



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
TELEPHONE (808) 243-7816 • FAX (808) 243-7833

RECEIVED

'99 MAY 26 18:54

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

May 24, 1999

Mr. Gary Gill
Interim Director
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

Re: **FINDING ON SIGNIFICANT IMPACT FOR
WAIEHU KOU OFFSITE WATER SYSTEM IMPROVEMENTS
TMK 3-3-2:POR. 1, POR. 28
WAIEHU, MAUI, HAWAII**

The County of Maui, Department of Water Supply has reviewed the comments received during the 30-day public comment period which began on April 8, 1999. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the June 8, 1999 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the Final EA. The project summary in the publication form is being transmitted to you by e-mail. Please call me if you have any questions.

Sincerely,

David R. Craddick
Director

MF:as
Enclosures

"By Water All Things Find Life"

58
Printed on recycled paper



JUN 8 1999

FILE COPY

1999-06-08-MA-~~FEA-~~

Final Environmental Assessment

*** WAIEHU KOU OFF-SITE WATER SYSTEM IMPROVEMENTS ***

Prepared for:

**Maui School
Development Partnership**

June 1999



***Final Environmental
Assessment***

**WAIEHU KOU
OFF-SITE WATER
SYSTEM IMPROVEMENTS**

Prepared for:

**Maui School
Development Partnership**

June 1999



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	6
A. PHYSICAL ENVIRONMENT	6
1. Surrounding Land Uses	6
2. Climate	6
3. Topography and Soil Characteristics	7
4. Flood and Tsunami Hazard	10
5. Flora and Fauna	10
6. Air Quality	13
7. Noise	13
8. Scenic and Open Space Resources	13
9. Archaeological Resources	14
B. SOCIO-ECONOMIC ENVIRONMENT	14
1. Population	14
2. Economy	14
C. PUBLIC SERVICES	15

1.	Police and Fire Protection	15
2.	Health Care	15
3.	Solid Waste	15
4.	Recreation Resources	16
5.	Schools	16
D.	INFRASTRUCTURE	16
1.	Roadways	16
2.	Water	17
3.	Wastewater	18
4.	Drainage	18
5.	Electrical System	18
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES	19
A.	IMPACTS TO THE PHYSICAL ENVIRONMENT	19
1.	Surrounding Uses	19
2.	Topography and Soil Characteristics	19
3.	Flora and Fauna	19
4.	Air Quality and Noise	20
5.	Scenic and Open Space Resources	20
6.	Archaeological Resources	21
B.	IMPACTS TO COMMUNITY SETTING	21
1.	Population and Local Economy	21
2.	Agriculture	21

C.	IMPACTS TO PUBLIC SERVICES	22
1.	Public Services	22
2.	Solid Waste	22
D.	IMPACTS TO INFRASTRUCTURE	22
1.	Roadways	22
2.	Water	22
3.	Wastewater	23
4.	Drainage	23
IV.	RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS	24
A.	STATE LAND USE DISTRICTS	24
B.	MAUI COUNTY GENERAL PLAN	24
C.	WAILUKU-KAHULUI COMMUNITY PLAN	26
D.	COUNTY ZONING	26
E.	COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES	28
1.	Recreational Resources	28
2.	Historical/Cultural Resources	29
3.	Scenic and Open Space Resources	30
4.	Coastal Ecosystems	31
5.	Economic Uses	31
6.	Coastal Hazards	32
7.	Managing Development	33

8.	Public Participation	34
9.	Beach Protection	34
10.	Marine Resources	35
V.	SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	37
A.	UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS	37
B.	ALTERNATIVES TO THE PROPOSED ACTION	37
1.	Alternative A	37
2.	Alternative B	37
C.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	38
VI.	FINDINGS AND CONCLUSIONS	39
VII.	AGENCIES CONTACTED PRIOR TO OR DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT	43
VIII.	LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS	50
	REFERENCES	i
	LIST OF FIGURES	
1	Regional Location Map	2
2	Site Plan	3
3	Soil Association Map	8
4	Soil Classifications Map	9
5	ALISH Designations	11
6	Flood Insurance Rate Map	12
7	State Land Use District Classifications	25
8	Wailuku-Kahului Community Plan Map	27

atawaihukouea.rpt

Preface

Maui School Development Partnership, in coordination with the State of Hawaii, Department of Hawaiian Home Lands and County of Maui, Department of Water Supply, proposes to construct a 500,000 gallon storage tank and associated improvements and appurtenances in Waiehu, Maui, Hawaii. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Hawaii 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 project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The applicant for the project is Maui School Development Partnership. The proposed project involves the construction of a 500,000 gallon water storage tank and associated improvements and appurtenances at Waiehu, Maui, Hawaii. The proposed improvements would be located on lands designated as TMK 3-3-2: por.1, por.28. See Figure 1. The State of Hawaii, Department of Hawaiian Home Lands and the County of Maui, Department of Water Supply will be participating as funding parties in the project.

The project site is located adjacent to the existing 300,000 gallon Department of Water Supply Waiehu Heights tank. The County's Waiehu Wells are also located adjacent to the existing tank. The existing tank and wells are located on a 57,978 square feet (1.331 acre) parcel (TMK 3-3-2:28). Surrounding this parcel is a broad expanse of macadamia orchards located on TMK 3-3-2:1, which comprises 1,531.574 acres.

Land designated as TMK 3-3-2:1 is owned by Wailuku Agribusiness Company, Inc., while TMK 3-3-2:28 is owned by the County of Maui.

B. PROPOSED ACTION

The proposed project consists of a 500,000 gallon water tank and appurtenant waterlines to connect with the adjacent Waiehu Heights water tank and wells. See Figure 2. The lowest and highest water levels for the new tank will be the same as the existing tank, at 347 and 362 feet above mean sea level, respectively. Under normal operating conditions, the two (2) tanks will provide 800,000 gallons of storage capacity.

The proposed tank straddles the existing property line of TMK 3-3-2:28.

