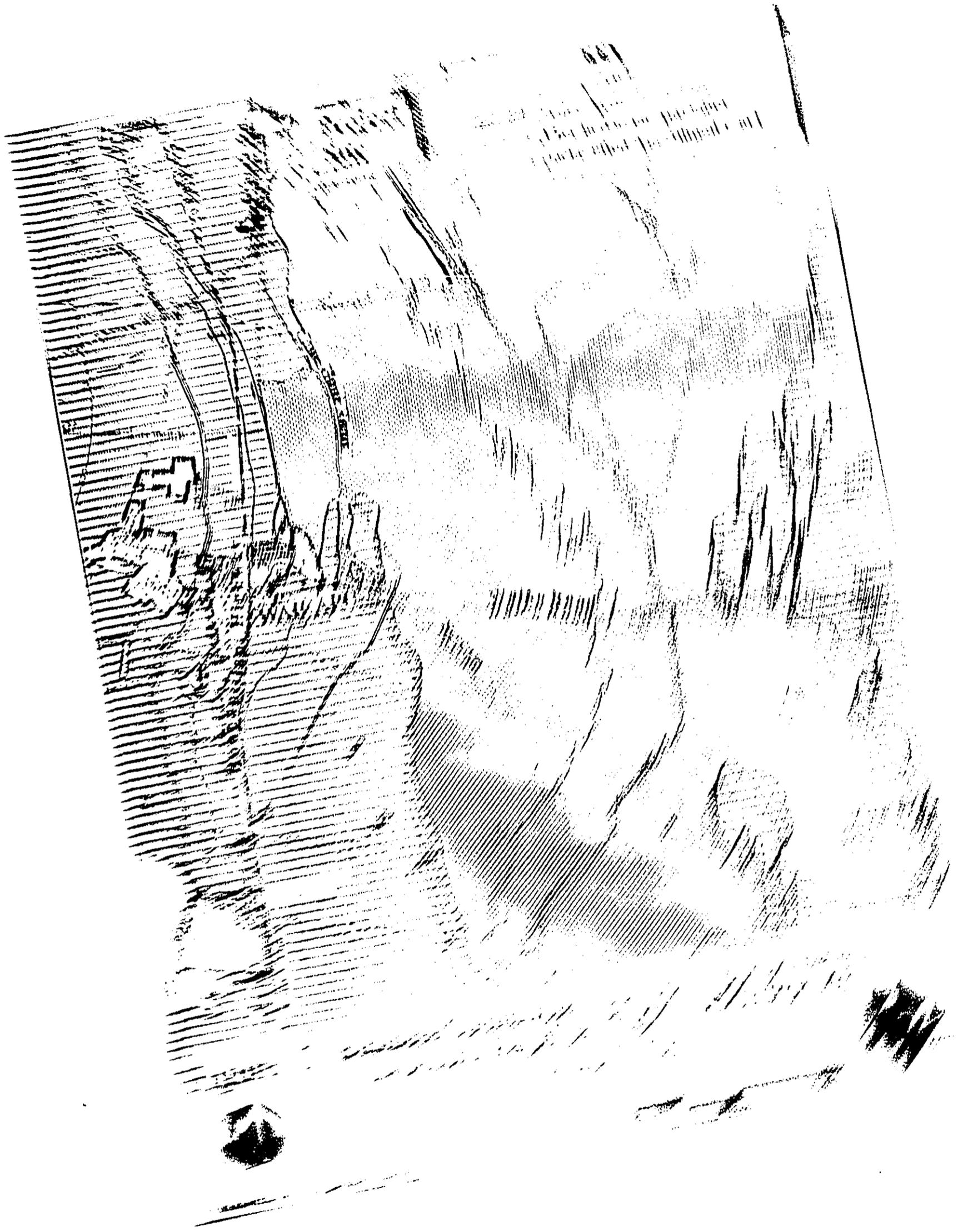
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dark-brown clay about 15 inches thick. The subsoil, about 45 inches thick, is very dark brown, dark brown and very dark grayish-brown clay and silty clay. The substratum is clayey alluvium. The soil is neutral in the surface layer and subsoil. Permeability is moderately slow. Runoff is medium and the erosion hazard is slight to moderate.

On lao clay, 0 to 3 percent slopes (laA), runoff is slow and the erosion hazard is no more than slight.

The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawaii (ALISH). Utilizing modern farming methods, "prime" agricultural lands have the soil quality, growing season, and moisture supply needed to produce sustained crop yields economically, while "unique" agricultural lands possess a combination of soil quality, location, growing season, and moisture supply currently used to produce sustained high yields of a specific crop. "Other" important agricultural lands include those which have not been rated "prime" or "unique".

As indicated by the ALISH map, the project site falls within the "prime" agricultural lands category. See Figure 5. The lands in the project area were formerly utilized to support large scale agricultural activities and are presently fallow and undeveloped.



# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

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dark-brown clay about 15 inches thick. The subsoil, about 45 inches thick, is very dark brown, dark brown and very dark grayish-brown clay and silty clay. The substratum is clayey alluvium. The soil is neutral in the surface layer and subsoil. Permeability is moderately slow. Runoff is medium and the erosion hazard is slight to moderate.

On loam clay, 0 to 3 percent slopes (1aA), runoff is slow and the erosion hazard is no more than slight.

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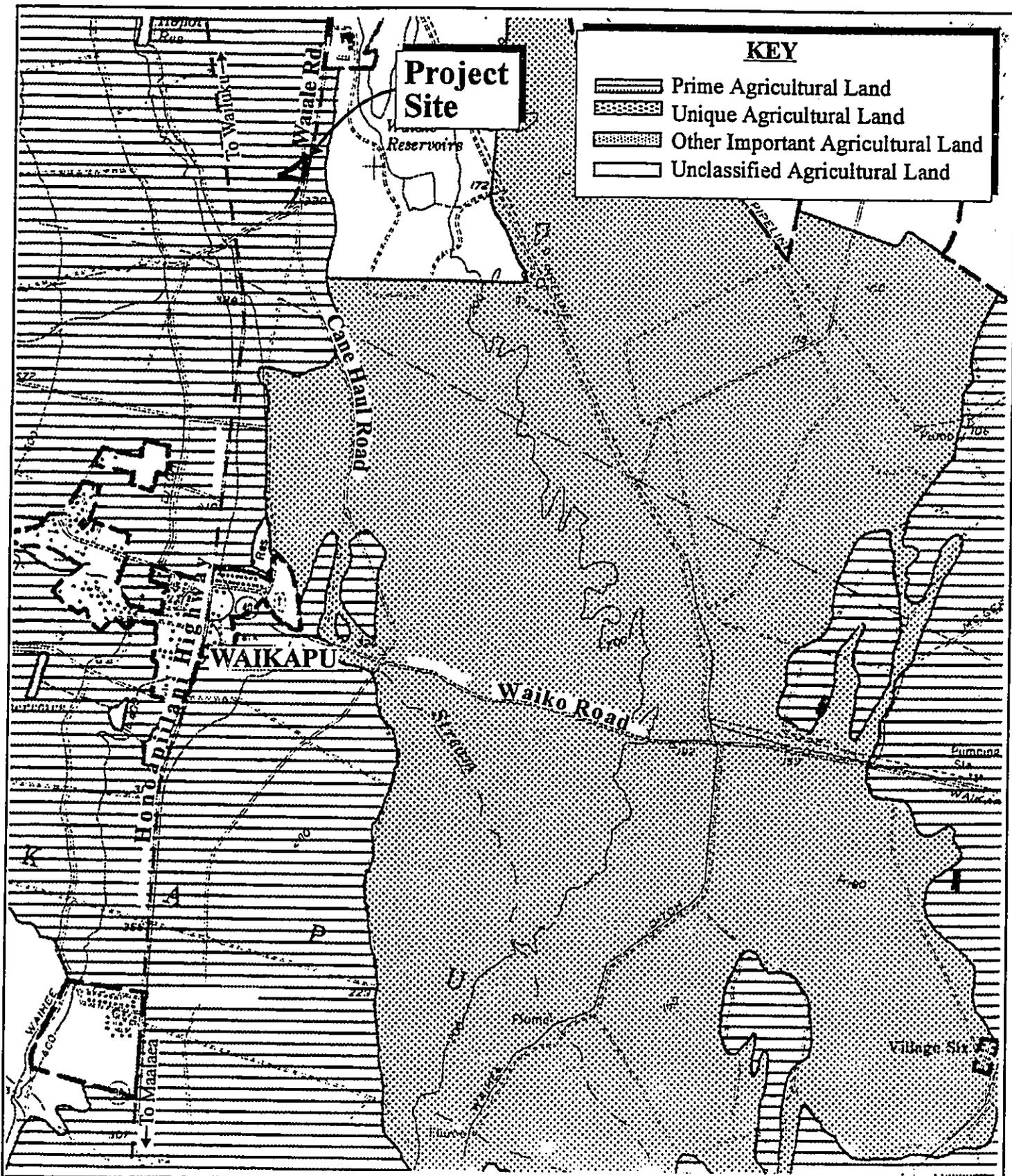


Figure 5 Business/Commercial Use for Approximately  
 Two-Acre Parcel at TMK 3-5-01:Por. 63  
 ALISH Map



Prepared for: C. Brewer Homes, Inc.



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4. **Flood and Tsunami Hazard**

The project site is located at the eastern base of the West Maui Mountains. As indicated by the Flood Insurance Rate Map for the County of Maui, the project site is located within Zone C, an area of minimal flooding. See Figure 6.

5. **Flora and Fauna**

Vegetation in the region is generally characterized by introduced grass species. Other plant species typically associated with the area include sandbur, lantana, fingergrass and bristly foxtail.

