

OFFICE OF THE MAYOR

**COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM**

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

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February 20, 2001

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

**Subject: Finding of No Significant Impact (FONSI)  
Paia Community Learning Center  
TMK: 2-5-5:Portions of Parcel 19, Paia, Maui, Hawaii**

The Office of the Mayor, Community Development Block Grant (CDBG) Office has reviewed the comments received during the 30 day public comment period which began on January 8, 2001. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the March 8, 2001 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final E.A. Please contact Mark Percell at 808-249-8838 if you have any questions. Thank you.

Sincerely,

GLENN VARES  
CDBG Coordinator  
County of Maui

2001 - 03 - 08 - MA - FEA -

**FINAL  
ENVIRONMENT ASSESSMENT**



**PAIA COMMUNITY LEARNING CENTER**

**Community Work Day Program**



Prepared by:  
Capital Solutions Hawaii  
2331 West Main Street  
Wailuku, HI 96793

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**LIST OF EXHIBITS**

- Exhibit 1: Location Map**
- Exhibit 2: Photographs of Existing Site Conditions**
- Exhibit 2: Conceptual Drawings (Exterior)**
- Exhibit 3: Conceptual Drawings (Interior)**

## **SUMMARY INFORMATION**

**PROJECT:** Paia Community Learning Center

**APPLICANT:** Community Work Day Program  
P. O. Box 757  
Puunene, Maui, HI 96784

**APPROVING  
AGENCY:** County of Maui - Office of the Mayor/CDBG Program

**TAX MAP KEY:** TMK 2-5-05 portions of Parcel 19

**LAND AREA:** Approximately 3.2 acres

**PRESENT USE:** Vacant Residential Structure (3 Service Buildings)

**STATE LAND USE  
DISTRICT:** Maui County, Makawao District 7 - Agriculture

**COMMUNITY  
PLAN LAND USE  
DISTRICT:** AG Agricultural

**PRESENT  
ZONING:** Agricultural (A-1)

**OWNER:** A & B Properties, Inc.

**DETERMINATION:** Finding of No Significant Impact (FONSI)

## **1. DESCRIPTION OF PROPOSED ACTION**

Community Work Day Program (CWD), a non-profit community service organization incorporated in the State of Hawaii will coordinate the development of the Paia Community Learning Center for the purpose of providing a facility to accommodate alternative learning programs, vocational training and other social service programs for Maui's disadvantaged residents. The project will consist of the renovation of a 65 year old, 2,400 SF plantation house and three out structures located on a 3.2 acre site owned by A&B Properties, Inc., and installation of landscaping, parking and access road appropriate for proposed use. Renovation will include occupancy upgrades to accommodate classrooms, a multi-purpose room and new deck to facilitate access for persons with disabilities. A& B Properties Inc. will lease the property to Community Work Day Program which will coordinate the renovation and manage the facilities use upon completion of development project.

### **1.1 PURPOSE OF THE PROJECT**

The purpose of this project is to help address a critical need in the community for appropriate facility space to provide alternative learning programs, vocational training and other social services programs for Maui's disadvantaged residents. The facility will serve as a central headquarters for the CWD Teens-on-Call Program, which provides on-the-job paid training and work experience for "at-risk" teenagers. The facility will also provide appropriate classroom space to accommodate Department of Education (DOE) alternative learning programs as well as privately operated programs such as Hui Malama Learning Center.

### **1.2 PHYSICAL CHARACTERISTICS**

The proposed action will involve the substantial renovation of a 2,400 square foot residential structure, approximately 65 years old located on a 3.2 acre site that is currently part of a larger tract of agricultural-zoned land owned by A & B Properties, Inc.. The proposed action will also involve lot improvements to accommodate the proposed use and the renovation of three small out-buildings, ranging in size from approximately 150 square feet to 240 square feet.

The scope of the proposed main house renovation will include foundation reinforcements, siding and roof replacement, replacement of plumbing and electrical systems, substantial interior improvements and modifications, and installation of new connections to sewer and water systems. The project will also accomplish modifications to the interior spaces to accommodate a commercial kitchen to support various service-related programs. A start date for the actual renovation work is projected for September, 2001 and the proposed renovation and modifications will be accomplished in approximately six (6) months.