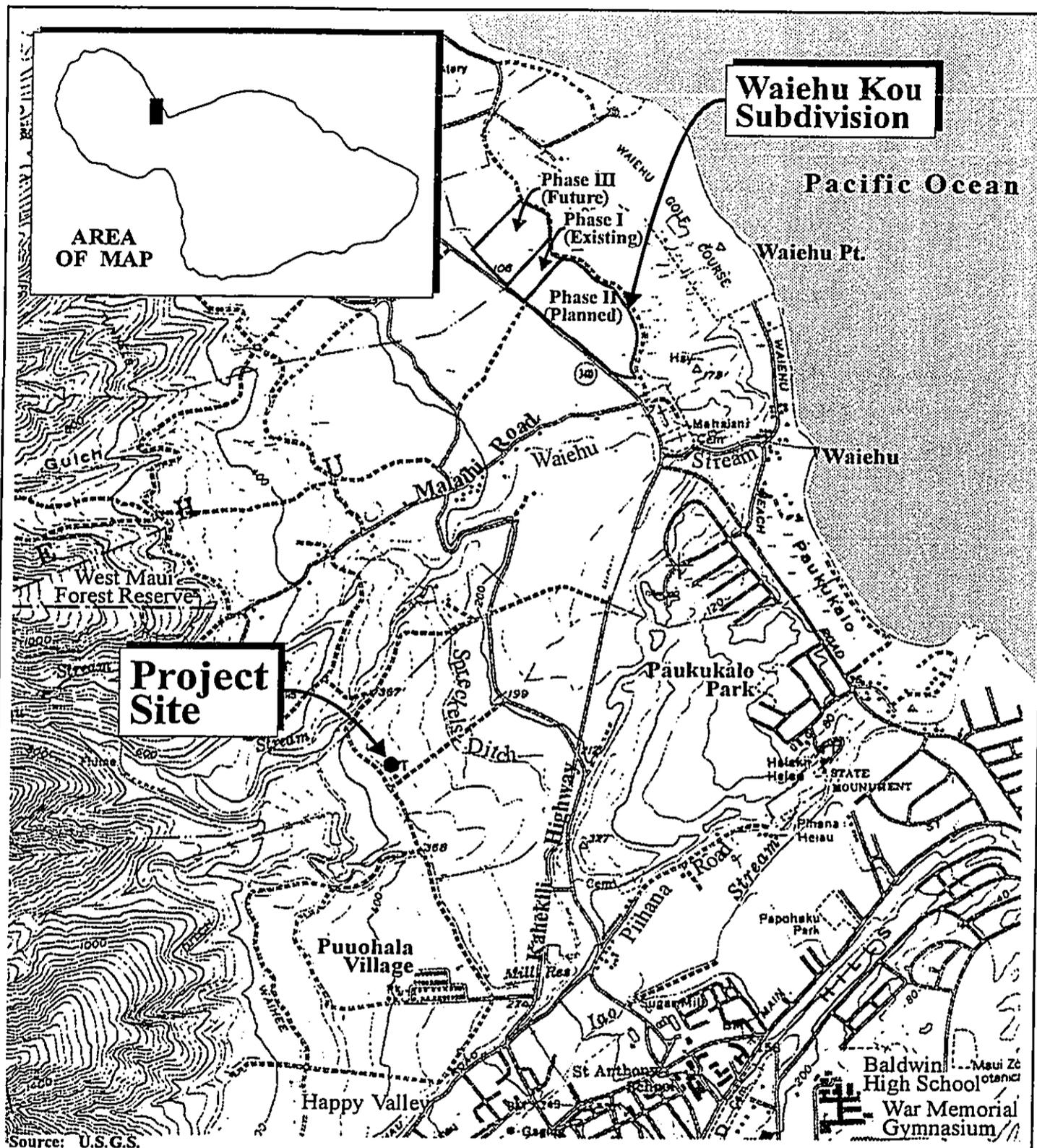
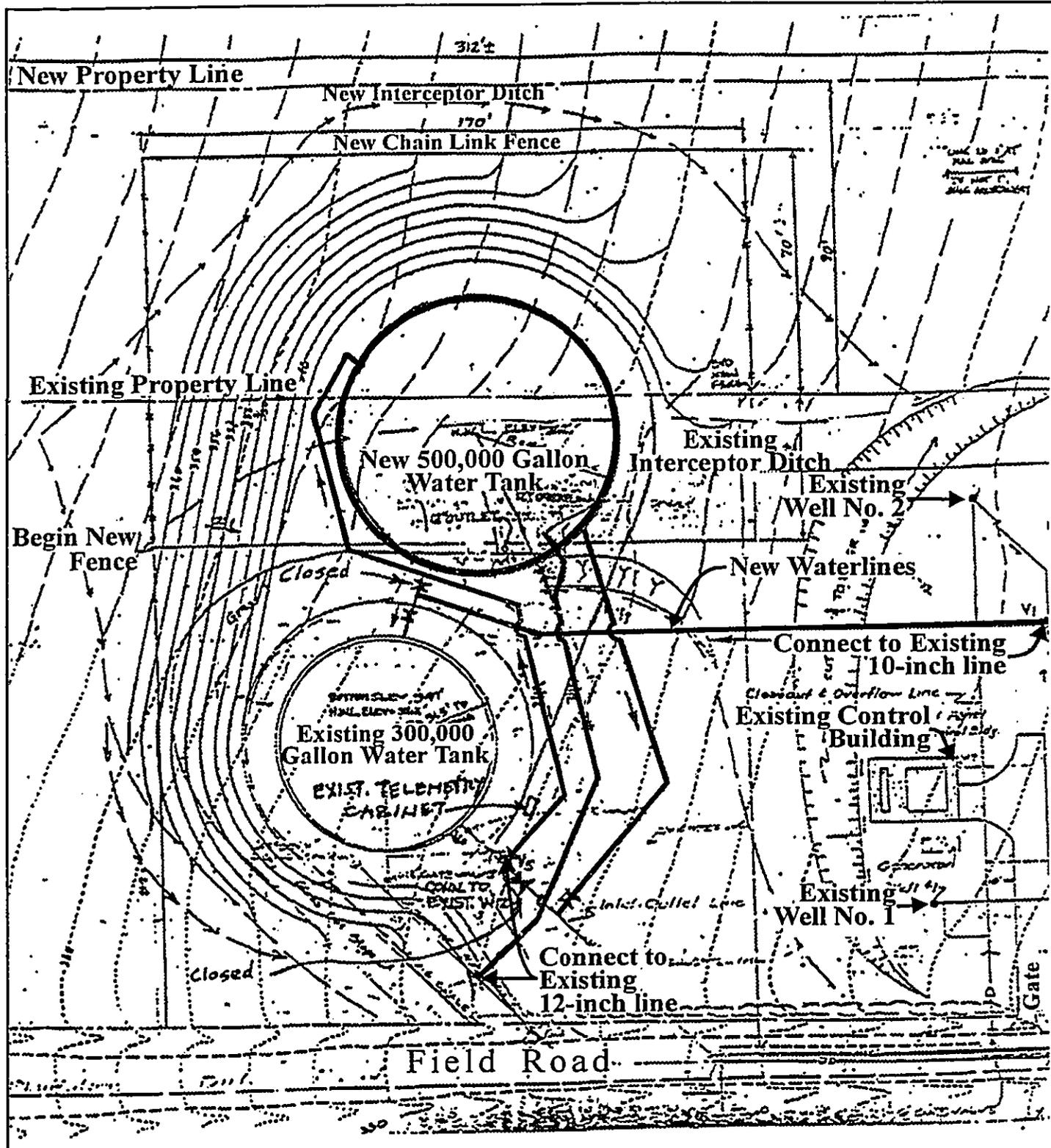


Figure 1 Waiehu Kou Off-Site Water System Improvements Regional Location Map



Prepared for: Maui School Development Partnership



Source: Austin, Tsutsumi & Associates, Inc.

Figure 2

Waiehu Kou Off-Site Water
Improvements
Site Plan



Prepared for: Maui School Development Partnership

Additional land area of approximately 28,080 square feet from TMK 3-3-2:1 is required for the project. The land is intended to be purchased from Wailuku Agribusiness Company, Inc. and dedicated to the County of Maui.

Ten- (10-) and 12-inch waterlines and valves are proposed to link the existing wells, the existing tank and the proposed tank. The existing interceptor ditch is proposed to be rerouted around the new water tank site. Fencing is proposed to be continued around the new water tank. The proposed water tank and all proposed improvements associated with the project would be located either on TMK 3-3-2:28 or within the aforementioned 28,080 square feet addition. The project site, therefore, is approximately 86,058 square feet in area (57,978 square feet plus 28,080 square feet).

The new water tank is proposed to be constructed with cast-in-place concrete with a flat concrete roof. The tank will be painted to complement its surroundings. Estimated construction cost is approximately \$1.0 million.

The purpose of the proposed improvements is to provide additional storage capacity for the region, in particular for Phases 2 and 3 of the Waiehu Kou residential subdivision.

In terms of context, Phase I of the Waiehu Kou subdivision was developed in 1993 and contains 39 Hawaiian homestead lots. Refer to Figure 1. Two (2) parcels, one (1) north and one (1) south of the subdivision were purchased by the Department of Hawaiian Home Lands (DHHL) from Wailuku Agribusiness Company, Inc. in 1997. The southern parcel is identified as Phase II and the northern parcel is identified as Phase III. Phase II, currently in the design development stage, would

consist of 110 single family lots, a 2-acre open lot for future commercial use, and a 2-acre park. Phase II is being developed by Maui School Development Partnership on behalf of DHHL. Although 80 single family lots are contemplated for Phase III, this site will remain planted in macadamia nuts for the foreseeable future.

An approximately 200,000 gallon storage capacity is required for Phases II and III of Waiehu Kou. Funds for this portion of the project will be provided by DHHL. The additional increment of funds to increase storage capacity to 500,000 gallons will be provided by the Department of Water Supply. Since State and County funds are involved in the development of the water system improvements, this EA has been prepared in accordance with Chapter 343, Hawaii Revised Statutes, with the Department of Water Supply as the approving agency.

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The project site is located in Waiehu, Maui, Hawaii. The existing 300,000 gallon Waiehu Heights water tank and wells are located adjacent to the project site. The project site and existing water tank and wells are surrounded on all four (4) sides by macadamia orchards.

Puuohala Village is located approximately 0.6 mile to the south of the project site. Wailuku Town is located about 1.3 miles to the southeast. The Waiehu Terrace residential development is located approximately 0.5 mile to the east of the project site. The Waiehu Kou development is located approximately 1.3 miles to the northeast. The town of Waihee is located approximately 1.7 miles to the north. To the west of the site beyond the macadamia nut fields are the West Maui Mountains.

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 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 in the Waihee-Waiehu area ranges from 30 to 40 inches per year. Winds in the region are predominantly out of the north-northeast and northeast.

3. *Topography and Soil Characteristics*

The average slope in the vicinity of the project site is approximately 11 percent. Elevations at the proposed water tank site range from 348 feet to 358 feet above sea level.

Underlying the project site are soils of the Pulehu-Ewa-Jaucas association. See Figure 3. The soils belonging to this association characteristically are deep, nearly level to moderately sloping, well-drained and excessively drained soils that have a moderately fine textured to coarse textured subsoil or underlying material; on alluvial fans and basins.

The specific soil type found underlying the project site is Wailuku silty clay, 7 to 15 percent slopes (WvC). See Figure 4. In representative profile, the surface layer is dark reddish brown silty clay that has a subangular blocky structure. Permeability is moderate. Runoff is slow to medium and the erosion hazard is slight to moderate.

The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawaii (ALISH). The ALISH system classifies lands into "Prime", "Unique" and "Other Important Agricultural Land". The remaining lands are "Unclassified". Utilizing modern farming methods, "Prime" agricultural lands have the soil quality, growing season and moisture supply need to produce sustained crop yields