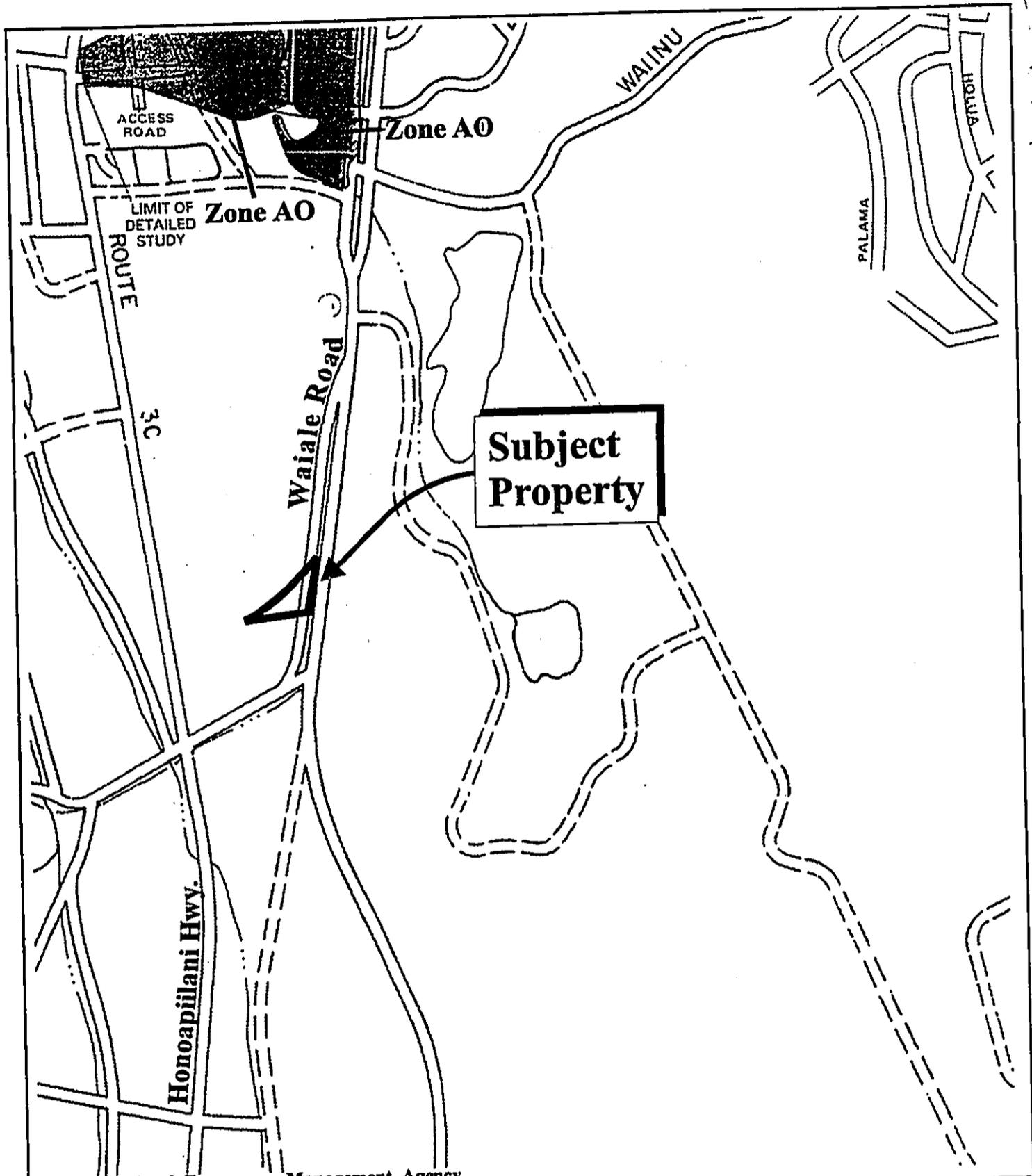
Terrestrial fauna in the region include introduced species, such as cats, mice, rats, and mongoose. Some of the avifauna introduced to the area include the Spotted Dove, Barred Dove, Japanese White-Eye, Cardinal, Red-Crested Cardinal, and Mynah.

There are no wetlands and no known rare, endangered, or threatened species of flora and fauna located within or in the near vicinity of the project site.

6. **Archaeological Resources**

The project site has been previously disturbed through past use of the property for sugar cane cultivation.

An archaeological inventory survey was undertaken by Aki Sinoto Consulting on adjacent lands in connection with field work for a proposed retention basin site. Field work for the proposed retention basin and drainage system revealed no significant surface cultural deposits and subsurface remains.



Source: Federal Emergency Management Agency

**Figure 6 Business/Commercial Use for Approximately  
Two-Acre Parcel at TMK 3-5-01:Por. 63  
Flood Insurance Rate Map**



Prepared for: C. Brewer Homes, Inc.

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7. **Air Quality**

There are no point sources of airborne emissions within proximity of the project site. Air quality in the vicinity of the project site may be affected by a variety of sources, including smoke and dust from sugar cane harvesting and cultivation operations to the south. Although minimal, airborne pollutants are largely attributable to vehicular exhaust from traffic along the region's roadways. However, these sources are intermittent and prevailing winds quickly disperse the particulates generated by these temporary sources. Overall, air quality in the Wailuku region is considered good.

8. **Noise**

Ambient noise conditions are generally attributable to natural conditions such as wind and rain. Vehicular noise levels in proximity of the project site are minimal due to the low traffic volumes along Waiale Road.

9. **Scenic and Open Space Resources**

In addition to Mount Haleakala to the east, Iao Valley and the West Maui Mountains define the scenic resources to the west of the project site. There are no notable physical features within immediate proximity of the project site.

**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 percent increase over the 1980 population of 70,847 (State of Hawaii Data Book, 1992). Growth in the County

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is expected to continue, with resident population projections to the years 2000 and 2010, estimated to be 112,349 and 133,459, respectively (Community Resources, Inc., January 1994).

The Wailuku-Kahului Community Plan region follows the Countywide pattern of population growth, with the region's 1990 population of 32,816 projected to rise to 40,452 by the year 2000 and to 48,132 by the year 2010 (Community Resources, Inc., January 1994).

2. **Economy**

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

C. **PUBLIC SERVICES**

1. **Police and Fire Protection**

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered at the Wailuku Station. The region is served by the Department's Central Maui patrol.

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

2. **Health Care**

Maui Memorial Hospital, the only major medical facility on the Island, services the Wailuku-Kahului region. Acute, general and emergency care services are provided by the 185-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

3. **Solid Waste**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews are disposed at the County's 55-acre Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

4. **Recreation Resources**

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

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**5. Schools**

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

**D. INFRASTRUCTURE**

**1. Roadways**

The project site and the Wailuku-Kahului region are served by a network of arterial, collector, and local roadways. Major arterial roadways in the vicinity of the project site include Honoapiilani Highway/High Street and Kuihelani Highway/Dairy Road.

Aligned in a north to south direction, Honoapiilani Highway is a two-lane State highway that provides regional circulation between Wailuku and West Maui. As Honoapiilani Highway enters Wailuku from the south, it becomes High Street. Through rural areas, the posted speed limit along Honoapiilani Highway is 55 mph. As it traverses the village of Waikapu and Wailuku Town, the posted speed limit decreases to 30 mph and 20 mph, respectively. Kuihelani Highway is a two-lane State highway which provides regional circulation between Kahului and West Maui. Extending

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southwest from Puunene Avenue in Kahului to Honoapiilani Highway, Kuihelani Highway has a posted speed limit of 55 mph. At its eastern extent between Hana Highway and Puunene Avenue, Kuihelani Highway transitions into Dairy Road.

County roadways in the vicinity of the project site include Waiale Road and Waiko Road. Waiale Road is a two-lane County roadway that is aligned in a north to south direction. At its northern terminus, Waiale Road passes beneath the Main Street/Kaahumanu Avenue overpass and becomes Lower Main Street. At its southern extent, Waiale Road terminates at the southern entrance to the Maui Community Correctional Center (MCCC) and becomes a private cane-haul road.

Waiko Road is a two-lane County roadway with a posted speed limit of 20 mph. Extending in a southeasterly direction from Honoapiilani Highway to Kuihelani Highway, Waiko Road forms a stop-controlled, cross intersection at Honoapiilani Highway and a stop-controlled, T-intersection at Kuihelani Highway.

Access to the project site is currently provided via an adjoining cane-haul road owned by Wailuku Agribusiness Company, which originates directly south of, and adjacent to Waiale Road.

2. Water

The project site and the Wailuku-Kahului region is served by the Department of Water Supply's (DWS) domestic water system. Situated in the vicinity of Iao Stream and Waiehu Stream, water drawn from the Iao Aquifer supplies the Central Maui Water System. The system services the communities of Waiehu and

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Waihee to the north, Wailuku, Kahului, and Paia to the east, as well as Maalaea, Kihei, and Makena to the south.

The Iao Aquifer has an estimated sustainable yield of 20 million gallons per day (mgd). Recently the DWS reached an agreement with WACI for the acquisition of two (2) developed north Waihee wells and attendant watershed lands to supplement its existing water resources.

A water system master plan has been developed for the adjacent Kehalani project, which addresses storage and distribution parameters. In the vicinity of the subject parcel, water is provided by the project district's low level system.

**3. Wastewater**

An existing 8-inch sewerline fronting the project site adjoins Waiale Road and the cane-haul road to the west. North of Spreckels Ditch, this collector line increases in size to ten (10) and twelve (12) inches and traverses the residential properties west of Waiale Road before connecting to a gravity line at Lower Main Street, north of the Kaahumanu Avenue overpass.

As a result of the development of Kehalani, a new 18-inch gravity sewerline along Waiale Road between Spreckels Ditch and the Kaahumanu Avenue overpass was installed.

North of the Kaahumanu Avenue overpass, a series of 12-, 15-, and 18-inch sewerlines, along Lower Main Street, convey wastewater flows to the Wailuku pump station, located east of Waiehu Beach Road. Utilizing an 18-inch force main, this station

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pumps sewage from Wailuku, Waiehu, and portions of Kahului to the Wailuku-Kahului Wastewater Reclamation facility for final treatment and disposal.

The Wailuku-Kahului Wastewater Reclamation Facility is located approximately seven (7) miles to the northeast of the project site. The design capacity of the facility is 7.9 mgd, and excluding groundwater and stormwater infiltration, current sewage flow volume treated at the facility is approximately 6.5 mgd (telephone conversation with Department of Public Works and Waste Management employee, Dave Taylor, September 1997). Approximately 88 percent of the total sewage flow treated at the facility is attributable to the Wailuku-Kahului region.

4. **Drainage and Erosion**

Although the subject property is vacant and contains no drainage improvements, a drainage master plan has been formulated for the adjacent Kehalani project. Runoff is conveyed via an underground storm drain system to the storm water detention basin at the corner of Waiale Road and Olomea Street. Runoff accumulated in this basin will then be slowly released into the 72-inch diameter County drainline which runs along Waiale Road and Lower Main Street and discharges into Iao Stream.

5. **Electrical and Communication Services**

Electrical and telephone services to the project site are available through Maui Electric Company, Ltd. and GTE Hawaiian Telephone Company, Inc., respectively. Cable television service is provided by TCI.

# **Chapter III**

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## **Potential Impacts and Mitigation Measures**

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

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

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

The project site is located on the outskirts of Wailuku Town. It is adjacent to a project district which is in the process of being developed. Planned project district uses include residential, village/mixed use and park/open space.

Along Waiale Road in the vicinity of the project site are an affordable rental housing complex and a homeless shelter. Additional vacant lands as well as lands utilized for truck farming purposes are located to the south.

The development of commercial uses at the project site is consistent with adjacent and surrounding land uses and is not anticipated to create any adverse impacts.

##### **2. Topography and Landform**

The proposed project is not anticipated to result in significant earthmoving activities. To the extent practicable, finished contours will follow existing grades to minimize earthwork costs and maintain existing drainage patterns.

##### **3. Flora and Fauna**

There are no known significant habitats or rare, endangered, or threatened species of flora or fauna located on the project site. In addition, the proposed improvements are not anticipated to impact wetland areas and wildlife habitats. As such, the removal of vegetation and displacement of wildlife from the project site is not

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considered an adverse impact to these components of the natural environment.

4. **Archaeological Resources**

The project site has been subject to previous ground disturbing activities related to agricultural activities. Development of the subject property is believed to have "no effect" upon significant historic sites. See Chapter VII, letter from State Historic Preservation Division dated July 14, 1997.

In the event that human remains or artifacts are encountered, work will be halted in the area of the find and the State Historic Preservation Division will be notified. Applicable procedures to ensure compliance with Chapter 6E, Hawaii Revised Statutes (HRS), will be implemented.

5. **Air Quality**

Emissions from construction equipment and other vehicles involved in construction activities may temporarily affect the ambient air quality within the immediate vicinity. However, these effects can be minimized by properly maintaining construction equipment and vehicles.

In addition, dust generated during construction, especially from earth-moving operations such as excavating, trenching, and filling, may also result in a temporary decrease in ambient air quality. Mitigation measures include utilizing dust barriers, waterwagons, and/or sprinklers to control dust, and watering graded areas upon the completion of daily construction activities and/or weekends and holidays to the extent practicable.