The site also includes three (3) auxiliary structures, originally utilized as a garage, a storage shed and a workshop for past residents of the main house. Each of these out structures is single story, single wall wood frame construction on a solid concrete floor foundation. The exterior and interior surfaces of these structures are badly deteriorated and beyond reasonable repairs. The scope of the proposed action will include the demolition of the existing wood frame structures and new construction of similar structures appropriate for the proposed use on the existing concrete foundations.

### **1.3 ECONOMIC CHARACTERISTICS**

The proposed action will be administered and coordinated by Community Work Day Program, a private non-profit community service organization incorporated in the State of Hawaii. The estimated cost to accomplish all necessary renovations and modifications of the structures, and necessary site improvements is approximately \$194,000. Funding to support these costs will be derived from public and private grants, and in-kind contributions from private companies and individuals in the community. Public grant sources include County of Maui Community Development Block Grant Program (CDBG), and private sources include various local charitable foundations administered through the Hawaii Community Foundation and other trusts. Operational costs of the proposed facility will be supported through a number of private and public sources, including the County of Maui Community Partnerships Grant Program, State Department of Education, University of Hawaii SEAggrant Program, State DBEDT Grants and various local private foundations. The types of funding required to support operation of the facility and program costs will be based on the specific programs accommodated by the facility, each of which has access to a variety of public and private funding sources.

### **1.4 SOCIAL CHARACTERISTICS**

The existing structures served as the residence and support buildings for various plantation management personnel from 1935 to the early 1990s, after which it was vacated and maintenance efforts were discontinued. The structures on the property have deteriorated significantly due to age, dryrot and lack of maintenance, and the once-improved, landscaped house lot has become overgrown, unkept and strewn with debris. The site, in its current condition, is a public safety hazard and eyesore which detracts from, rather than benefits, the surrounding community.

The proposed action will restore a site and structures which are currently unused and have not been maintained for several years, to provide a community-based alternative learning center where Maui residents can access a variety of educational, vocational and social service programs. The CWD Teens-on-Call program targets "at-risk" youth ages 13 - 19 who lack the skills and experience to access competitive employment, and empowers them with paid on-the-job training and work experience in a variety of fields. Other programs planned for the facility, such as the DOE Alternative Learning Program and Hui Malama Learning Center target young people and adults of all ages who need specialized educational instruction to attain their greatest potential. This project involves utilizing creative partnerships and leveraging several available resources to address critical community needs and expand learning opportunities for the residents of Maui.

The proposed project is approximately two miles mauka of central Paia town, off Baldwin Avenue. The project site is surrounded on three sides by active, planted (sugar) fields, and on the northeast corner of the site there is a fenced Telephone Company substation surrounded by a loose gravel staging area. The West boundary of the site borders the Skill Village Subdivision, a County-sponsored low-income housing project built in the 1980s. The project site is located off a major thoroughfare (Baldwin Avenue), centrally located in an area of Maui with a high concentration of low-income households and mixed residential, agricultural and light industrial uses.

## **1.5 PERMIT PROCESS**

The proposed project site is currently zoned Agricultural (AG) and the Applicant will pursue the following steps prior to undertaking the proposed activities:

1. The Applicant will secure a lease agreement from A & B Properties, Inc. for a minimum term of ten (10) years.
2. The Applicant will apply for a State Land Use Special Use Permit and County Conditional Use Permit through the County of Maui Planning Commission (and County Council for Conditional Use Permit), to allow the proposed uses for a period running with the term of the lease agreement.

## **2.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT**

### **2.1 EXISTING USES**

The 3.2 acre site is located directly mauka of the Paia Sugar Mill, with access via a partially paved road from Baldwin Avenue. The site is surrounded on three sides by cane fields, and on the west boundary an 8' fence separates the site from Skill Village residential subdivision. The main house is situated approximately 100 feet from the nearest residence in Skill Village. The lot has been leveled and improved for the past residential use, but is currently overgrown and unkept. Several large trees are scattered throughout the site, all of which are in various stages of distress due to lack of proper care and maintenance. Other site improvements relative to the past residential use include concrete driveway and walkways to front and side house entrances, partially intact fencing around main house, and a partially paved tarmac access road from Baldwin Avenue. Each of these improvements is in varying degrees of deterioration and the proposed action will include appropriate restoration and improvements.