LEGEND

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

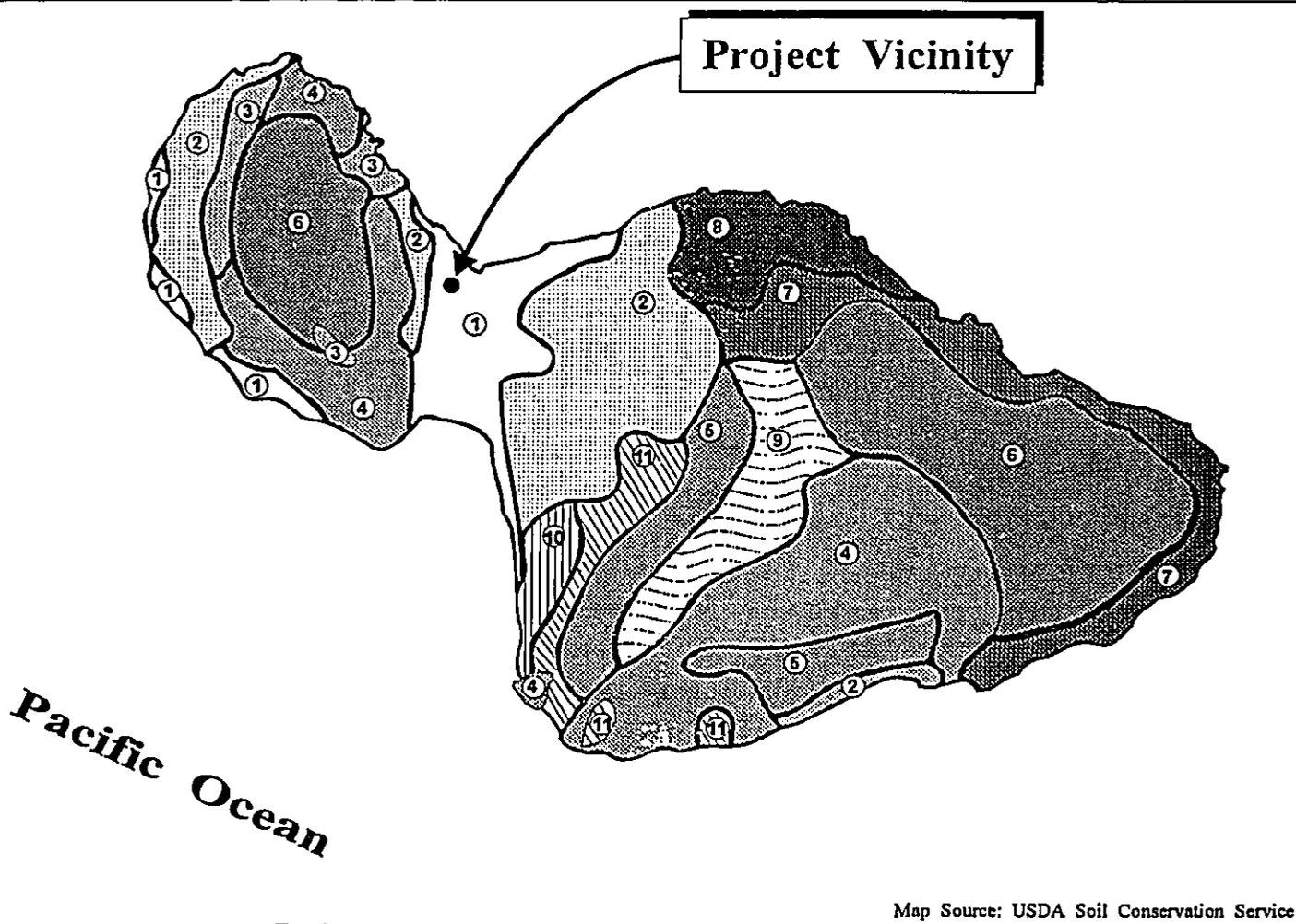


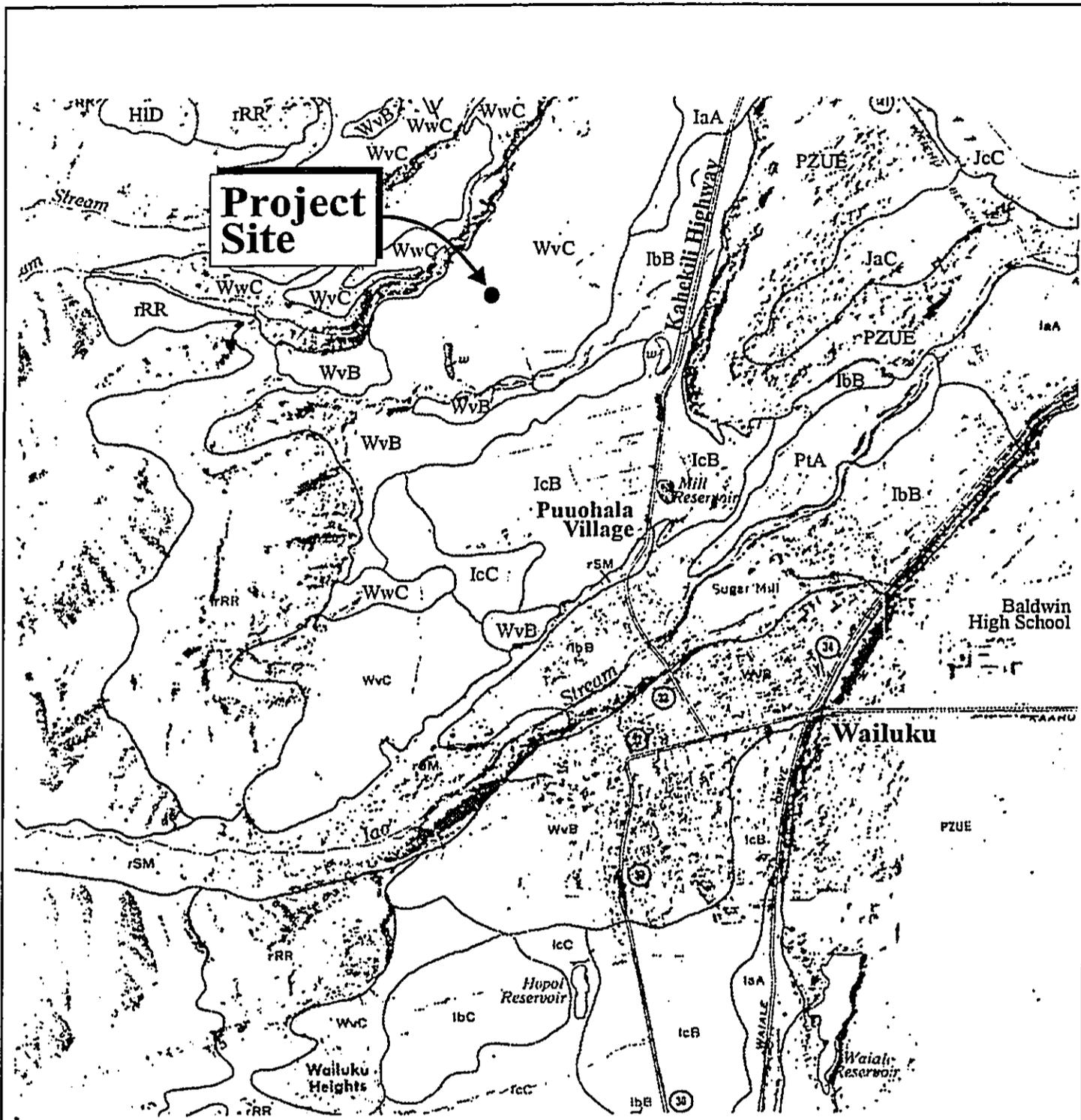
Figure 3

**Waiehu Kou Off-Site Water
System Improvements
Soil Association Map**



Prepared for: Maui School Development Partnership

NOT TO SCALE



Source: U.S. Department of Agriculture

Figure 4

Waiehu Kou Off-Site Water System Improvements
Soil Classifications Map



Prepared for: Maui School Development Partnership

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 Land" includes those which have not been rated as "Prime" or "Unique". As indicated by the ALISH map, the land encompassing the proposed project falls within the "Prime" category. See Figure 5.

The Land Study Bureau's Detailed Land Classification rates the agricultural suitability of soils. A five (5) class productivity rating is applied using the letters A, B, C, D, and E, with "A" representing lands of the highest productivity, or very good, and "E" the lowest, or very poorly suited for agricultural production. The Land Study Bureau identifies the land within the project site as "B".

4. **Flood and Tsunami Hazard**

The proposed 500,000 gallon water tank site is located within Zone "C" as determined by the Flood Insurance Rate Map (FIRM) for this region. See Figure 6. Zone "C" is an area of minimal flooding.

5. **Flora and Fauna**

The project site is located on land within the State Agricultural District. Vegetation in the area include predominantly macadamia nut trees. Formosan koa, ironwood, Christmas berry as well as lowlying grasses and weeds are also present in the vicinity. There are no known rare, endangered or threatened species of plants within or surrounding the project site.

The region's wildlife includes introduced avifauna such as the spotted dove, Zebra dove, Common myna, Japanese white-eye,