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On a long-term basis, a business/commercial use in this location is not anticipated to generate adverse air quality impacts.

6. **Noise**

Ambient noise conditions may be temporarily affected by construction activities. Heavy construction machinery, such as backhoes, dump trucks, front-end loaders, paving equipment, and material transport vehicles, are anticipated to be the dominant noise-generating sources during the construction period.

Proper equipment and vehicle maintenance are anticipated to reduce noise levels. Equipment mufflers or other noise attenuating equipment may also be employed as required. All construction activities will be limited to daylight working hours.

Once completed, a business/commercial use is not anticipated to generate adverse noise conditions.

7. **Scenic and Open Space Resources**

Elevations at the project site range from 285 to 305 feet above sea level. As viewed from the project site, Haleakala is visible to the east, and Iao Valley and the West Maui Mountains to the west.

The proposed project is not part of a scenic corridor and will not affect views from inland vantage points. As such, the proposed project is not anticipated to have an adverse impact upon the visual character of the surrounding area.

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**B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT**

**1. Economy**

The proposed project will provide opportunities for economic development and create positive short- and long-term benefits for the Island's economy. Additional commercial services would be available to a significant residential component within Wailuku Town, Kehalani, as well as residents of Hale Makana O Waiale and Ka Hale A Ke Ola. In addition, the subject parcel offers an excellent location for serving broader markets, including residents of Maui Lani. On a short-term basis, the project will provide construction employment.

**2. Agriculture**

The subject property is located in a region of existing and future urban development. Although the land was previously engaged in large scale agricultural activities, it is presently fallow, undeveloped and predominantly vegetated with kiawe trees, koa haole shrubs, and introduced grass species.

The use of these lands for the proposed project is not anticipated to affect agricultural activities.

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

The proposed project is not anticipated to affect the service capabilities of police, fire, medical, and emergency medical operations. The existing service area limits for emergency services are not expected to be extended or affected.

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4. **Recreational and Educational Resources**

The proposed project is not expected to generate a need for recreational facilities. In addition, there are no anticipated impacts to existing educational facilities or resources. Recreational and educational impacts are more appropriately addressed at the time of application for residential projects.

5. **Solid Waste**

A solid waste management plan will be developed in coordination with the Department of Public Works and Waste Management (DPWWM) - Solid Waste Division for the disposal of clearing and grubbing material from the project site during construction. Solid waste collection and disposal services for the proposed project will be provided by a private waste contractor.

C. **IMPACTS TO INFRASTRUCTURE**

1. **Roadways**

Access to the project site is via Waiale Road, a two-lane County roadway, and a cane-haul road owned by Wailuku Agribusiness Company, Inc. located immediately south of, and adjacent to Waiale Road.

In accordance with regional traffic improvements recommended by the Island-Wide Long-Range Highway Plan - Draft Final Report and the Wailuku-Kahului Sub-Area Study, the DPWWM will be improving the 0.625 mile segment of Waiale Road and the adjoining cane-haul road from Waiinu Road, north of the Spreckels Ditch crossing, to Honoapiilani Highway.

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Proposed within a 60-foot right-of-way, improvements to Waiale Road and the adjoining cane-haul road include resurfacing, road widening, striping, as well as related ancillary drainage and intersection improvements. In addition, Kuikahi Drive will also be extended in an easterly direction from Honoapiilani Highway to connect to the Waiale Road Extension. The project site abuts both the Waiale Road and Kuikahi Drive Extensions.

Where Waiale Road intersects Kehalani's subdivision roads, additional rights-of-way to accommodate the additional width are needed for intersection geometrics (e.g., deceleration lanes, storage/turn lanes). Moreover, two (2) additional travel lanes between Mahalani Street and Honoapiilani Highway are anticipated to be provided by adjacent development as traffic warrants and future development occurs.

Because the subject 1.922 acre lot area is relatively small and area-wide highway planning parameters have been largely addressed through approval of the adjacent 547 acre project district, the proposed project is not anticipated to create a significant impact from a traffic standpoint. However, since the specific business/commercial use is not known at this point in time, a detailed traffic study would be appropriate at the time that specific building plans and uses are formulated to ensure that appropriate driveway and related access geometrics are provided.

2. Water

The subject parcel will require approximately 11,500 gallons of water per day when developed. This additional demand has already been incorporated into the water system master plan

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developed for Kehalani. The subject property will be served by the project district's low level system which provides domestic and fire protection for portions of the project district below 395 feet in elevation.

The water distribution pipe network consisting of 12- and 16-inch diameter water mains will be extended to the subject property along Kamole Street and Kaupo Street.

The storage reservoir for the low-level system is currently the 3.0 million gallon water tank located on the southerly side of Alu Road at approximately 506 feet in elevation. The reservoir will eventually be supplemented by a second low-level storage reservoir once the storage requirements for the project district have grown to warrant its construction.

**3. Wastewater**

The subject parcel is expected to generate approximately 6,200 gallons of wastewater per day when developed. This demand has already been accounted for in the sewer system master plan developed for Kehalani. A new gravity sewer system will be constructed to sewer the subject property and the rest of the project district into the County sewer main along Waiale Road. The capacity of the County trunk sewer line along Waiale Road and Lower Main Street will be expanded once wastewater output from the project district has grown to the point where additional line capacity is required.

It is anticipated that the developer of the subject property will work with the Department of Public Works and Waste Management in

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addressing applicable requirements for wastewater system improvements.

4. **Drainage and Erosion Control**

Site work for the proposed improvements will likely involve clearing and grubbing, as well as excavating, filling, and grading activities. Upon completion of grading, all exposed areas will be grassed as required and a solid waste management plan will be prepared for the disposal of solid waste materials. To minimize soil erosion during construction, normal soil erosion control measures will be implemented.

A change in land use from agricultural to business/commercial would increase storm runoff from the 1.922 acre site from 1.6 cfs to 7.8 cfs, an increase of approximately 6.2 cfs. See Appendix A.

The relatively small increase in runoff has already been accommodated in the Drainage Master Plan formulated for Kehalani. Runoff from the subject property will be intercepted on-site and conveyed to the storm water detention basin at the corner of Waiale Road and Olomea Street. Runoff is then released into a 72-inch drainline along Waiale Road and Lower Main Street which eventually discharges into Iao Stream. Construction of the improvements will effectively mitigate any potential adverse impact that development of the subject property may pose to drainage conditions in the area.

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5. **Electrical and Communication Services**

Electrical and communication cables are proposed to be extended from the existing overhead transmission system along Waiale Road into the project site.

The proposed project is not anticipated to adversely impact electrical and telephone services in the Wailuku-Kahului region.

# **Chapter IV**

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

#### **IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS**

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

Pursuant to Chapter 205, Hawaii Revised Statutes, all lands in the State have been placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agricultural" and "Conservation". The project site is designated "Agricultural". See Figure 7. The proposed action involves the redesignation to the "Urban" district and the establishment of a business/commercial use which is compatible with the "Urban" designation.

##### **B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES**

The proposed reclassification of the subject property is in conformance with the following standards of the Urban District set forth in Chapter 15-15-18, Hawaii Administrative Rules:

###### **Chapter 15-15-18**

- (1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses

**Comment:** To the north of the area of the proposed reclassification is the Kehalani master planned community (Project District No. 3) and Wailuku Town which are in the State Urban District. To the east are Urban lands occupied by the Hale Makana O Waiale residential development and Ka Hale A Ke Ola Homeless Resource Center. Further east are Urban designated lands of the Maui Lani master planned community.

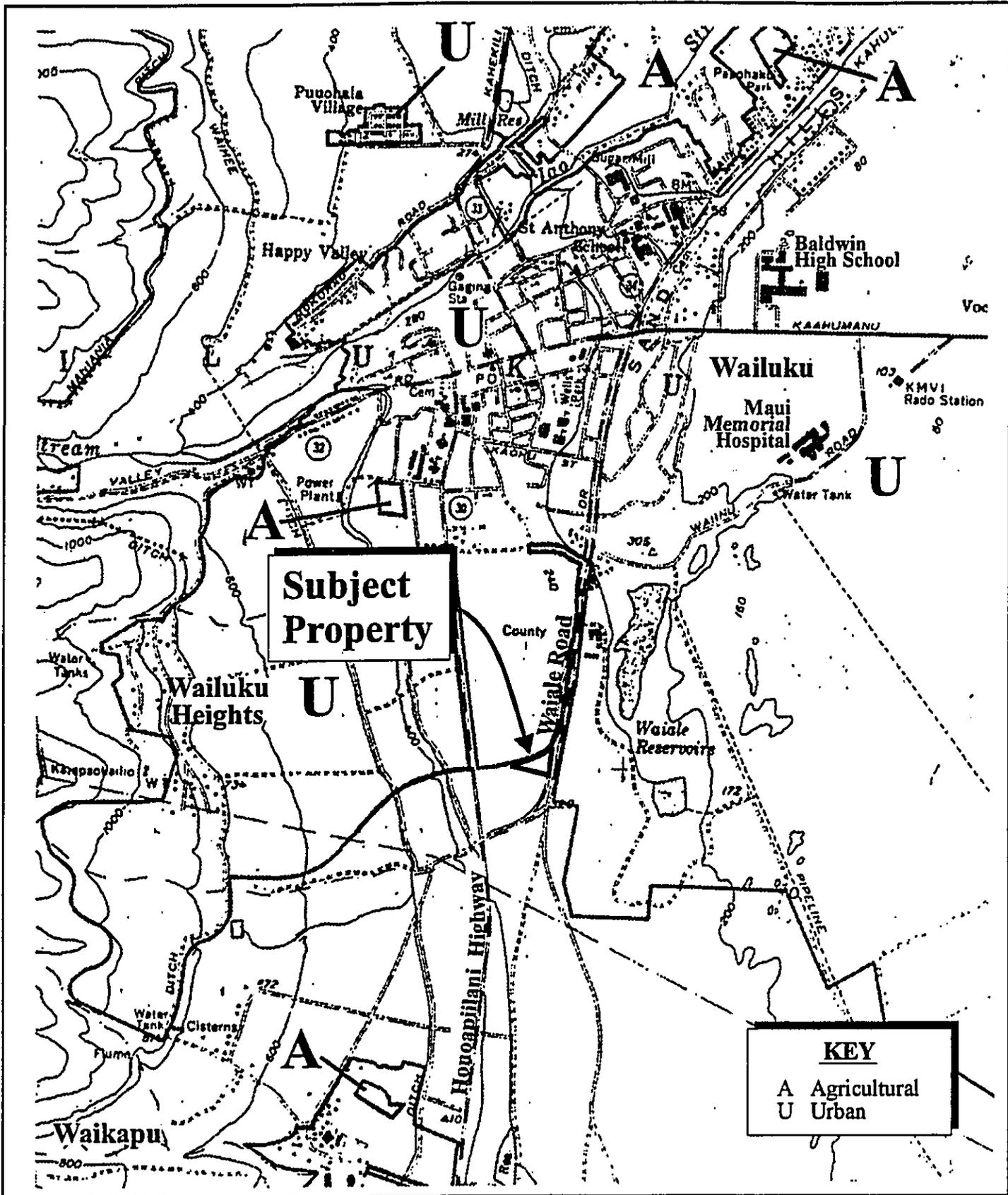


Figure 7 Business/Commercial Use for Approximately Two-Acre Parcel at TMK 3-5-01:Por. 63  
 State Land Use Classifications



Prepared for: C. Brewer Homes, Inc.