A notable feature of the site is the presence of the Haiku Ditch (operated by E. Maui Irrigation) which runs across the site from south to north on the east side of the property, and has the potential of providing a steady source of water for aquaculture projects proposed for the site in conjunction with the Teens-on-Call program. The entire site is presently strewn with debris, trash and green waste that has been illegally dumped by unknown parties, and will be removed and properly disposed of in the lot improvement stage of this development project.

The main house structure is located approximately 220 feet from the road (Baldwin Avenue) facing south and consisting of approximately 2,400 square feet of interior space. The structure is post and pier wood frame construction, with wood tongue and groove siding and a cedar shake roof. The exterior surfaces are all in varying stages of deterioration, primarily caused by dryrot and lack of maintenance. The structure is single story with a high, "plantation-style" roof line. Interior surfaces consist of tongue and groove wood flooring, interior walls and dropped ceiling, all in varying stages of deterioration. The structure currently has a large living/dining room area, kitchen w/pantry, four bedrooms, two small bathrooms, an enclosed entry room and two small screened porch areas. Due to the deteriorated condition of the interior floors, walls and roofs, and to the lack of operable plumbing and electrical, the structure is

currently in an uninhabitable condition. Based on an analysis of the structural integrity of the main house, it has been determined that substantial renovation is feasible and can be accomplished at a reasonable cost.

## **2.2 CLIMATE**

The proposed project site is located approximately 2 miles mauka of the central town of Paia, on the windward coast of the island of Maui. The average temperatures range from 71 degrees F in the coolest months to 80 degrees F in the warmest months. Average annual precipitation in the area is approximately 20 inches and relative humidity ranges between 60 and 75%. Northeasterly tradewinds blow approximately 60 percent of the year at an average of 15-25 miles per hour.

## **2.3 TOPOGRAPHY**

The project site is located on the lower northern slope of Haleakala volcano, just over 2 miles mauka of the coastline at an elevation of approximately 100 feet above sea level. The 3.2 acre site is relatively flat and has been cleared and graded in the past to accommodate residential and agricultural uses. No alterations to the current topography of the project site are necessary to accomplish the planned renovation project.

## **2.4 SOILS**

The proposed project site has rocky, volcanic soil typical of the area. Portions of the site have been irrigated and fertilized in the past to support sugar cane activities and the areas immediately surrounding the main house and out-buildings have been backfilled with topsoil to accommodate residential landscaping. The proposed activity will involve minimal disturbance of soils, limited to trenching for installation of water/sewer lines and replacement of existing pier system with concrete.

## **2.5 FLOOD HAZARD**

The proposed project site is located in an area designed as Zone C (Area of Minimal Flooding on Flood Insurance Rate Maps (Community Panel No. 150003 0185C Federal Emergency Management Agency, 1995).

## **2.6 FLORA**

The proposed project site presently has several large trees, various landscaping shrubs, volunteer hale koa trees and wild grasses, all of which are unkept and overgrown. Notable trees on the site include: Two large banyans at the front and rear corners of the site; One large mango tree in the NE corner of the site; Two mature coconut palms (approx. 50' tall) in the front yard of the main house; Two medium size plumeria trees along the East border of the yard around main house; Three shower trees (tacoma) fronting the main house; and One medium-size African tulip tree along the boundary with Skill Village. Efforts will be undertaken to improve the appearance and overall condition of these trees, with the intent of saving and maintaining as many trees as

possible. The site is also overgrown with "volunteer" hale koa trees and wild grasses, which will be cleared during lot improvement. The area immediately surrounding the main house has been planted with grass and landscaped in the past, but is currently overgrown and deteriorated. Efforts will be made to maintain existing landscaping such as the large hibiscus hedge in front lawn and other decorative plants around the main house.

## **2.8 HISTORICAL FEATURES**

The main house structure located on the proposed project site is approximately 65 years old and was constructed for the purpose of providing employee housing for sugar mill management personnel. The architectural style of the structure is common "plantation home" prevalent during the late 1930s throughout Hawaii, with post on pier (rock) foundation, wood frame, single-wall construction with a high, gabled cedar shake roof. In renovating and improving this structure, the Applicant plans to restore the interior and exterior surfaces without major structural alterations, in order to maintain the original design and appearance of the house. While this structure is not particularly unique and has been modified over the years, it does represent a distinctive era in Paia area and is therefore of general historical significance. Accordingly, efforts will be undertaken to repair and restore as much of the original building materials as possible and where replacement is necessary, new materials will be selected to conform to and compliment the original appearance of the structure (please see attached photos).. Preliminary architectural plans will be submitted to the Department of Land & Natural Resources, State Historic Preservation Division and the Maui County Cultural Resources Commission for detailed comments relative to the structures' historic significance.