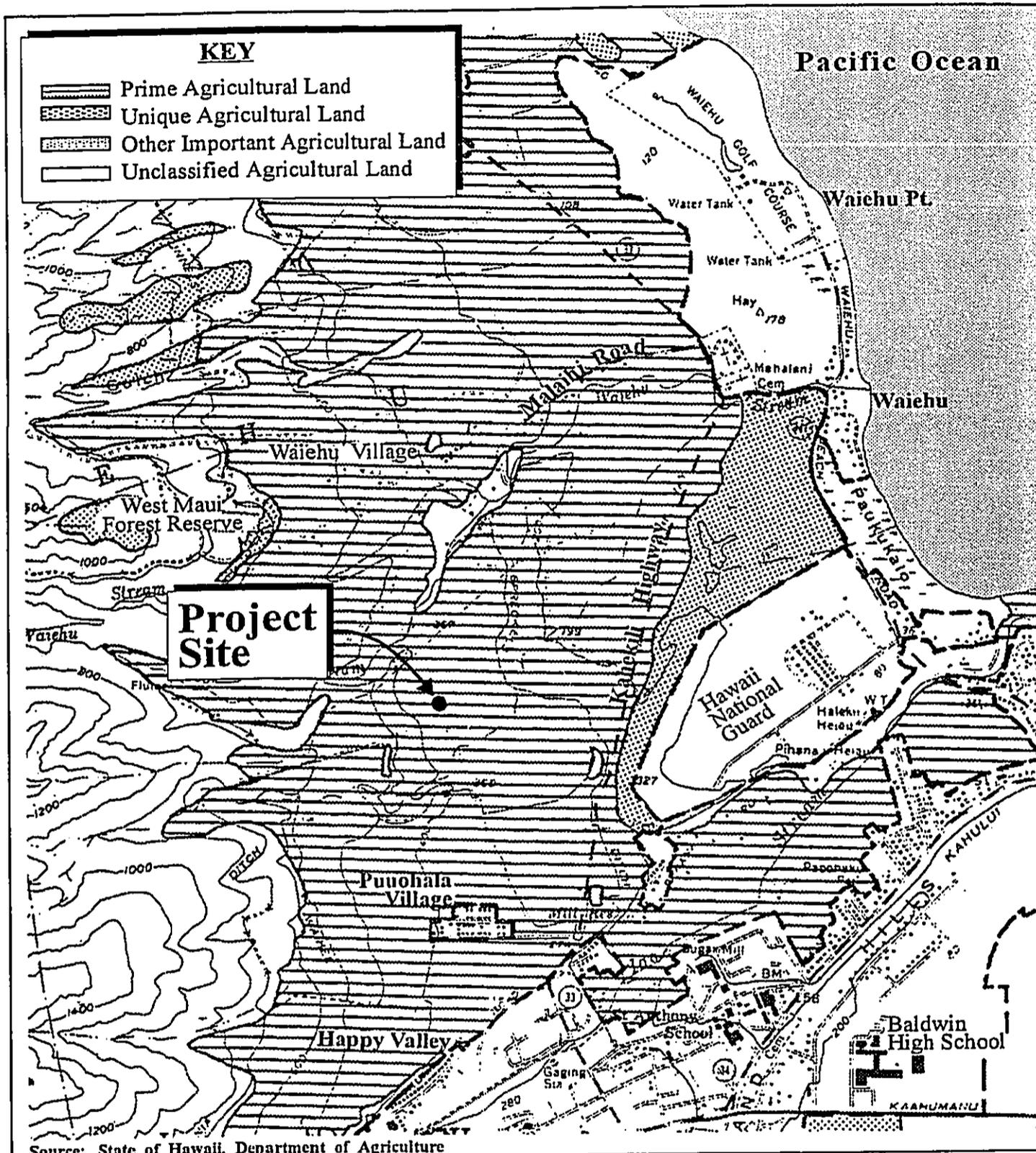
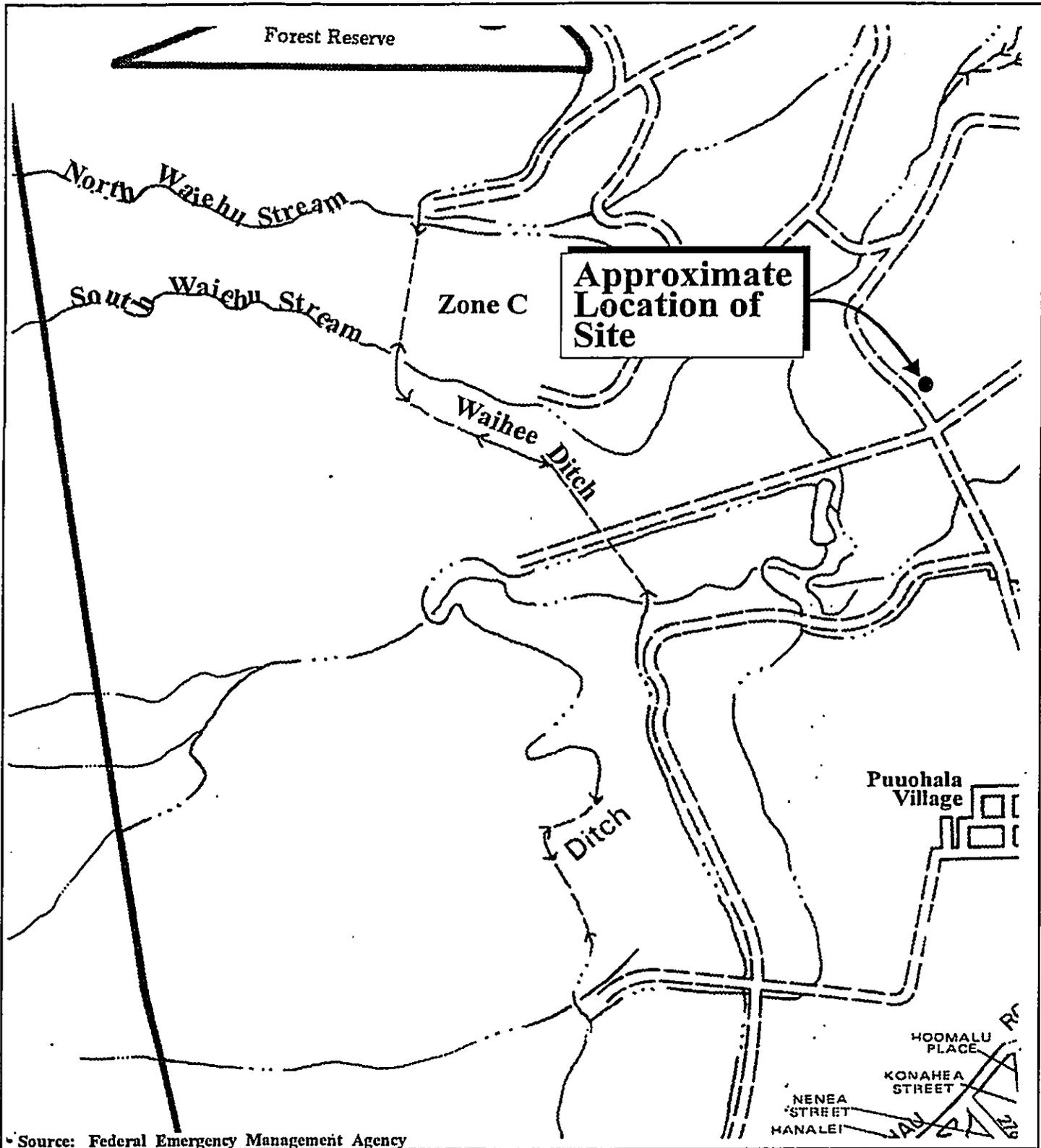


Figure 5

Waiehu Kou Off-Site Water System Improvements
ALISH Designations



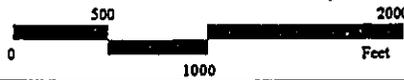
Prepared for: Maui School Development Partnership



Source: Federal Emergency Management Agency

Figure 6

Waiehu Kou Off-Site Water System Improvements
Flood Insurance Rate Map



Prepared for: Maui School Development Partnership

House Finch, and Nutmeg Mannikin. Fauna commonly found in the area include the small Indian mongoose, cats and House Mouse. There are no known endangered or threatened species of plants within or adjacent to the project site.

There are no wetlands located within or in the near vicinity of the project site.

6. **Air Quality**

There are no point sources of airborne emissions in the immediate vicinity of the project site. Non-point sources such as automobile emissions are also not significant to generate high concentration of pollutants. Since the project site is surrounded on all sides by macadamia orchards, the area is subject to occasional dust and equipment emissions associated with agricultural activities. The relatively high quality of air can also be attributed to the region's exposure to winds which quickly disperse concentrations of emissions.

7. **Noise**

Ambient noise conditions are generally attributable to natural conditions such as wind and rain. The intermittent use of the electric pump for the Waiehu Heights well may provide some background noise. Vehicular noise levels in proximity of the project site are also very minimal.

8. **Scenic and Open Space Resources**

There are no notable features within the immediate proximity of the project site and the site is not considered unique in terms of visual resource value.

9. Archaeological Resources

The project site has been previously disturbed through use of the property as a water tank site and macadamia nut orchard. Prior to the establishment of macadamia nuts, the site was cultivated in sugar cane.

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 about 100,504, a 41.9 percent increase over the 1980 population of 70,847. Growth in the County is expected to continue, with resident population projections to the year 2000 and 2010, estimated to be 124,560 and 145,870, respectively (Community Resources, Inc., 1994).

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

2. Economy

The Wailuku region is the island's center of governmental activities as well as a focal point for professional and business services. The Kahului region is the island's center of commerce. The Wailuku-Kahului region encompasses a broad range of commercial, service and governmental activities. In addition, the region is surrounded by significant agricultural acreages which include macadamia nut orchards, sugar cane fields, and pineapple

fields. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar (HC&S) and Wailuku Agribusiness Company, Inc., 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.

Fire prevention, suppression, and protection services for the Wailuku-Kahului region are provided by the County Department of Fire Control's Wailuku Station, located in Wailuku Town, as well as the Kahului Station located on Dairy Road.

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 194-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 Waihee Beach Park, Waiehu Golf Course, Keopulani Park, Iao Valley State Park, the Wailuku Community Center, Wells Park, and Papohaku Park.

5. **Schools**

The Wailuku-Kahului region is served by the State Department of Education's public school system as well as several privately operated schools accommodating elementary, intermediate and high school students. Department of Education facilities in the Wailuku-Kahului area include Lihikai and Kahului Schools (Grades K 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 and Waihee Elementary Schools (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 Wailuku-Kahului region is served by a roadway network which includes arterial, collector and local roads. Major roadways include Kaahumanu Avenue, the principal linkage between Wailuku and

Kahului, Lower Main/Kahului Beach Road, Hana Highway, and Puunene Avenue.

Kahekili Highway is the main access roadway from Waihee Town to Wailuku. Waiehu Beach Road also provides a link from Kahekili Highway to the Lower Main/Kahului Beach Road area.

Access to the existing Waiehu Heights tank and well is via an existing Wailuku Agribusiness field road which extends to Puuhala Place which is the main access road to Puuhala Village. Puuhala Place then links with Kahekili Highway.

2. Water

Water for Central Maui is provided by the Waiehu Wells, located adjacent to the project site, Waihee Wells, and at Mokuhaui in Iao Valley. These wells draw water from the Iao Aquifer.

The Department of Water Supply recently developed two (2) new deep wells in North Waihee. With the completion of a 24-inch transmission main and 1 million gallon storage tank in North Waihee, water is pumped from the heretofore undeveloped North Waihee aquifer to the Central Maui system.