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(2) It shall take into consideration the following specific factors:

- A. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment

Comment: The subject property is located adjacent to Wailuku Town which is a center of trading and employment within the County of Maui.

- B. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection.

Comment: Basic infrastructural services such as transportation systems, water and sewer are available in close proximity to the project. Drainage improvements will comply with applicable County of Maui standards. Schools and parks within Central Maui are available to service the proposed project. Wailuku Town is also served by police and fire services, solid waste disposal, and public utilities.

- C. Sufficient reserve areas for foreseeable urban growth

Comment: The area of the proposed reclassification is intended to be developed in commercial use. Development of the approximately 2 acre parcel should address a portion of demand for commercial uses without significantly affecting reserve areas for urban growth.

- (3) It shall include lands with satisfactory topography, drainage and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects

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**Comment:** The site is relatively flat with an average slope of 1 to 2 percent. Drainage improvements will be required so that there will be no adverse effect upon downstream and adjacent properties. The project site is located in Zone C, an area of minimal flooding. The project site is not subject to tsunami inundation and unstable soil conditions.

- (4) **Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans**

**Comment:** Lands pertaining to the request are contiguous to areas already within the Urban District. Moreover, these lands are currently indicated for urban use in the Wailuku-Kahului Community Plan. The existing community plan designation of the property is Project District.

- (5) **It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas to urban growth as shown in the state and county general plans**

**Comment:** The subject property is an appropriate area for a new Urban District classification. The area abuts lands already within the Urban District.

- (6) **It may include lands which do not conform to the standards in paragraphs (1) to (5):**

- A. **When surrounded by or adjacent to existing urban development; and**
- B. **Only when those lands represent a minor portion of this district.**

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**Comment:** The proposed reclassification abuts lands already in the Urban District. The request comprises two acres which is a minor portion of the State Agricultural or Urban District.

- (7) **It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.**

**Comment:** The proposed reclassification does not contribute to scattered spot urban development. It is adjacent to existing Wailuku Town. The proposed project will not necessitate unreasonable public investment in infrastructural facilities or public services. The applicant will be constructing applicable infrastructural facilities, such as road, water, sewer, and drainage facilities to County standards.

- (8) **It may include lands with a general slope of 20 percent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interest in the aesthetic quality of the landscape.**

**Comment:** The area of the proposed reclassification contains a slope significantly less than 20 percent.

**C. GENERAL PLAN OF THE COUNTY OF MAUI**

The General Plan of the County of Maui 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 both the quantity and quality of growth in Maui County.

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The following General Plan objective and policy are addressed by the proposed project.

**Land Use**

**Objective:**

To preserve for present and future generations existing geographic and traditional lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

**Policy**

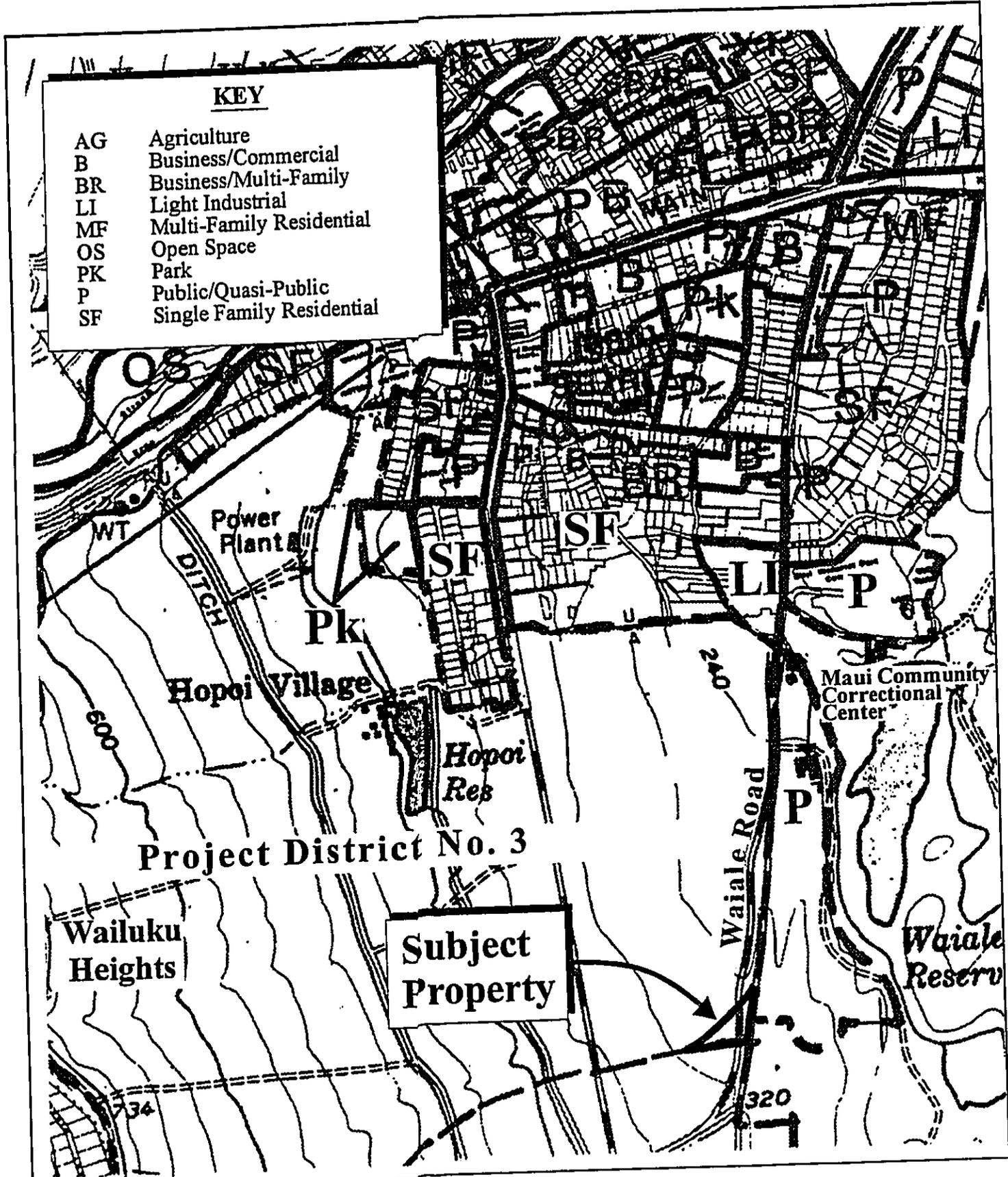
Provide and maintain a range of land use districts sufficient to meet the physical, environmental, and economic needs of the community.

**D. WAILUKU-KAHULUI COMMUNITY PLAN**

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

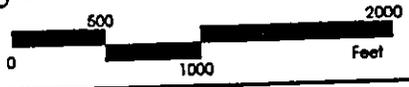
The proposed project is within the Wailuku-Kahului Community Plan region. The proposed project site is designated Project District 3 in the existing Community Plan which was adopted on December 7, 1987. See Figure 8.

Subsequent to the adoption of the Community Plan, a land use and roadway plan formulated for Project District 3 excluded the subject property. Appropriate district boundary amendments and zoning were approved for the revised Project District 3.



**Figure 8 Business/Commercial Use for Approximately Two-Acre Parcel at TMK 3-5-01:Por. 63**

Wailuku-Kahului Community Plan Designations



Prepared for: C. Brewer Homes, Inc.

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As requested by the County of Maui, the roadway plan was subsequently further revised to allow an approximately 90 degree intersection with Waiale Road. While the subject property is contiguous to zoned lands within Project District 3, proper entitlements to permit commercial use are required. Thus, a community plan amendment to Business/Commercial is being sought.

The County of Maui is currently in the process of comprehensively updating each Community Plan. For the Wailuku-Kahului Community Plan, the process involves review by the Wailuku-Kahului Citizen Advisory Committee (CAC), the Department of Planning, the Maui Planning Commission and the Maui County Council.

During the process initiated in 1992, the CAC, Planning Department and the Maui Planning Commission completed a comprehensive review of the Wailuku-Kahului Community Plan. Proposed revisions to the Community Plan are awaiting review by the Maui County Council.

The subject property is designated Project District 3 in the Maui Planning Commission version of the proposed Wailuku-Kahului Community Plan. Abutting lands to the south of the subject property are proposed to be designated as Future Growth Reserve.

It is noted that the subject parcel is a remnant piece of property which was created by the decision of the County of Maui to revise the Kuikahi Drive alignment after the establishment of Wailuku Project District zoning had excluded the subject property. Accordingly, it is believed that this is a housekeeping measure and should not involve the establishment of a complex 3-step Project District zoning approval process. Thus, a

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Business/Commercial designation and business district zoning are being sought.

From a land use standpoint, commercial use of the property is an appropriate use of the land since the abutting 20 acre portion of Kehalani is designated and zoned for commercial use. The Kuikahi Drive realignment deletes roadway frontage from existing commercially designated lands within the Kehalani Project. The loss of street frontage renders the project district commercial lands less desirable for retail uses as well.

The subject property, as well as the abutting commercial area, will only be developed as warranted by market demand. Commercial development on the property is intended to be compatible with that of the project district. The subject property represents a small part of the total commercial square footage within the Wailuku-Kahului region. Thus, no specific market study for the subject property is deemed to be warranted in connection with the subject land use requests.

**E. ZONING**

The zoning for the project site is County Agricultural District. A change in zoning to B-2 Community Business District is being requested.

**F. OTHER REGULATORY PERMITS**

There are no waters of the United States existing on the project site. No Department of the Army Permit, Section 401 Water Quality Certification, and Coastal Zone Management Consistency Determination are required.

# **Chapter V**

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***Summary of Unavoidable,  
Adverse Environmental  
Effects; Alternatives to  
the Proposed Action; and  
Irreversible and Irretrievable  
Commitment of Resources***

**V. SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

**A. UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS**

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

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

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

**B. ALTERNATIVES TO THE PROPOSED ACTION**

**1. No Action Alternative**

The no action alternative would leave a 1.922 acre remnant parcel with County Agricultural District zoning abutting the 547 acre Project District 3 which is planned for urban uses such as residential, commercial and public uses. Major roadways such as the planned Kuikahi Extension and Waiale Road form the other borders of the triangular remnant. Moreover, it is noted that the subject parcel is a substandard agricultural lot since the minimum lot size is 2 acres.

Should the no action alternative be implemented, it would leave a remnant substandard sized property for agricultural use in the midst

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of urban development. From a land use standpoint, the no action alternative does not represent a practical option.

2. **Proposed Action**

The proposed action would ultimately provide for the commercial use of the site. Given that commercial uses are proposed in the Wailuku Project District abutting the subject property, commercial use of the subject site would be an appropriate and compatible use of the site.

C. **IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

The proposed project would involve the commitment of fuel, land, labor and material resources.

# **Chapter VI**

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## ***Findings and Conclusions***

## **VI. FINDINGS AND CONCLUSIONS**

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

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

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

The site has been previously disturbed by agricultural activities and does not contain any surface archaeological features.

Should any cultural remains be identified during the development of the proposed project, however, work will stop in the immediate vicinity and the State Historic Preservation Division will be consulted to establish an appropriate mitigation strategy.