## **2.8 LAND USE CONTROLS**

The proposed site is currently zoned Agricultural (AG) and Applicant will pursue a State Land Use Special Permit and County Conditional Use Permit to allow the proposed uses. The site is surrounded by agricultural lands on three sides with Residential use (Skill Village Subdivision) along the western side of the lot.

## **2.9 ACOUSTICAL/NOISE**

The proposed project site is located directly mauka of the HC&S Paia Sugar Mill, which generates significant noise in the area during its hours of operation. The activities proposed will not have any significant impact on the noise levels in the area, since proposed uses are confined to employment training and classroom activities.

## **2.10 PUBLIC FACILITIES**

### **2.10.1 Traffic/Circulation**

The proposed project site is accessible from the main connector road of Baldwin Ave., which runs from Hana Highway in Paia mauka to Makawao Town. Current traffic conditions on Baldwin Avenue in the area of the proposed project vary depending on the time of day and other

factors. The heaviest traffic hours on Baldwin Avenue are 7:00 a.m. - 8:00 a.m., and 2:00 - 4:00 p.m. on weekdays, while school is in session (Paia Elementary and Doris Todd). Although the activities planned for the proposed site will involve additional vehicular traffic on Baldwin Avenue to access and exit the site, no significant impacts on the current traffic conditions are anticipated. It is expected that a majority of participants in programs operated in the Paia Community Learning Center will be transported to and from the facility through special transportation services such as MEO or shuttle services operated by various non-profit partners. This will result in minimal vehicular traffic in and out of the project site. Activities at the Paia Community Learning Center will also be scheduled during non-peak traffic hours to further minimize potential disruption of existing traffic patterns in the area. Applicant will conduct a more detailed analysis of traffic circulation prior to occupancy of the project and work with County Roads Division to take all steps necessary to minimize potential disruption to the current flow of traffic on Baldwin Avenue resulting from the proposed project.

#### **2.10.2 Wastewater**

The proposed project site includes a main house structure, which was connected to a private wastewater treatment facility operated by HC&S Company until the property was vacated in 1995. The connections to this private system have been cut off and new lines will be installed to accommodate proposed future uses. The proposed action will include the installation of connections to the County of Maui wastewater disposal/reclamation system, for which the main line is located along Baldwin Avenue approximately 210 feet from the main house structure on the project site. A grease trap per State requirements will be installed if a commercial kitchen is included in the project.

#### **2.10.3 Water**

The proposed project site is served by the Central Maui System, for which the major source is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao Aquifer as of July 1, 2000 were 17.948 MGD. This project will have minimal impact on the water supply system, since potable water usage will be limited to kitchen and bathroom fixtures and hours of potential use will be confined to the facility's hours of operation. Applicant has received initial approval from HC&S Company to utilize water from the Haiku Ditch for landscaping, agricultural and aquacultural purposes, which will minimize the potable water needed to support the project activities. Applicant will also employ appropriate methods to conserve and minimize potable water usage including utilizing low-flow fixtures, regular maintenance to prevent leaks and adopting water conservation policies for all programs and projects operated on the project site.

The proposed site does not currently have adequate fire protection systems and Applicant will work closely with the DWS Engineering Division to determine actual fire demand and fire flow calculations for the structures to ensure compliance with all applicable fire codes and requirements.

#### **2.10.4 Drainage**

The proposed project site has been leveled, graded and improved for many years and there is no record of any drainage problems associated with this site. The proposed action will not disrupt, interfere with or significantly impact the existing drainage characteristics of the site, since the scope of work proposed is primarily building renovation and interior structure modifications. The site improvements planned will consist of clearing debris from the site and relandscaping various planted areas surround the entrance and main house. In the event any of the proposed site improvements alter the existing drainage characteristics of the site, Applicant will take appropriate steps (i.e.- swales, underground drainage basins) to mitigate any drainage concerns.