A 12-inch transmission line was recently installed from the end of the 12-inch line on Kahekili Highway at Kohomua Street of the Waiehu Kou Subdivision - Phase I to Waihee Village. As a result, the Waiehu Kou area can be fed from both the Iao and Waihee Well sources.

Storage for the Waiehu and Waihee communities is being provided

by the 300,000 gallon Waiehu Heights tank at an elevation of 350 feet, located adjacent to the project site. The 1 million gallon North Waihee tank at an elevation of 400 feet also provides water storage for this region.

3. **Wastewater**

Domestic wastewater generated in the Wailuku-Kahului region is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility located one-half mile south of Kahului Harbor. The design capacity of the facility is 7.9 million gallons per day.

4. **Drainage**

Runoff from the proposed project area drains generally in a mauka to makai direction (generally west to east) through the existing macadamia orchards. There are no improved drainage facilities at the project site or immediate surrounding areas.

5. **Electrical System**

Electricity to the project site is provided by Maui Electric Company, Inc. via overhead poles.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Uses

The additional land area needed for the new water tank and related appurtenances is approximately 28,080 square feet. The proposed project is located adjacent to the existing Waiehu Heights water tank and wells which occupies a site of 57,978 square feet.

The proposed project would be located adjacent to an already established water tank site. Moreover, the site is surrounded by significant acreages of macadamia orchards. The proposed project is not anticipated to have significant adverse effects on surrounding land uses.

2. Topography and Soil Characteristics

The bottom elevation of the proposed water tank is intended to match the existing tank. Finished contours of the proposed tank site are intended to match the existing tank site. Drainage is intended to be rerouted around the proposed tank site via an interceptor ditch. The proposed project should not result in adverse effects upon topography and soil parameters.

3. Flora and Fauna

The project site contains overgrown vegetative cover on the existing water tank sites as well as within the macadamia nut orchard. The proposed action does not adversely affect the botanical character of the immediate surrounding environs.

There are no known significant habitats or rare, endangered or threatened species of flora, fauna, or avifauna at the project site.

As such, the proposed action will not result in an adverse impact to this component of the natural environment.

4. **Air Quality and Noise**

Air quality impacts attributed to the project will include dust generated by short-term construction-related activities. Site work such as clearing and grubbing, for example, will generate air-borne particulates. Dust control measures, such as regular watering and sprinkling, will be implemented, as warranted, to minimize wind-blown emissions.

Once the project is completed, project-related vehicular traffic will generate automotive emissions. Security and maintenance inspections are conducted by the Department of Water Supply's employees on an intermittent basis for the existing tank and wells. Any increase in vehicular trips due to the proposed tank is likely to be minimal. Project-related emissions are not expected to adversely impact local and regional ambient air quality conditions.

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

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

5. **Scenic and Open Space Resources**

The proposed water tank and appurtenances will be constructed in

the middle of a macadamia orchard that is part of a parcel which encompasses over a thousand acres. Proposed waterlines would be located underground and would have no impact on visual resources. The proposed project is not anticipated to affect the open space and scenic character of the area.

6. **Archaeological Resources**

The existing water tank parcel and adjacent land used for macadamia nut cultivation has been previously graded, plowed and disturbed.

Should any cultural remains be identified during construction, work in the immediate vicinity will be stopped and the State Historic Preservation Division (SHPD) will be consulted to establish appropriate mitigation strategy.

B. IMPACTS TO COMMUNITY SETTING

1. **Population and Local Economy**

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

The proposed project will provide additional water storage capacity and fire protection services for the area.

2. **Agriculture**

The proposed water tank and appurtenances will require use of approximately 0.64 acre of land which is presently utilized for macadamia nut cultivation. Compared to existing lands in the vicinity currently used for this purpose, as well as lands within the State Agricultural District on the island of Maui, there are no

significant impacts to agricultural endeavors resulting from the project.

C. IMPACTS TO PUBLIC SERVICES

1. Public Services

The proposed project is not anticipated to affect the service area limits or requirements for emergency services, such as police, fire and medical services. Furthermore, the project will not affect recreational facilities and schools.

2. Solid Waste

The disposal of clearing and grubbing material from the site during construction will be coordinated with the Solid Waste Division of the County Department of Public Works and Waste Management.

D. IMPACTS TO INFRASTRUCTURE

1. Roadways

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

2. Water

During grading and construction, non-potable water is intended to be used for dust control, as appropriate.

Upon its completion, the proposed project will provide additional water storage and delivery capacity that benefits the Waihee and Waiehu area which includes planned and future phases of the Waiehu Kou residential subdivision.

3. Wastewater

No impacts are anticipated to the County's wastewater system since the proposed project does not require connections to the County's sewer system.

4. Drainage

The proposed grading plan will require excavation for the construction of the tank site and on-site waterlines. On-site runoff will be allowed to flow in an easterly direction pursuant to the existing condition. An interceptor ditch will redirect flows around the project site. Required improvements will conform to all applicable County of Maui standards.

Chapter IV

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

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject site is located in the State "Agricultural" District. See Figure 7. The proposed action involves the use of property for a water storage tank and appurtenant waterlines which are compatible with the "Agricultural" classification.

B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan sets forth broad objectives and policies to help guide the long range development of the County. As stated in Section 8-8.5 of the Maui County Charter:

"The General Plan shall recognize and state the major problems and opportunities concerning the needs and the development of the county and the social, economic, and environmental effects of such development and shall set forth the desired sequence, patterns and characteristics of future development."

The proposed action is in keeping with the following General Plan objectives and policies:

Objective:

To provide an adequate supply of potable and irrigation water to meet the needs of Maui County's residents.

Policy:

1. Develop improved systems to provide better fire protection.

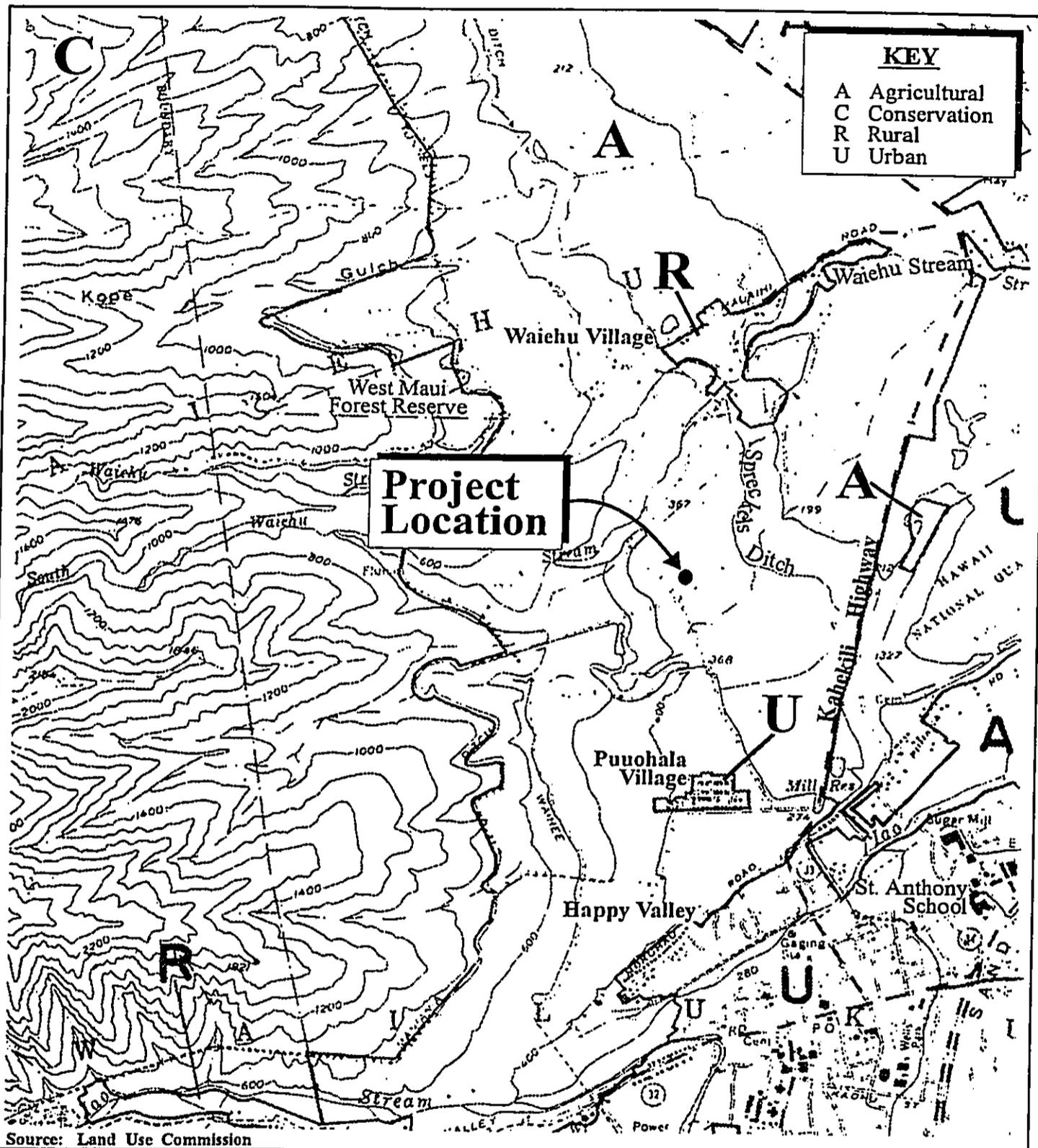


Figure 7 Waiehu Kou Off-Site Water System Improvements
 State Land Use District Classifications



Prepared for: Maui School Development Partnership

Objective:

To make more efficient use of our ground, surface and recycled water sources.