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

The project site was formerly utilized for large scale agricultural purposes and is presently lying fallow. The commitment of land resources would not curtail the range of beneficial uses of the environment.

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3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is in consonance with the following guidelines:

**Environmental Policy:**

Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environment.

**Guideline:**

Community Life and Housing:

- (1) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation.

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

The proposed project will be a direct economic benefit to the Wailuku Town area and should have no adverse effects upon social welfare parameters.

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

No impacts to the public's health and welfare are anticipated as a result of the proposed action.

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

The construction of the proposed project should have negligible effect upon the Island's population base and should not place significant new demands on the Island's public services.

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

As the proposed project is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are minimized. If any, such effects are anticipated to be limited to temporary construction-related activities. Thus, no substantial degradation of environmental quality resulting from the proposed project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions, Nor Would Cumulative Impacts Result in Considerable Effects On The Environment**

There are no larger actions which are linked to the proposed project. The proposed project is not anticipated to create any significant long-term adverse environmental effects.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected By The Proposed Action**

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the project sites. The removal of the existing flora and the displacement of fauna or avifauna from the area due to construction activities are not considered a negative impact upon these environmental features.

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10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By The Proposed Project**

Appropriate environmental mitigation measures will be used during construction to ensure that adverse environmental effects on air quality and noise are minimized. The project should have no effect upon water quality.

In the long term, the proposed project is not anticipated to have a significant impact on air quality, water quality or noise parameters.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Beaches, Erosion-Prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters**

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

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

The intent of the project is to construct the project to be compatible with the adjacent Kehalani development. The project should not substantially affect vistas and viewplanes in the area.

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

No substantial energy consumption measures are anticipated with the development of the project.

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

# **Chapter VII**

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***Agencies and Organizations  
Contacted During the Preparation  
of the Environmental Assessment  
and Responses Received***

**VII. AGENCIES AND ORGANIZATIONS CONTACTED  
DURING THE PREPARATION OF THE ENVIRONMENTAL  
ASSESSMENT AND RESPONSES RECEIVED**

1. Lolly Silva  
Department of the Army  
U.S. Army Engineer District, Hnl.  
Attn: Operations Division  
Bldg. T-1, Room 105  
Fort Shafter, Hawaii 96858-5440
2. Herbert Matsubayashi  
District Environmental  
Health Program Chief  
State of Hawaii  
Department of Health  
54 High Street  
Wailuku, Hawaii 96793
3. Michael Wilson, Director  
State of Hawaii  
Department of Land and Natural  
Resources  
P.O. Box 621  
Honolulu, Hawaii 96809
4. Don Hibbard  
State of Hawaii  
Department of Land and Natural  
Resources  
State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813
5. David W. Blane, Director  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793
6. Charles Jencks, Director  
County of Maui  
Department of Public Works  
and Waste Management  
200 South High Street  
Wailuku, Hawaii 96793
7. David Craddick, Director  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, Hawaii 96793
8. Ron Davis, Chief  
County of Maui  
Department of Fire Control  
200 Dairy Road  
Kahului, Hawaii 96732

JUN 26 1997



REPLY TO  
ATTENTION OF:

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

June 24, 1997

Operations Branch

Mr. Milton Arakawa  
Munekiyo & Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

This letter is written regarding agency comments on the proposed business/commercial use on property TMK 3-5-1: portion 63 located in Wailuku, Maui, Hawaii.

Under Section 404 of the Clean Water Act, Department of the Army permits are required for the discharge of dredged or filled material in waters of the U.S., including wetlands. Based on information submitted and a review of available data, a DA permit will not be required as no waters of the U.S. will be impacted.

File number 970000225 is assigned to this project. Please refer to this number in any correspondence with our office. Should you need additional information, you may call Ms. Lolly Silva of my staff at 438-9258, extension 17.

Sincerely,

Linda M. Hihara-Endo, Ph.D., P.E.  
Acting Chief, Operations Branch

Copies Furnished:

Clean Water Branch, Environmental Management Division,  
State Department of Health, P.O. Box 3378, Honolulu,  
Hawaii 96801-3378  
Office of Planning, Coastal Zone Management Program,  
P.O. Box 3540, Honolulu, Hawaii 96811-3540  
Department of Land and Natural Resources, State Historic  
Preservation Division, 33 S. King Street, 6th Floor,  
Honolulu, Hawaii 96813  
U.S. Fish and Wildlife Service, Environmental Services,  
300 Ala Moana Blvd., Room 3108, Box 50088, Honolulu,  
Hawaii 96850  
Department of Planning, County of Maui, 200 S. High  
Street, Wailuku, Hawaii 96793

JUN 26 1997

LINDA CROCKETT LINGLE  
MAYOR



RONALD P. DAVIS  
CHIEF

HENRY A. LINDO, SR.  
DEPUTY CHIEF

**COUNTY OF MAUI**  
**DEPARTMENT OF FIRE CONTROL**

200 DAIRY ROAD  
KAHULUI, MAUI, HAWAII 96732  
(808) 243-7561

June 24, 1997

Milton Arakawa, Project Manager  
Munekiyo & Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

RE: Proposed Business/Commercial Use on Approximately  
2.0 Acre Parcel in Wailuku, HI 96793; TMK: 3-5-01:63

Dear Mr. Arakawa,

The Department of Fire Control has no objections to the granting of the Change in Zoning, an amendment to the Community Plan and the reclassification from the State Agriculture District to the State Urban District.

The Department of Fire Control wishes to be included in the early planning stages in order to address problems common to business/commercial properties.



BENJAMIN J. CAYETANO  
GOVERNOR



JUN 27 1997

LAWRENCE MIKE  
DIRECTOR OF HEALTH

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

**STATE OF HAWAII**  
DEPARTMENT OF HEALTH  
**MAUI DISTRICT HEALTH OFFICE**  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
June 25, 1997

Milton Arakawa  
Munekiyo & Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

Subject: Proposed Business/Commercial Use, C. Brewer Homes, Inc.,  
TMK: (2) 3-5-1:por. 63, Wailuku, Hawaii

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

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

Sincerely,

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

HERBERT S. MATSUBAYASHI  
District Environmental Health Program Chief

LINDA CROCKETT LINGLE  
Mayor



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

JUL 2 1997

DAVID W. BLANE  
Director

GWEN OHASHI HIRAGA  
Deputy Director

June 26, 1997

Mr. Milton Arakawa, Project Manager  
Munekiyo & Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

RE: Proposed Business/Commercial Use on Approximately 2.0 Acre Parcel in Wailuku, Maui, Hawaii (TMK: 3-5-001:Por. of 63)

The Maui Planning Department has reviewed the above-referenced parcel and has the following comments:

1. The 2.0 acre parcel is a remnant parcel which was created due to the proposed realignment of Waiale Road to a curved alignment. As such, this eliminated the T-intersection originally proposed when the large subdivision maps were approved which created Parcel 63. Further, the commercial needs for Wailuku Project District No. 3 were accommodated within the area zoned Project District No. 3 under the Subdistrict Village Mix Use totaling 20 acres in accordance with the Wailuku-Kahului Community Plan. As of this date, none of the commercial lands have been developed within the project district.
2. The application should provide quantitative documentation justifying the need for increased commercial lands within the Wailuku-Kahului Community Plan District especially when there are vacant commercial-zoned lands immediately adjacent to the proposed 2.0 acre parcel.
3. The application should provide an analysis including quantitative information on the impacts the proposed amendment will have on the Wailuku-Kahului Community Plan.

Mr. Milton Arakawa, Project Manager  
June 26, 1997  
Page 2

4. Lastly, the proposed Wailuku-Kahului Community Plan designates the remnant area immediately adjacent to the subject parcel and future realigned Waiale Road to the existing unpaved agricultural road as "Future Urban Reserve." It would appear that this 2.0 acre remnant, which is separated by the proposed realignment for Waiale Road, should also be designated as "Future Urban Reserve." Your analysis should provide justification why "Future Urban Reserve" would not be appropriate for this site.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

*Lisa M. Nuyen*

*DW* DAVID W. BLANE  
Director of Planning

DWB:CMS:osy

c: Lisa M. Nuyen, Deputy Director of Planning  
Clayton Yoshida, AICP, Planning Program Administrator  
Colleen Suyama, Staff Planner  
Project File  
General File  
(S:\Colleen\pd3bus)



JUL 9 1997

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

July 7, 1997

Milton Arakawa  
Munekiyo & Arakawa, Inc.  
305 South High Street, Suite 104  
Wailuku, Maui, Hawaii 96793

Re: Proposed Business/Commercial Use on Approximately 2.0 Acre Parcel in Wailuku, Hawaii  
(TMK 3-5-01: por 63)

Dear Mr. Munekiyo,

Thank you for the opportunity to provide comments in preparation of the environmental assessment (EA). With respect to water supply issues in preparation of an EA, we ask that the applicant focus on water planning, water source and system, water conservation, and water quality. The applicant should address these specific issues in as much detail as possible:

**Water Planning**

We ask that attention be given to designing the project to be appropriate to the location with respect to water usage. It is highly recommended that water conservation practices be incorporated into project design and as much of the water demand as possible be delivered from non-potable sources (reclaimed or brackish). The EA should include the sources and expected potable and non-potable water usage.

Using State standards for business and commercial uses, the 2 acre parcel may use approximately 12,000 gallons per day.

**Water Source and System**

The applicants should understand the potential water supply limitations of the project area. This project is served by the Central Maui System. The major source of water for this system is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao aquifer as of July 1, 1997 were 19.99 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. The Department is implementing a plan to mitigate withdrawals. No moratorium is currently in effect. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on line. No guarantee of water is granted or implied as a result of these comments or the approval of any requested permits. Water availability will be reviewed at the time of application for meter or meter reservation.

We have included a portion of our water system map pertaining to the project area. The applicant should be made aware that this project is located in an area where direct service laterals from the 18" main are not allowed. If the applicants have not already done so, they should contact our engineering division as soon as possible with respect to this project to discuss required storage and system improvements alternatives. Domestic, fire, and irrigation calculations will be reviewed in detail during the development process. Actual fire demand for structures is determined by fire flow calculations performed by a certified engineer. BWS-approved fire flow calculation methods are contained in "Fire Flow" - Hawaii Insurance Bureau, 1991; and "Guide for Determination of Required Fire Flow" - Insurance Service Office, 1974. If a private fire

*"By Water All Things Find Life"*

protection system will be used, the applicants are encouraged to contact our engineering division early in the design process.

#### **Water Conservation**

Where appropriate, the applicants should consider these measures:

**Eliminate Single-Pass Cooling:** Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

**Utilize Low-Flow Fixtures and Devices:** Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

**Maintain Fixtures to Prevent Leaks:** A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

**Use Climate-adapted Plants:** The project site is located in "Maui County Planting Plan" - Plant Zones 3 and 5. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We encourage the applicants to review the attached documents, refer to the Planting Plan, and consider using climate-adapted and salt-tolerant native plants. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

**Prevent Over-Watering By Automated Systems:** Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

#### **Water Quality**

The Board of Water Supply strives to protect the integrity of both surface water and groundwater resources by encouraging applicants to adopt best management practices (BMPs) relevant to potentially polluting project activities. There are many BMP references available. We list a few of them here. Additional information can be obtained from the State Department of Health Environmental Planning Office (EPO) at (808) 586-4337:

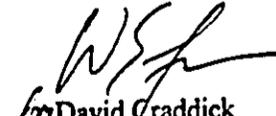
"Water Quality Best Management Practices Manual For Commercial and Industrial Business",  
Prepared for the City of Seattle by Resource Planning Associates, June 30, 1989.