Policy:

1. Maximize use of existing water sources by expanding storage capabilities.

C. WAILUKU-KAHULUI COMMUNITY PLAN

The project site is located in the Wailuku-Kahului Community Plan region which is one (1) of nine (9) Community Plan regions in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

Land use guidelines are set forth by the Wailuku-Kahului Community Plan Land Use Map. The project site is designated "Agriculture" by the Community Plan. See Figure 8. The proposed project is in keeping with the following Wailuku-Kahului Community Plan recommendation:

Coordinate water system improvement plans with growth areas to ensure adequate supply and a program to replace deteriorating portions of the distribution system. Future growth should be phased to be in concert with the service capacity of the water system.

D. COUNTY ZONING

The recent passage of Ordinance No. 2749 automatically zoned those lands designated as "Agriculture" by the Community Plan to the Agricultural zoning district. Thus, the zoning for the water tank site and

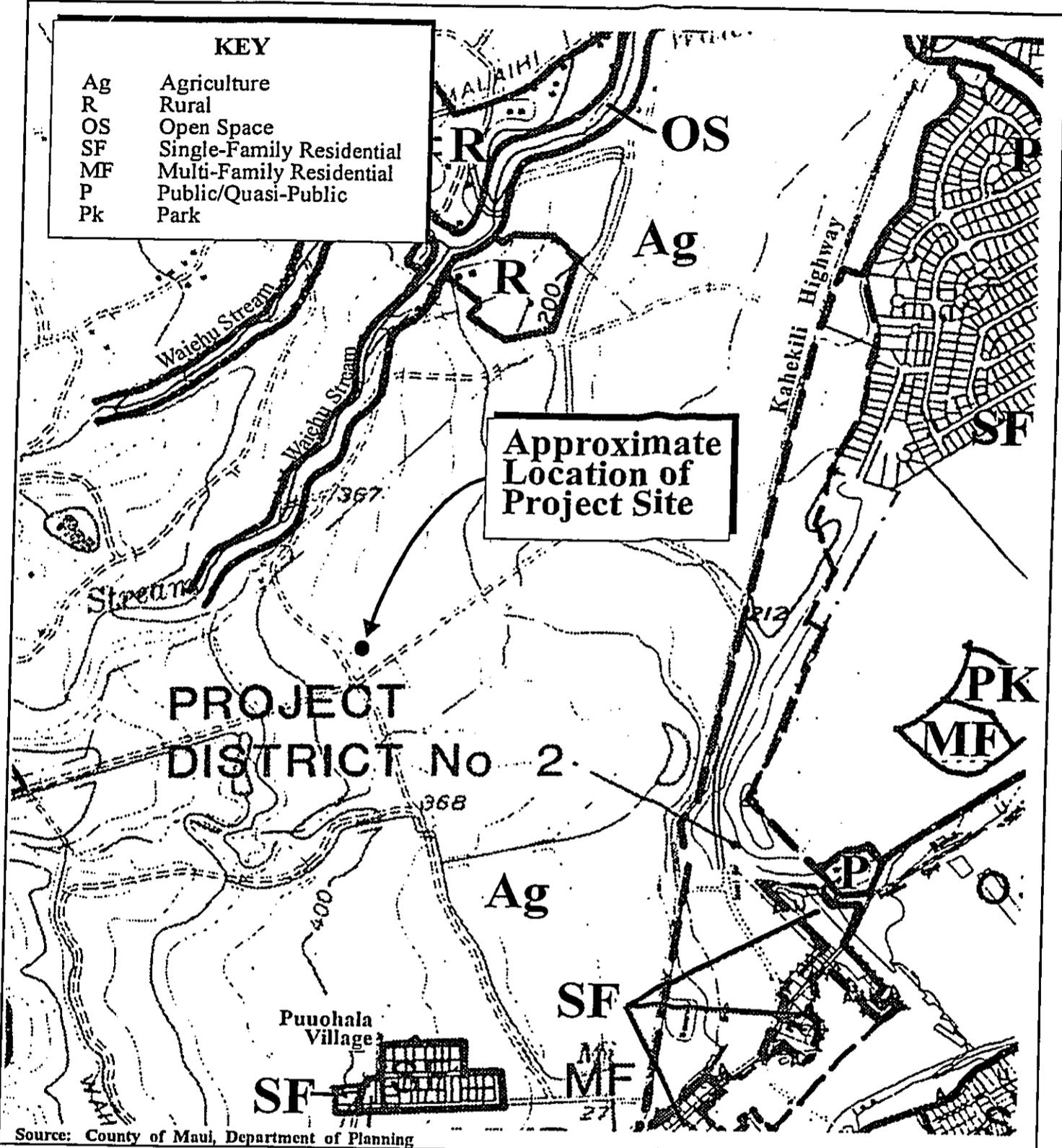


Figure 8 Waiehu Kou Off-Site Water System Improvements
 Wailuku-Kahului Community Plan Map

↑

MUNEKIYO, ARAKAWA & HIRAGA, INC.

0 500 1000 2000 Feet

Prepared for: Maui School Development Partnership

appurtenant waterline alignment is Agricultural District. The proposed use is considered a minor utility facility and is permissible within this zoning designation.

E. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

Pursuant to Chapter 205A, Hawaii Revised Statutes, all lands in the State are considered within the coastal zone. However, the subject site is located outside of the County Special Management Area and is not subject to the Special Management Area Rules of the Maui Planning Commission.

This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- a. Improve coordination and funding of coastal recreational planning and management; and
- b. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;

-
- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the Land Use Commission, Board of Land and Natural Resources, County Planning Commission; and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response: The proposed project will not affect coastal zone recreational opportunities. Accessibility to shoreline areas will not be impacted by the proposed action.

2. **Historical/Cultural Resources**

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and

American history and culture.

Policies:

- a. Identify and analyze significant archaeological resources;
- b. Maximize information retention through preservation of remains and artifacts or salvage operations; and
- c. Support State goals for protection, restoration, interpretation and display of historic resources.

Response: The project site has already been extensively altered through previous agricultural activities. The proposed project is not anticipated to adversely affect significant historic or archaeological resources.

3. Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- a. Identify valued scenic resources in the coastal zone management area;
- b. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
- c. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- d. Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The project will not impact coastal scenic and open space resources. Furthermore, the project will not affect public

views to and along the shoreline.

4. **Coastal Ecosystems**

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- a. Improve the technical basis for natural resource management;
- b. Preserve valuable coastal ecosystems, including reefs of significant biological or economic importance;
- c. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- d. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards.

Response: The proposed improvements are not expected to adversely impact coastal ecosystems. The proposed tank site and waterline improvements are located approximately 1.3 miles from the closest shoreline. Erosion control measures will be implemented during construction in accordance with applicable County standards.

5. **Economic Uses**

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- a. Concentrate coastal dependent development in appropriate areas;
- b. Ensure that coastal dependent development such as harbors and ports, and coastal related development, such as visitor facilities, and energy-generating facilities are located, designed and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
- c. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and
 - (iii) The development is important to the State's economy.

Response: The project would have a beneficial short-term impact on the economy during construction. In the long term, the project provides additional water storage and fire protection services which indirectly benefit economic viability.

6. **Coastal Hazards**

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

- a. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- b. Control development in areas subject to storm wave,

tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

- c. Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- d. Prevent coastal flooding from inland projects; and
- e. Develop a coastal point and nonpoint source pollution control program.

Response: The project will comply with applicable County drainage and erosion control parameters. The project site is designated an area of minimal flooding and is not affected by storm wave or tsunami inundation hazards.

7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

- a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- b. Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- c. Communicate the potential and short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response: Early consultation is provided through the process of preparing the Environmental Assessment. Government agency

and public comments are also afforded during the review period of the Draft Environmental Assessment.

Applicable State and County requirements will be adhered to in the design and construction of the project.

8. **Public Participation**

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- a. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- c. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: Comments are being solicited as part of the Environmental Assessment process. The proposed project is not contrary to the objective of public awareness, education, and participation.

9. **Beach Protection**

Objective: Protect beaches for public use and recreation.

Policies:

- a. Locate new structures inland from the shoreline setback to

conserve open space and to minimize loss of improvements due to erosion;

- b. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- c. Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project does not involve any construction work seaward of the shoreline setback and will have no significant effect on beaches in the region.

10. **Marine Resources**

Objective: Implement the State's ocean resources management plan.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and

coastal resources.

Response: The proposed project is not anticipated to have adverse effects upon marine and coastal resources in the vicinity. The project will not result in any significant increase in peak flow rates and runoff volumes.

Chapter V

***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 environmental effects.

B. ALTERNATIVES TO THE PROPOSED ACTION

1. Alternative A

Alternative A represents the proposed action. This alternative provides for the construction of a 500,000 gallon water tank and associated waterline improvements. The proposed improvements will enhance storage capacity and fire protection services in the area, including Phases II and III of the Waiehu Kou development which will provide homes for native Hawaiian beneficiaries.

2. Alternative B

Alternative B is the "no action" alternative. The proposed improvements are considered necessary and fulfills the requirements of the Board of Water Supply to increase storage capacity and enhance fire protection services. Accordingly, the "no

action" option is not deemed viable.

C. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The construction of the proposed improvements would involve the commitment of land, labor, funding and material resources for the proposed action.

There are no other significant irreversible and irretrievable commitments of resources which have been identified in connection with the proposed action.

Chapter VI

Findings and Conclusions

VI. FINDINGS AND CONCLUSIONS

The "Significance Criteria", Section 12 of the 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 project will not result in any adverse environmental impacts. There are no known rare, endangered or threatened species of flora, fauna or avifauna located within the project site.

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

Should any cultural remains be identified during construction, 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 proposed project and the commitment of land resources would not curtail the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict with the State's Long-term Environmental Policies or Goals or Guidelines as Expressed in Chapter 334, Hawaii Revised Statutes**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes (HRS) and were reviewed in connection with the proposed project. The proposed action does not contravene

environmental policies and guidelines set forth in Chapter 344 (HRS).

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

The proposed project provides additional water storage capacity to enhance service to this area of the island. The construction of the new tank and related improvements should have no effect on social welfare parameters.

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

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

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

The proposed project is not anticipated to have a significant effect upon the area's roadways. The project is not expected to impact public services, such as police, fire and medical services. Impacts upon recreational, educational and solid waste parameters are also negligible.

The construction of the proposed project should not adversely affect 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**

During the construction phase of the project, there will be short-term air quality and noise impacts as a result of the project. In the long term, effects upon air quality and noise parameters should be minimal. The project is not anticipated to significantly affect the open space and scenic character of the area.

No substantial degradation of environmental quality resulting from the 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**

The proposed project does not involve a commitment to larger actions.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would be Adversely Affected by the Proposed Action**

There are no rare, threatened or endangered species of flora or fauna or their habitats on the subject property.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not be Detrimentially Affected by the Proposed Project**

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction-related activities. It is anticipated that construction will be limited to daylight working hours.

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

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

The project is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation. Soils of the project site are not erosion-prone. There are no

geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

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

The project site is not identified as a scenic vista or viewplane.

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

The proposed action is not anticipated to require substantial energy consumption.

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

Chapter VII

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

VII. AGENCIES CONTACTED PRIOR TO OR DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

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

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793
2. 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
3. U.S. Fish and Wildlife Service
P. O. Box 50167
Honolulu, Hawaii 96850
4. David Blane, Director
State of Hawaii
Office of Planning
Department of Business, Economic,
Development and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804
5. Herb Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
6. Timothy Johns, Director
State of Hawaii
Department of Land and Natural
Resources
P.O. Box 621
Honolulu, Hawaii 96809
7. Don Hibbard
State of Hawaii
Department of Land and Natural
Resources
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813
8. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
9. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
10. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
11. Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
12. Greg Kauhi
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96732
13. Jocelyn Perreira, Director
Wailuku Main Street Association
2062 Main Street
Wailuku, Hawaii 96793

Comments received from agencies contacted follow:

FEB 22 1999



REPLY TO
ATTENTION OF

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

February 18, 1999

Operations Branch

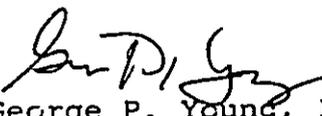
Mr. Milton Arakawa
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Arakawa:

This responds to your letter dated February 9, 1999, regarding the proposed construction of a 500,000 gallon water tank and accessory improvements in Wailuku, Maui, Hawaii. Based upon the information you provided, I have determined that a Department of the Army permit will not be required.

If you have any questions regarding this determination, please contact Mr. Peter Galloway of my staff at 438-9258, extension 15, and refer to File No. 990000176.

Sincerely,

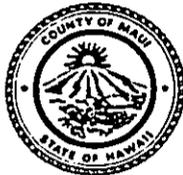

George P. Young, P.E.
Chief, Operations Branch

FEB 23 1999

~~JAMES "KIMO" APANA~~
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 18, 1999

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

Dear Mr. Arakawa:

RE: Waiehu Kou Off-Site Water System Improvements

The Maui Planning Department has reviewed the above request and has the following preliminary comments for the Draft Environmental Assessment:

1. The project site is located within the County's Agricultural District. The subject water tank site and use must conform to the provisions of Maui County Code, Title 19.30A. Minor utility facilities are a permitted use in the Agricultural District. Minor utility facilities are defined as:

"transmission lines used directly in the distribution of utility services that have minor impact on adjacent land uses which include, but which are not limited to, twenty-three kilowatt transmission substations, vaults, water wells, tanks and distribution equipment, sewage pump stations, and other similar type uses."
(Emphasis added.)

The subject water tank improvement qualifies as a minor utility facility and is therefore permitted in the County Agricultural District.

2. The project site is located within the Wailuku-Kahului Community Plan (Plan) and is identified as Agriculture on the land use map.

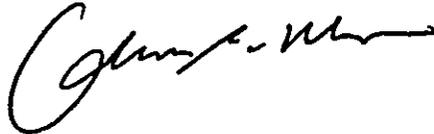
Mr. Milton Arakawa
February 18, 1999
Page 2

However, the Plan contains other goals, objectives and policies which may be applicable to the proposed project and should be included in the Draft Environmental Assessment.

3. The subject site is located outside of the Special Management Area and, therefore, is not subject to the Special Management Area Rules of the Maui Planning Commission.
4. The portion of TMK: 3-3-002:Por. 1 on which the water tank will be expanded should be subdivided out of the original parcel and consolidated with the existing water tank site at TMK: 3-3-002:028.

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

Very truly yours,



JOHN E. MIN
Director of Planning

JEM:CMS:cmb

c: Clayton Yoshida, AICP, Deputy Director of Planning
Colleen Suyama, Staff Planner
Project File
General File
(S:\CMS\WaiKouEA)

JAMES "KIMO" APANA
MAYOR



MAI U 1 1999

CLAYTON T. ISHIKAWA
CHIEF

FRANK E. FERNANDEZ, JR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
FAX (808) 243-7919

February 25, 1999

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

RE: Waiehu Kou Off-Site Water System Improvements

Dear Mr. Arakawa,

Thank you for the opportunity to comment on the Waiehu Kou off-site water system improvements, the proposed construction of a 500,000 gallon water tank and accessory improvements.

The Department of Fire Control has no objection to the project, however, the department wishes to reserve the right to comment until such time as plans and specifications are submitted for a building permit.

If you have any questions, you may contact me at (808)243-7566.

Sincerely,


LEONARD F NIEMCZYK
Captain, Fire Prevention Bureau

MFD-Waiehu (02-99)

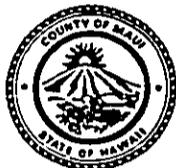
1999

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 243-7845
Fax: (808) 243-7955



COUNTY OF MAUI MAR 16 P2:44
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

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

Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

March 11, 1999

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

Dear Mr. Arakawa:

**SUBJECT: EARLY CONSULTATION
WAIIEHU KOU OFF-SITE WATER SYSTEM IMPROVEMENTS
TMK: (2) 3-3-002:001 AND 028**

We reviewed the subject application and have no comment.

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

Sincerely,

DAVID GOODE
Deputy Director of Public Works
and Waste Management

DG:mc/mt
S:\LUCA\ZM\WAIIEHUKO.WPD

MAR 18 1999

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

38

MAR 24 1999



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

MAR 23 1999

REF: PS:EH

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

Dear Mr. Arakawa:

Subject: Waiehu Kou Off-Site Water Systems Improvements

We have reviewed the subject project and have the following comments to offer.

Engineering Branch, Land Division:

Our current projects are not affected by the proposed project.

For your information, the proposed project site, according to FEMA Community Panel Map No. 150003 0170 B, is located in Zone X. This is an area outside of the 500-year flood plain or in the 100-year flood plain with average depths of less than one foot.

Thank you for the opportunity to review the proposed project.

Very truly yours,


Dean Uchida,
Administrator

Chapter VIII

***Letters Received During
the Draft Environmental
Assessment Public Comment
Period and Responses to
Substantive Comments***

APR 10 1999



April 10, 1999

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

Subject: Waiehu Kou Off-Site Water Systems Improvements
Waiehu, Maui, Hawaii
TMK: 3-3-2: por.1, por.28

Dear Mr. Arakawa,

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

Maui Electric Company's distribution facilities are located in the vicinity of the subject project as stated in your documentation. We have no comments at this time. However, we suspect that our review of the power requirements must be obtained to complete this project. We would like to take this opportunity to bring to your attention that a design submittal from your consultant would be greatly appreciated.

Should you have any further questions, please contact me at (808) 871-2366.

Sincerely,

Gregorysenn Kauhi
Gregorysenn Kauhi
Distribution Engineering Supervisor

GK:gk



April 15, 1999

MEMORANDUM

To: Don Fujimoto
Maui School Development Partnership

From: Milton Arakawa, Project Manager

Subject: Waiehu Kou Off-Site Water System Improvements

I received a call from Dave Hopper of the U.S. Fish and Wildlife Service on April 15, 1999. He mentioned that he had reviewed the Draft EA for the subject project and had no comments. Because of workload constraints, they will not be submitting written comments.

Milton Arakawa, Project Manager

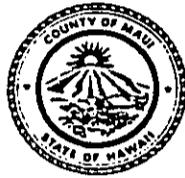
MA:tav
ala/waiehu/kou/fujimoto.001

APR 23 1999

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 20, 1999

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

Dear Mr. Arakawa:

RE: Waiehu Kou Off-Site Water Systems Improvements Draft
Environmental Assessment

Thank you for the opportunity to review this document. We have reviewed the document and have no comments to offer. Our previous comments have been addressed.

If you have any questions, please contact Mr. William Spence, Staff Planner, of this office at 243-7735.