"The Megamanual - Nonpoint Source Management Manual - A Guidance Document for Municipal Officials." Massachusetts Department of Environmental Protection.

"Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters."  
United States Environmental Protection Agency, Office of Water.

If you have any other questions or need additional information, please don't hesitate to call our Water Resources and Planning Division at (808) 243-7199.

Sincerely,

  
David Craddick  
Director

wef

C:\MYDOCU-1\WILL'S\PLANNING\RESPON-1\BREWER2A.WPD

attachments:

BWS System Map

"The Costly Drip"

"Some of Maui's Native and Polynesian Plants"

Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"

"XERISCAPE - Water Conservation through Creative Landscaping"

"A Checklist for Water Conservation Ideas for Cooling"

"A Checklist for Water Conservation Ideas for Commercial Buildings"

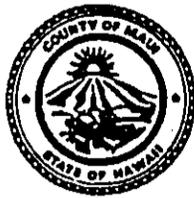
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

ANDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

July 7, 1997

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

BRIAN HASHIRO, P.E.  
Highways Division

Solid Waste Division

Mr. Milton Arakawa  
Munekiyo & Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: C. BREWER HOMES, INC.  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK (2) 3-5-001:063

We reviewed the subject submittal and have the following comments.

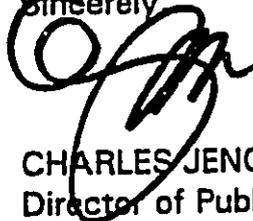
1. The land area is included within the Wailuku Project District. Will this acreage be part of a specified Commercial area within the project district?
2. Drainage and traffic impact analysis reports will need to be reviewed before any comments can be generated.
3. The developer should be informed that the Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.
4. Provide discussion and calculations (sewer impact study) to substantiate that the existing wastewater system is adequate to serve this project.
5. The developer shall pay assessment fees for treatment plant expansion costs in accordance with the ordinance setting forth such fees.
6. The developer is required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
7. Sewage calculations are required to substantiate the slopes of the proposed sewerlines.

Mr. Milton Arakawa  
July 8, 1997  
Page 2

8. Indicate on the plans the ownership of each easement (in favor of which party). Note: The County will not accept sewer easements that traverse private property.

Should you have any questions, please call David Goode at 243-7845.

Sincerely



CHARLES JENCKS  
Director of Public Works and Waste  
Management

DG:co/mt

xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

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

JUL 14 1997



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621  
HONOLULU, HAWAII 96809  
July 7, 1997

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

LD-NAV  
Ref.: CBREWER.RCM

Mr. Milton Arakawa  
Project Manager  
Munekiyo and Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: Review : Preliminary Review of Project for the Preparation  
of a Draft Environmental Assessment  
Project : Business/Commercial Use of 2.0 Acres of Land  
Applicant: C. Brewer Homes, Inc.  
Location : Wailuku, Island of Maui, Hawaii  
TMK : 2nd/ 3-5-01: Portion of 63

Thank you for the opportunity to review and comment on the subject matter.

Our Commission on Water Resource Management has the following comments to offer on the proposed project:

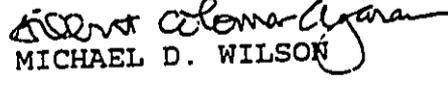
1. We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan; and

2. The Commission is considering designating the Iao Aquifer System as a Ground Water Management Area. In water management areas the amount of water use must be authorized by the Commission. Presumably, the applicant will meet any water demands through the Maui Department of Water Supply (MDWS). If designated, and since existing average pumpage is exceeding the aquifer's estimated sustainable yield, any future increases in authorized pumpage to the MDWS from the Iao Aquifer System is unlikely.

The Department of Land and Natural Resources has no other comments to offer on the proposed project at this time. Should you have any questions, please contact Nick Vaccaro of the Land Divisions' Support Services Branch at 1-808-587-0438.

HAWAII: Earth's best!

Aloha,

  
MICHAEL D. WILSON

c: Maui Land Board Member  
At Large Land Board Member  
Maui District Land Office

JAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

July 14, 1997

Mr. Milton Arakawa  
Munekiyo and Arakawa, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

**SUBJECT: Chapter 6E-42 Historic Preservation Review of Proposed Business/Commercial Use on an Approximately 2.0 Acre Parcel in Wailuku Wailuku, Wailuku District, Hawaii**  
**TMK: 3-5-001: por. 063**

Thank you for the opportunity to comment on a proposal by C. Brewer Homes, Inc. to obtain business and commercial entitlements for an approximately 2.0 acre parcel in Wailuku, Hawaii. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

We have no record of historic sites on this parcel. Judging from historic aerial photographs taken in the 1970s, the subject parcel was formerly under sugar cane cultivation. Consequently, it seems unlikely that significant historic sites are still present. Therefore, we believe that the proposed business/commercial use of the subject parcel will have "no effect" on significant historic sites.

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

Aloha,

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

DON HIBBARD, Administrator  
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department,  
250 S. High Street, Wailuku, HI 96793

JUL 16 1997

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

DEPUTES

Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 19664  
DOC NO: 9707SC09

# **Chapter VIII**

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

1200  
BENJAMIN J. CAYETANO  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

'97 01-6 1210

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

LAND USE COMMISSION

P.O. Box 2359  
Honolulu, HI 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

October 2, 1997

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

Dear Mr. Blane:

Subject: Applications for District Boundary Amendment (DBA970006), Community Plan Amendment (CPA 970003), and Change in Zoning (CIZ 970011), Business/Commercial Use for Approximately Two-Acre Parcel, Wailuku, Maui, TMK 3-5-01: por. 63

We have reviewed the subject applications and draft environmental assessment (DEA) forwarded by your transmittal dated September 29, 1997, and have the following comments:

- 1) As represented on Figure 7 of the DEA, we confirm that the subject property is located within the State Land Use Agricultural District.
- 2) The subject property abuts a portion of the petition area in LUC Docket No. A89-642/C. Brewer Properties, Inc., which involved the reclassification of approximately 626 acres of land from the Agricultural District to the Urban District for residential communities.

Clarification should be provided as to whether the metes and bounds maps in the applications conform with the metes and bounds map filed in the above docket (Petitioner's Exhibit P-19(b)) with respect to the delineation of the boundary shared by the subject property and the docket's petition area.

- 3) We note that the Urban District standards referenced on pages 29 through 33 of the DEA do not reflect the standards under §15-15-18, HAR, as they are currently

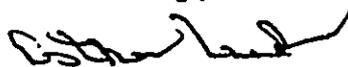
David W. Blane  
October 2, 1997  
Page 2

defined in Chapter 15-15, HAR, which was recently amended, effective August 16, 1997.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject applications and DEA.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,



ESTHER UEDA  
Executive Officer

EU:th



December 3, 1997

Esther Ueda  
Executive Officer  
State of Hawaii  
Department of Business, Economic Development & Tourism  
Land Use Commission  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

**SUBJECT: Applications for District Boundary Amendment (DBA970006),  
Community Plan Amendment (CPA970003), and Change in Zoning  
(CIZ970011), Business/Commercial Use for Approximately Two-Acre  
Parcel, Wailuku, Maui, TMK 3-5-01:por.63**

Dear Ms. Ueda:

We have received a copy of your October 2, 1997 letter to the County of Maui Planning Department pertaining to the subject project. On behalf of the applicant, we would like to provide the following response.

With regard to the metes and bounds description of the subject property, we note that the common boundary of the subject application conforms with the description in LUC Docket No. A89-642 and Wailuku Project District No. 3.

The Urban District standards will be updated in the Final Environmental Assessment to reflect recent amendments to Chapter 15-15, HAR.

If you have any questions, please feel free to call me. Thank you for the opportunity to provide a response.

Very truly yours,

Milton Arakawa, Project Manager

MA:tav

cc: Scott Nunokawa, C. Brewer Homes, Inc.  
cbN2acrfueda.tr

COUNTY OF MAUI  
DEPARTMENT OF FIRE CONTROL  
FIRE PREVENTION BUREAU  
21 KINIPOPO STREET  
WAILUKU, HI 96793  
PH.(808) 243-7566

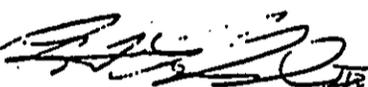
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RECEIVED

OCTOBER 2, 1997

MEMO TO: Colleen Suyama, Staff Planner, Planning Department

FROM: Ben Bland, Lieutenant, Fire Prevention Bureau 

SUBJECT: I.D.: (EA 970007) (CPA 970003) (DBA 970006) (CIZ 970011)  
TMK: 3-5-001:063

Project Name: C.Brewer 2.0 Acre Commercial Parcel

Applicant: Michael Munekiyo, AIP, on behalf of C.Brewer Homes,  
Inc.

Thank you for the opportunity to comment on the above Project. Please be informed we have no objections to the applicant's request at this time.



LINDA CROCKETT LINGLE  
MAYOR

OUR REFERENCE  
YOUR REFERENCE

# POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET  
WAILUKU, HAWAII 96793  
AREA CODE (808) 244-6400  
FAX NO. (808) 244-6411

October 15, 1997



HOWARD H. TAGOMORI  
CHIEF OF POLICE

THOMAS PHILLIPS  
DEPUTY CHIEF OF POLICE

RECEIVED OCT 16 P2:19

RECEIVED

## MEMORANDUM

**TO :** DIRECTOR, PLANNING DEPARTMENT

**FROM :** HOWARD H. TAGOMORI, CHIEF OF POLICE

**SUBJECT :** I.D. No.: EA 970007, CPA 970003, DBA 970006, CIZ 970011  
TMK: 3-5-001:063  
Project Name: C. Brewer 2.0 Acre Commercial Parcel  
Applicant: Michael Munekiyo, AICP, on behalf of C. Brewer Homes, Inc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No recommendation or special condition is necessary or desired.

Refer to attachment(s).

  
Assistant Chief Charles Hall  
for: **HOWARD H. TAGOMORI**  
Chief of Police

7695

BENJAMIN J. CAYETANO  
GOVERNOR



LAWRENCE MIKE  
DIRECTOR OF HEALTH

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

STATE OF HAWAII '97 OCT 17 P1:52  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

October 15, 1997

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

Dear Mr. Blane:

Subject: C. Brewer 2.0 Acre Commercial Parcel,  
TMK: (2) 3-5-001:0 63, EA970007, CPA 970003, DBA  
970006, CIZ 970011

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

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

Sincerely,

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

HERBERT S. MATSUBAYASHI  
District Environmental Health Program Chief



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

REPLY TO  
ATTENTION OF

October 16, 1997

'97 OCT 17 P1:37

Planning and Operations Division

Ms. Colleen Suyama, Staff Planner  
County of Maui  
Planning Department  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Ms. Suyama:

Thank you for the opportunity to review and comment on the Change/Reclassification Use Permit Application by C. Brewer Homes, Wailuku, Maui, Hawaii (TMK 3-5-1: por. 63). The following comments are provided in accordance with U.S. Army Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, the project contains no land disturbing improvements associated with alterations, fills or discharges into known wetlands or jurisdictional waters. Therefore, a DA permit will not be required for the project. Please contact our Regulatory Section at (808) 438-9258 for further information and refer to file number 980000005.

b. The flood hazard information provided on page 11 of the Draft Environmental Assessment is correct.