Very truly yours,

JOHN E. MIN
Director of Planning

JEM:WRS:cmb

c: Clayton Yoshida, AICP, Deputy Director of Planning
William Spence, Staff Planner
Project File
General File
S:\ALLI\WILLVAACORES\PIWAIEHUKO.WPD

BENJAMIN J. CAYETANO
GOVERNOR



BRUCE S. ANDERSON, Ph.D.
Director of Health

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

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

April 21, 1999

Milton Arakawa
Project Manager
Munekiyo, Arakawa &
Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Arakawa:

Subject: Waiehu Kou Off-Site Water Systems Improvements
TMK: (2) 3-3-2: por. 1, por. 28

Thank you for the opportunity to comment on the Draft Environmental Assessment for the subject project. 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



REPLY TO
ATTENTION OF

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

APR 27 1999

April 22, 1999

Regulatory Branch

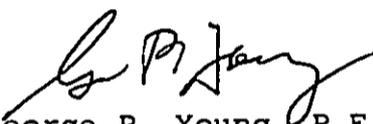
Mr. Milton Arakawa
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

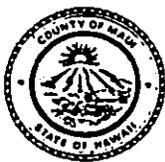
Dear Mr. Arakawa:

This responds to your letter dated April 6, 1999, requesting review comments on the Draft Environmental Assessment (DEA) for the Waiehu Kou Off-site Water System Improvements at Wailuku, Maui, Hawaii. As noted in our letter dated February 18, 1999 (included in Chapter VII of the DEA), I have determined that a Department of the Army permit will not be required.

If you have any questions regarding this determination, please contact Mr. Peter Galloway of my staff at 438-9258, extension 15, and refer to File No. 990000270.

Sincerely,


George P. Young, P.E.
Chief, Regulatory Branch



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
at
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

MAY 03 1999



THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

April 22, 1999

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

Dear Mr. Arakawa:

SUBJECT: Waichu Kou Off-Site Water Systems Improvements

Thank you for your letter of April 6, 1999 requesting input regarding the Draft Environmental Assessment (EA) for the above subject project.

We have reviewed the Draft EA and have no comments at this time. Thank you for giving us the opportunity to comment on the proposed project.

Very truly yours,


Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
801 Kamokula Boulevard
Kapolee, Hawaii 98707

MAY 13 1999
TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWALO

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

May 5, 1999

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

LOG NO: 23347
DOC NO: 9904CD29

Dear Mr. Arakawa:

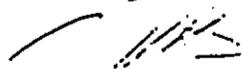
**SUBJECT: Historic Preservation Review of Draft Environmental Assessment of
the Waiehu Kou Off-Site Water System Improvements
Wailuku Ahupua'a, Wailuku District, Maui
TMK: 3-3-02:001 and 028**

Thank you for the opportunity to comment on this project. Our review is based on reports, maps and aerial photographs maintained at the State Historic Preservation Office; no field inspection was made of the subject property.

The proposed project area appears likely to have once been the location of pre-Contact farming and perhaps scattered housing. Previous use of the project area for a water tank site, as well as modern intensive agriculture have severely altered the land, making it unlikely that significant historic sites have survived. Therefore we believe that this project will have "no effect" on significant historic sites.

Please call Cathleen Dagher at 692-8023 if you have any questions.

Aloha,


Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

'MAY 10 1999

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

RONALD R. RISK, P.E.
Wastewater Reclamation Division

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

ANDREW M. HIROSE
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

May 6, 1999

Mr. Milton Arakawa
MUNEKIYO, ARAKAWA & HIRAGA, INC.
305 South High Street, Suite 104
Wailuku, Hawaii 96793

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
FOR WAIEHU KOU OFF-SITE WATER IMPROVEMENTS
TMK (2) 3-3-002: 028**

Dear Mr. Arakawa:

This is in response to your April 6, 1999, letter requesting comments on the draft Environmental Assessment (EA) which was prepared for Waiehu Kou's off-site water system.

We reviewed the draft EA and we noted that a grading permit will be required for the project. In addition, a drainage report, that also includes an erosion control Best Management Practices plan, must be submitted with the grading permit application.

Please call me at 243-7379 if you have any questions regarding this letter.

Very truly yours,

RALPH M. NAGAMINE
Land Use and Codes Administrator

RMN P:\PLANNING\PLANNING\MAUI\COMMENTS\EA\waiehu.h2o.wpd

c: Planning Department

MAY 10 1999



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

MAY 7 - 1999

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

Ref:PS:EH

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

Dear Mr. Arakawa:

Subject: Draft Environmental Assessment (DEA)
Waiehu Kou Off-Site Water System Improvements

We have reviewed the subject DEA and offer the following comments
for your consideration.

Engineering Branch:

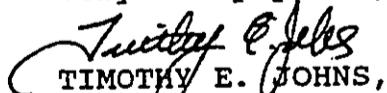
Our current projects are not effected by the proposed project.

We confirm that the proposed project site is located in Zone C.
This is an are of minimal flooding.

Thank you for the opportunity to review the DEA document.

Should you have any questions or require further assistance,
please contact staff planner Ed Henry at 587-0380.

Very truly yours,


TIMOTHY E. JOHNS,
Chairperson

c.c. MDLO
Engineering



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

OFFICE OF PLANNING

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

MAY 11 1999

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA, Ph.D.
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
DAVID W. BLANE
DIRECTOR, OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-8065

May 7, 1999

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

Dear Mr. Arakawa:

We do not have any comments on the Wsiehu Kou Off-Site Water Systems Improvements project. The proposed improvements appear to be consistent with the Coastal Zone Management (CZM) objectives and policies.

If there are any questions or concerns, please contact Lynn Nakagawa of our CZM Program at 587-2898.

Sincerely,

Maui Hou Koko
David W. Blane
Director
Office of Planning

MAY 17 1999



Wailuku Main Street Association, Inc.
Tri-Isle Main Street Resource Center

A Non-Profit Organization

2062 Main St., Wailuku, Maui, HI 96793 • Tel (808) 244-3888 • Fax (808) 242-2710

May 7, 1999

Mr. Milton Arakawa
Munikiyo Arakawa & Hiraga
305 High Street
Wailuku, Maui, HI 96793

Dear Mr. Arakawa,

We direct you to our February 16th correspondence on this matter. We have no further comment. Thank you for the opportunity to respond.

Sincerely,

WAILUKU MAIN STREET ASSOCIATION, INC.
- Tri-Isle Main Street Resource Center -

Jim Niess, AIA
Structure & Design Committee Chair

Jocelyn A. Perreira, Executive Director
Tri-Isle Mainstreet Coordinator



Wailuku Main Street Association, Inc.
Tri-Isle Main Street Resource Center

A Non-Profit Organization

2062 Main St., Wailuku, Maui, HI 96793 • Tel (808) 244-3888 • Fax (808) 242-2710

February 16, 1999

Mr. Milton Arakawa
Munikiyo Arakawa & Hiraga
High Street
Wailuku, Maui, HI 96793

Dear Mr. Arakawa,

Thank you for the opportunity to comment on the Dowling Company's proposed Waiehu Kou Off-site Water System Improvements. Our Structure & Design Committee met on February 16th to discuss the matter and offers the following comment for your consideration:

- The 500,000 gallon water tank should be painted to blend with its surroundings and, if necessary, be landscaped to hide this massive structure from public view.

Sincerely,

WAILUKU MAIN STREET ASSOCIATION, INC.
- Tri-Isle Main Street Resource Center -

Jim Niess, AIA
Structure & Design Committee Chair

Jocelyn A. Perreira, Executive Director
Tri-Isle Mainstreet Coordinator

References

References

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

County of Maui, Office of Economic Development, Maui County Data Book 1996-97, July 1997.

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

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

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

Townscape, Inc., Final Environmental Assessment - Waiehu Kou Phase II, April 1998.

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

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

DRAFT & FINAL ENVIRONMENTAL ASSESSMENT CHECKLIST

Title: Waiehu Kou Off-Site Water System Improvements

DRAFT ENVIRONMENTAL ASSESSMENT

Document Received: 3-19-99 DEEA placed in nearest public library?

Was the "OEQC Publication Form" completed? /

Is EA a complete and separate document? /

Conditions which triggered the EIS Law. Check all that apply:

- Use of State or County Land or Funds
- Amendment to a County General Plan
- Use of Conservation District Lands
- Reclassification of Conservation Lands
- Use of Shoreline Setback Area
- Construction or Modif. of Helicopter Facilities
- Use of Historic Site or District
- City & County of Honolulu SMA
- Use of lands in the Waikiki Special District
- Other

Comments/Recommendation/Justification:

APPROVED FOR PUBLICATION: (sign) *Jewel Jones*

DATE OF PUBLICATION: 4/08/99

DRAFT EA COMMENT DEADLINE: 5/10/99

FINAL ENVIRONMENTAL ASSESSMENT (FONSI)

Document Received: _____

Was the "OEQC Publication Form" completed? _____

Comments/Recommendation/Justification:

APPROVED FOR PUBLICATION: (sign) _____

DATE OF PUBLICATION: _____

DRAFT ENVIRONMENTAL ASSESSMENT

- (1) Agency submittal letter and anticipated determination;
- (2) Identification of applicant or proposing agency;
- (3) Identification of approving agency, if applicable;
- (4) Identification of agencies, citizen groups, and individuals consulted in making the assessment;
- (5) General description of the action's technical, economic, social, and environmental characteristics; time frame; funding/source
- (6) Summary description of the affected environment, including suitable and adequate regional, location and site maps such as Flood Insurance Rate Maps, Floodway Boundary Maps, or United States Geological Survey topographic maps;
- (7) Identification and summary of impacts and
- (8) Proposed mitigation measures;
- (9) Alternatives considered;
- (10) Discussion of findings and reasons supporting the agency anticipated determination;
- (11) List of all permits and approvals (State, federal, county) required; and
- (12) Written comments and responses to the comments under the early consultation provisions of sections 11-200-9(a)(1), 11-200-9(b)(1), or 11-200-15.

FINAL ENVIRONMENTAL ASSESSMENT

- (13) Agency submittal letter;
- (14) Agency determination;
- (15) Discussion of findings and reasons supporting the agency determination;
- (16) Written comments and responses to the comments under the statutorily prescribed public review periods.