Sincerely,

Paul Mizue, P.E.  
Acting Chief of Planning  
and Operations Division



97 OCT 28 9 30 AM

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION  
P.O. BOX 621  
HONOLULU, HAWAII 96809

October 27, 1997

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

LD-NAV  
Ref.: EA970007.RCM

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

Dear Mr. Blane:

SUBJECT: Review : Application for District Boundary Amendment  
Community Plan Amendment and Zone Change  
Purpose : To obtain land use entitlement for  
approximately two (2) acres to utilize the  
property for business and commercial use  
I.D. Nos.: EA 970007 CPA 970003 and CIZ 970011  
Applicant: Michael Munekiyo AICP, on behalf of, C. Brewer  
Homes, Inc  
Location : Wailuku, Island of Maui, Hawaii  
TMK : 2nd/ 3-5-01: Portion of parcel 33

Thank you for the opportunity to review and comment on the  
subject Application for District Boundary Amendment, Community Plan  
Amendment and Zone Change.

The Department of Land and Natural Resources has no comments to  
offer on the subject matter at this time.

Should you have any questions, please feel free to contact  
Nicholas A. Vaccaro of the Land Division's Support Services Branch at  
1-808-587-0438.

Very truly yours,

DEAN Y. UCHIDA  
Administrator

c: Maui Land Board Member  
At Large Land Board Member  
Maui District Land Office

8057



'97 10 29 10:39

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

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

October 28, 1997

LD-NAV  
Ref.:2-EA9707.RCM

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

Dear Mr. Blane:

SUBJECT: Review : Application for District Boundary Amendment  
Community Plan Amendment and Zone Change  
Purpose : To obtain land use entitlement for  
approximately two (2) acres to utilize the  
property for business and commercial use  
I.D. Nos.: EA 970007 CPA 970003 and CIZ 970011  
Applicant: Michael Munekiyo AICP, on behalf of, C. Brewer  
Homes, Inc  
Location : Wailuku, Island of Maui, Hawaii  
TMK : 2nd/ 3-5-01: Portion of parcel 33

This is a follow-up to our letter dated October 27, 1997  
(Ref.EA970007), pertaining to the subject matter.

Attached herewith is a copy of our Commission on Water Resource  
Management's comments related to water resources for the proposed  
project.

Should you have any questions, please feel free to contact  
Nicholas A. Vaccaro of the Land Division's Support Services Branch at  
1-808-587-0438 or Mr. Charley Ice of the Commission on Water Resource  
Management at 1-808-587-0251.

Very truly yours,

DEAN Y. UCHIDA  
Administrator

c: Maui Land Board Member  
At Large Land Board Member  
Maui District Land Office

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P. O. BOX 621  
HONOLULU, HAWAII 96809  
OCT 22 1991

MICHAEL D. WILSON  
CHAIRPERSON

ROBERT G. GIRALD  
DAVID A. NOBRIGA  
LAWRENCE H. NIKE  
RICHARD H. X  
HERBERT M. RICH DS.

RAE M. LOUI, P.E.  
DEPUTY

TO: Mr. Dean Uchida, Administrator  
Land Division

FROM: Rae M. Loui, Deputy Director  
Commission on Water Resource Management (CWRM)

SUBJECT: Wailuku 2-acres Business Rezoning

FILE NO.: EA970007

OCT 23 9 27 AM '91  
RECEIVED  
DIVISION OF  
WATER MANAGEMENT

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas which are important for the maintenance of streams and the replenishment of aquifers.

- We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- A Well Construction Permit and a Pump Installation Permit from the CWRM would be required before ground water is developed as a source of supply for the project.
- The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the CWRM would be required prior to use of this source.
- Groundwater withdrawals from this project may affect streamflows. This may require an instream flow standard amendment.
- We recommend that no development take place affecting highly erodible slopes which drain into streams within or adjacent to the project.
- If the proposed project diverts additional water from streams or if new or modified stream diversions are planned, the project may need to obtain a stream diversion works permit and petition to amend the interim instream flow standard for the affected stream(s).
- Based on the information provided, it does not appear that a Stream Channel Alteration Permit pursuant to Section 13-169-50, HAR will be required before the project can be implemented.
- An amendment to the instream flow standard from the CWRM would be required before any streamwater is diverted.
- Any new development that is permitted along a stream that is not yet channelized should be based on the express condition that no streams will be channelized to prevent flooding of the development. Development in the open floodplain should not be allowed; other economic uses of the floodplain should be encouraged.
- OTHER: The water supply source for this project is already overpumping the sustainable yield of the aquifer, and the Commission is considering designating the aquifer as a water management area. If the aquifer is designated, all groundwater withdrawals by the purveyor would be subject to water use permits. The service area would be subject to a declaration of a water shortage or a water emergency. If withdrawals are constrained, uses may be subject to allocation to users by the purveyor.

If there are any questions, please contact Charley Ice at 587-0251.

BENJAMIN J. CAYETANI  
GOVERNOR



NOV 23 1997

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

November 23, 1997

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

Dear Mr. Blane:

Subject: Draft Environmental Assessment for C. Brewer Homes, Inc.  
2.0 Acre Business/Commercial Use, Maui

Thank you for the opportunity to review the subject document. We have the following comments and questions.

1. The subject project will require approximately 11,500 gallons of water per day. This project is located within the boundary of the Iao aquifer. Water use from the aquifer has reached its sustainable yield. The aquifer has also shown increased levels of salinity. Is the source of the water for this project the Iao aquifer? If so, please describe how this project will impact the water quality and quantity of the Iao aquifer. Describe water conservation measures that will be implemented by this project to reduce impacts on water resources in the region.
2. Please discuss the findings and reasons for supporting the FONSI determination based on all 13 significant criteria listed in §11-200-12 of the EIS rules.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,

  
Gary Gill  
Director

c:  Munekiyo and Arakawa, Inc.



December 3, 1997

Gary Gill  
Director  
Office of Environmental Quality Control  
235 South Beretania Street  
Suite 702  
Honolulu, Hawaii 96813

**SUBJECT: Draft Environmental Assessment for C. Brewer Homes, Inc. 2.0  
Acre Business/Commercial Use, Maui**

Dear Mr. Gill:

We have received a copy of your letter dated November 23, 1997 to the County of Maui Planning Department and would like to provide the following response.

With regard to water, the intent of the project is to obtain water from the County of Maui system. We understand that the rolling average withdrawals from the Iao Aquifer are slightly below 20 million gallons per day. However, at the time that water is needed for this project, we acknowledge that we may be faced with possible delays until new sources can be brought on line.

As planning and design for the project proceeds, water conservation measures suggested by the Department of Water Supply will be considered. These include elimination of single pass cooling, utilization of low-flow fixtures and devices, a maintenance program to prevent leaks, use of climate-adapted plants, and automated irrigation systems.

Regarding your comment on the 13 significance criteria noted in Section 11-200-12 of the EIS Rules, we will add wording from the 1986 Rule amendments and discuss applicable findings within the Final EA.

Gary Gill  
December 3, 1997  
Page 2

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

Very truly yours,



Milton Arakawa, Project Manager

MA:tav

cc: Scott Nunokawa, C. Brewer Homes, Inc.

cbh2acrv@gill.fr

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS

GLENN M. OKIMOTO  
BRIAN K. MINAA

IN REPLY REFER TO:  
STP 8.8234

November 7, 1997

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

Dear Mr. Blane:

Subject: C. Brewer 2.0 Acre Commercial Parcel  
Applications for District Boundary Amendment  
Community Plan Amendment, and Change in Zoning  
ID Nos.: EA 970007, CPA 970003, DBA 970006, CIZ 970011  
TMK: 3-5-01: Por. 63

Thank you for your transmittal of September 29, 1997.

With the information provided, we are unable to determine whether the subject request will impact our facilities.

The applicant should be required to prepare a traffic assessment for our review and approval when information becomes available on the commercial uses proposed for the subject property; and to provide traffic mitigation measures, as may be determined to be necessary.

Very truly yours,

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

KAZU HAYASHIDA  
Director of Transportation



December 3, 1997

Mr. Kazu Hayashida  
Director  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

**SUBJECT: C. Brewer 2.0 Acre Commercial Parcel  
Applications for District Boundary Amendment, Community Plan  
Amendment, and Change in Zoning  
TMK:3-5-1:por.63  
STP 8.8234**

Dear Mr. Hayashida:

We have received a copy of your November 7, 1997 letter to the County of Maui Planning Department pertaining to the subject project. On behalf of the applicant, we would like to provide a response.

We would like to note that there were several traffic impact studies which were done at the time that the change in zoning application of the abutting 547 acre Wailuku Project District (now called Kehalani) was being considered in the late 1980's and early 1990's. The Project District zoning (Ordinance No. 2053) took effect on November 8, 1991. There are a number of regional and area-wide traffic improvements as well as periodic updates to traffic studies, which are required as part of the Kehalani zoning approval.

Since we anticipate the construction of improvements on the subject 2.0 acre parcel in conjunction with the development of the abutting commercial development in Kehalani, our intent is to assess the impacts of the commercial development at the time specific building plans and uses are known.

We believe that the regional and area-wide highway planning parameters have been largely addressed through approval of the adjacent 547 acre project district. However, we intend to conduct a future traffic study in order to ensure that appropriate driveway and related access geometrics are provided.

Mr. Kazu Hayashida  
December 3, 1997  
Page 2

If you have any questions, please feel free to call me. Thank you for the opportunity to provide a response.

Very truly yours,



Milton Arakawa, Project Manager

MA:tav

cc: Scott Nunokawa, C. Brewer Homes, Inc.  
cbh2acrw@hayashida.ir



'97 01-7 02:05

**BOARD OF WATER SUPPLY  
COUNTY OF MAUI  
P.O. BOX 1109  
WAILUKU, MAUI, HAWAII 96793-7109  
Telephone (808) 243-7816 • Fax (808) 243-7833**

November 7, 1997

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

Re: I.D.: EA 970007; CPA 970003; DBA 970006; CIZ 970011  
TMK: 3-5-01:063  
Project Name: C. Brewer 2.0 Acre Commercial Parcel

Dear Mr. Blane,

Thank you for the opportunity to review this application. The Board of Water Supply has the following comments.

**Consumption**

Using State standards of 6,000 gallons/day for commercial zoning, water usage would be approximately 11,500 gallons per day, the same as the applicant's estimate.

**Source and System**

This project is served by the Central Maui System. The major source of water for this system is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao Aquifer as of September 1, 1997 were 19.65 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. On August 13, 1997, the State Commission on Water Resource Management (CWRM) elected not to designate Iao Aquifer as a State Groundwater Management Area. However, if rolling annual average withdrawals exceed 20 mgd, CWRM will designate Iao Aquifer. The Department is implementing a plan to mitigate withdrawals. No moratorium is currently in effect. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on line. No guarantee of water is granted or implied as a result of these comments or the approval of the requested changes in community plan, State district, and county zoning. Water availability will be reviewed at the time of application for meter or meter reservation.

Presently, there is no BWS fire protection system serving the site. The applicants state that 12- and 16-inch water mains will be extended to serve the property. The applicants should

contact our engineering division early in the development process to coordinate these required water system improvements. They can be reached at 243-7835.

#### Conservation

To further conserve water resources, the applicant should refer to the attached documents and consider these measures:

**Eliminate Single-Pass Cooling:** Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

**Utilize Low-Flow Fixtures and Devices:** Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

**Maintain Fixtures to Prevent Leaks:** A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

**Use Climate-adapted Plants:** The project site is located in "Maui County Planting Plan" - Plant Zones 3 and 5. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We encourage the applicants to review the attached documents, refer to the Planting Plan, and consider using climate-adapted and salt-tolerant native plants. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

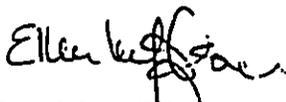
**Prevent Over-Watering By Automated Systems:** Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

#### Water Quality

In order to protect groundwater and surface water resources, BWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration and runoff from all construction and vehicle operations. We have attached sample BMPs for principle operations and a list of references. Additional information is available from the State Department of Health.

If you need more information, please contact our Water Resources and Planning Division anytime at (808) 243-7199.

Sincerely,

  
David Craddick  
Director

wef

**attachments:**

**"The Costly Drip"**

**"Some of Maui's Native and Polynesian Plants"**

**"Hawaiian Alien Plant Studies - Pest Plants of Native Hawaiian Ecosystems"**

**Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code,  
pertaining to the plumbing code"**

**"XERISCAPE - Water Conservation through Creative Landscaping"**

**"A Checklist for Water Conservation Ideas for Cooling"**

**"A Checklist for Water Conservation Ideas for Commercial Buildings"**

**References for Further Reading from "The Megamanual - Nonpoint Source Management  
Manual." Commonwealth of Massachusetts**

**Selected BMPs from "Guidance Specifying Management Measures For Sources of Nonpoint  
Pollution In Coastal Waters." U.S. EPA.**

**"Fire Flow" - Hawaii Insurance Bureau, 1991**

**"Guide for Determination of Required Fire Flow" - Insurance Service Office, 1974**

LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director



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

BRIAN HASHIRO, P.E.  
Highways Division

Solid Waste Division

COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

November 6, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING  
FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE  
MANAGEMENT  
SUBJECT: ENVIRONMENTAL ASSESSMENT; COMMUNITY PLAN AMENDMENT;  
DISTRICT BOUNDARY AMENDMENT; CHANGE IN ZONING  
C. BREWER HOMES, TMK (2) 3-5-001:063  
EA 97/007; CPA 97/003; DBA 97/006; CIZ 97/011

We reviewed the subject submittal and have the following comments.

1. This proposed site abuts future major collector streets (Kuikahi Drive and Waiale Road). Direct vehicular accesses from this lot onto these streets through driveways may not be permitted. The applicant should discuss driveway access with the Engineering Division. Lot consolidation with the adjacent business zoned lot may improve access to subject parcel.
2. A detailed and final drainage report and a Best Management Practices Plan (BMP) will be required to be submitted and approved with the grading plans prior to approval of development. The drainage report should include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui" and should provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The BMP plan shall show the location and details of structural and non-structural measures to control erosion and sedimentation to the maximum extent practicable.

If you have any questions, please call David Goode at 243-7845.

DG:co/mt

xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation

S.LUCAICZMIC.BRE



December 3, 1997

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

**SUBJECT: C. Brewer 2.0 Acre Commercial Parcel**  
**Applications for District Boundary Amendment, Community Plan**  
**Amendment, and Change in Zoning**  
**EA 97/007; CPA 97/003; DBA 97/006; CIZ 97/011**

Dear Mr. Jencks:

We have received a copy of your November 6, 1997 memorandum to David Blane pertaining to the subject project. On behalf of the applicant, we would like to provide a response.

With regard to the issue of driveway access, we intend to develop the subject parcel in conjunction with the abutting commercial lands within the Kehalani Project District. We intend to discuss the issue with the Engineering Division at the time specific building plans and uses are known.

A detailed and final drainage report and a Best Management Practices Plan will be submitted with the grading plans for the development.

If you have any questions, please feel free to call me. Thank you for the opportunity to provide a response.

Very truly yours,

Milton Arakawa, Project Manager

MA:tav

cc: Scott Nunokawa, C. Brewer Homes, Inc.

cbn2acres@jencks.ir



'97 NOV 10 P3:38

November 5, 1997

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

Dear Mr. Blane:

Subject: C. Brewer 2.0 Acre Commercial Parcel  
EA 970006 (TMK: 3-5-001: 063, Wailuku, Maui)

Thank you for allowing us to comment on the subject project.

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

MECO encourages that the project's consultant meet with us as soon as practical so that we may plan for the project's electrical requirements.

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

Sincerely,

Edward Reinhardt  
Manager, Engineering

ER/fo:lh



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

'97 NOV 24 12:57

BENJAMIN C  
SEI  
BRADLEY A  
DEP  
DIRECTOR, OFFICE OF

Tel.: (808) 586-1111  
Fax: (808) 586-1112

Ref. No. P-7023

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

November 5, 1997

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

Dear Mr. Blane:

**Subject: Applications for District Boundary Amendment (DBA 970006), Community Plan Amendment (CPA 970003), and Change in Zoning (CIZ 970011), Business/Commercial Use for a Two-Acre Parcel at Wailuku, Maui, Hawaii (TMK 3-5-01; por. 63)**

The Office of Planning (OP) has reviewed the applications by C. Brewer Homes, Inc. (applicant) for a State Land Use Boundary Amendment, Community Plan Amendment, and Zoning Change. The proposed land use changes would reclassify a remnant 20-acre parcel in Wailuku, Maui, from the Agricultural District to the Urban District and designate under County zoning and the Wailuku-Kahului Community Plan, business/commercial uses for the property. The approximate 2-acre parcel (1.922 acres) was formerly under sugar cane cultivation and is immediately adjacent to the master-planned community of Kehalani. The 547-acre master-planned community of Kehalani was reclassified from the Agricultural District to the Urban District for residential and commercial uses by the Land Use Commission in 1990 (Docket No. A89-642/C. Brewer Properties). At that time, the Kuikahi Drive Extension formed the boundaries of the reclassification. After the reclassification, the County proposed realignment of Kuikahi Drive to create a 90-degree intersection with Waiale Road and a future roadway. The realignment cut into the Agricultural District, resulting in the creation of the remnant 2-acre parcel.

The applicant's references to the Land Use Commission Rules, Chapter 15-15, Hawaii Administrative Rules (HAR) should reflect the current Urban District Standards under Chapter 15-15-18, HAR. Chapter 15-15, HAR, was amended on August 16, 1997.

The Boundary Amendment, Community Plan Amendment, and Zoning Change proposed will incorporate the remnant parcel with the adjacent Urban District and the commercial uses proposed for the Kehalani community. Therefore, we have no objections to the request.

Mr. David W. Blane  
Page 2  
November 5, 1997

Thank you for providing us the opportunity to comment on the proposed amendments. If you have any questions, please feel free to contact Judith Henry at 587-2803.

Sincerely,



Rick Egged  
Director  
Office of Planning

cc: Esther Ueda, LUC

# ***References***

---

### References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

County of Maui, The General Plan of the County of Maui, September 1990 Update.

County of Maui, Maui County Police Department - Annual Report, 1992.

County of Maui, Wailuku-Kahului Community Plan, December 1987.

County of Maui, Office of Economic Development and Maui Economic Development Board, Inc., Maui County Data Book, December 1994.

GMP Associates, Inc., Final Environmental Assessment for the Waiale Drive, Mahalani Street, and Imi Kala Street Extensions, Wailuku, Maui, Hawaii, April 1995.

Michael T. Munekiyo Consulting, Inc. and Parsons Brinckerhoff Quade & Douglas, Inc., Traffic Master Plan for C. Brewer Properties - Executive Summary and Technical Appendix, April 1991.

Michael T. Munekiyo Consulting, Inc., Wailuku Project District No. 3 - Project District Development Approval Application (Phase II), December 1991.

Munekiyo & Arakawa, Inc., Final Environmental Assessment - Maui Central Park Roadway, Papa Avenue Extension and Related Drainage Improvements, May 1995.

Parsons Brinckerhoff Quade & Douglas, Inc., Traffic Impact Report - Wailuku Project District - Phase 1, Final, April 1994.

R.M. Towill Corporation, Maui Public Facilities Assessment, Final, August 17, 1992.

State of Hawaii, Office of State Planning, The Hawaii State Plan, 1991.

Wilson Okamoto & Associates, Inc., Maui Community Plan Update Infrastructure Assessment, September 1992.

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

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

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

# ***Appendix A***

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## ***Drainage Letter Report***



**WARREN S. UNEMORI ENGINEERING, INC.**

Civil & Structural Engineers • Land Surveyors

Wells Street Professional Center • 2145 Wells Street, Suite 403 • Wailuku, Maui, HI 96793

TEL: (808) 242-4403

FAX: (808) 244-4856

August 7, 1997

Mr. Jim Herberg  
C. Brewer Homes, Inc.  
90 Waiko Road  
Wailuku, Hawaii 96793

Dear Mr. Herberg:

Subject: Wailuku Project District Module C11(b)  
Wailuku, Maui, Hawaii  
TMK: (2) 3-5-01: Por. of 63

We have examined the potential impact that development of Module C-11(b) in the Wailuku Project District might have on drainage conditions in the area and determined that construction of the appropriate improvements already described in the current Wailuku Project District Drainage Master Plan will mitigate any adverse impact attributable to commercial development of the site.

Our analysis indicates that a change in land use from agricultural to business/commercial would increase storm runoff from the 1.9 acre site from 1.6 cfs to 7.8 cfs -- an increase of approximately 6.2 cfs. (See attached calculations.) The small increase in runoff produced by the proposed land use change is quite manageable, and has already been accommodated in the Drainage Master Plan developed for the Wailuku Project District. Under the current plan, runoff from C11 will be intercepted onsite and conveyed via an underground storm drain system to the storm-water detention basin at the corner of Waiale Road and Olomea Street. The runoff accumulated in this basin will then be slowly released into the 72-inch diameter County drainline which runs along Waiale Road and Lower Main Street and discharges into Iao Stream. Construction of these improvements will effectively mitigate any potential adverse impact that development of the C11(b) site may pose to drainage conditions in the area.

Very truly yours,

Darren Unemori, P.E.

enc.

cc: Milton Arakawa, Munekiyo & Arakawa

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WAILUKU PROJECT DISTRICT MODULE C11(B)  
PRE- AND POST-DEVELOPMENT RUNOFF VOLUME CALCULATION

Site conditions:

10 year - 1 hour rainfall,  $i_{10} = 2.1$  inches/hour †

Area,  $A = 1.922$  Acre

Pre-Development Runoff:

Pre-Development Runoff Coefficient,  $C_{PRE} = 0.25$

Time of concentration,  $T_c = 22$  min.

==> Rainfall intensity,  $I_{PRE} = 3.3$

Pre-Development Runoff Volume,  $Q_{PRE}$

=  $C_{PRE} \times I_{PRE} \times A$

=  $0.25 \times 3.3 \times 1.922$

= 1.6 cfs

Post-Development Runoff:

Post-Development Runoff Coefficient,  $C_{POST} = 0.80$

Time of concentration,  $T_c = 6$  min.

==> Rainfall intensity,  $I_{POST} = 5.1$

Post-Development Runoff Volume,  $Q_{POST}$

=  $C_{POST} \times I_{POST} \times A$

=  $0.80 \times 5.1 \times 1.922$

= 7.8 cfs

† Ref. Weather Bureau, U.S. Department of Commerce, Technical Paper No. 43: Rainfall Frequency Atlas of the Hawaiian Islands, Washington, D.C., 1962, p. 19, Figure 18.