#### **2.10.5 Power and Communication**

The proposed project will receive primary electrical power from Maui Electric Company, via the existing electricity distribution system in the area. In connecting electrical power for the project Applicant will work with MECO to determine specific installation requirements. The nearest electrical connections are overhead poles along Baldwin Avenue on the project side of the road. It is anticipated that Applicant will install at least two (2) additional overhead utility poles between Baldwin Avenue and the main structure to facilitate the project's electrical connection. There is currently no electrical meter on the site, and Applicant will work with MECO to ensure proper installation of meter and update of all electrical systems to comply with current codes and requirements. Telephone services and cable TV services will also accessed via the overhead poles along Baldwin Avenue.

### **3. SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS**

#### **3.1 Assessment Process**

The environmental assessment process involved the following components: 1) Field inspection of the site and structures thereon noting existing conditions and features of the proposed project site and surrounding features, 2) Consultation with representatives of HC&S Company relative to the history and past uses for proposed project site, 3) Consultation with representatives of various County of Maui and State of Hawaii government agencies relative to infrastructure requirements, 4) Consultation with architectural/structural specialists relative to existing condition and renovation requirements for structures on the site and 4) Review of various public documents, maps relative to applicable designations and requirements. Based on the information accumulated through this process, the existing conditions and features which could be affected by the proposed action were identified and the following basic determinations were made:

- Since the scope of the proposed project is limited to the substantial renovation of existing structures and will involve only minimal excavation for the installation of new water/sewer lines, no significant impacts are anticipated on the existing physical environment (climate, topography, soils, flora, flood hazard, drainage, noise)

- The potential historical significance of the structures will be accounted for through specifications for the renovation work that provide for restoration and preservation of as many features as practical. If the project is not undertaken, the existing structures will continue to deteriorate past the point where any restoration or renovation is possible.
- The existing public facilities on or near the project site have sufficient capacity to accommodate the proposed activities.
- The proposed renovation and projected uses for the site will transform a vacant, unkept property that is currently an eyesore and possible health/safety hazard to the surrounding area, into an attractive, maintained public facility that serves as a community resource.
- During construction/renovation noise and dust will be generated which may have a short-term impact on the neighboring residential Skill Village Subdivision. Applicant will ensure that contractor(s) utilize noise abatement and dust control to minimize potential impacts.
- Operational hours of the facility will be scheduled to minimize any potential noise impacts to the neighboring residences. No significant noise disturbances are anticipated from the project (Note: Operating Paia Mill is directly makai of site).

## **3.2 SHORT- TERM IMPACTS**

### **3.2.1 Renovation/Construction**

The planned renovation work is expected to begin in early, 2001 and take approximately 6 months to complete. The unimproved areas of the site will be utilized as the staging area for all materials and equipment needed for the renovation project and the contractor will be responsible for general maintenance and removal of all debris during and after completion of work. The first stage of the proposed work will involve removal and proper disposal of all debris and rubbish on the site. This work will be accomplished utilizing volunteers and in-kind equipment contributions from local companies, and during this stage the use of trucks and heavy equipment for debris removal will result in temporary, short-term noise and air quality impacts. Dust control measures, as stipulated in State air pollution control regulations (Chapt. 60, Title II, Administrative Rules of the State DOH), and noise abatement measures will be employed as necessary to minimize disturbance to surrounding property users. Noise associated with the actual structure renovation work will generally be contained to the immediate area and work will be scheduled to minimize potential for disturbances to surrounding property users. Construction related vehicles and equipment required for the renovation work will access the project site via Baldwin Avenue, which is not expected to have any significant impact on current traffic conditions in the area.

## **3.3 LONG-TERM IMPACTS**

### **3.3.1 Population**

The proposed project will provide a community resource center to provide educational and social service programs. No residential units are involved and therefore no impact on the area's population will result from the development and operation of this project.

### **3.3.2 Land Use Pattern**

While the current Agriculture zoning does not permit the proposed activities, the project site is bordered on the West side by a single-family residential housing project and on the North side by HC&S Paia Mill (industrial). The proposed project site has been improved to accommodate residential use and has not been used for agricultural purposes for many years. Therefore, this activity will not have any impact on the amount of land in agricultural use in the immediate area. Since the facility proposed for this project will house various educational and social service programs, the site's proximity to Skill Village Subdivision, a large low-income housing project developed by the County of Maui will actually provide benefits to members of the surrounding community that are not currently available in the area. Applicant will pursue necessary approvals and comply with all requirements of the County of Maui for a special use permit which allows the uses and activities proposed for the project site. This special use permitting process will involve public notices and hearings to gain comments and input from all interested and affected parties. Any valid concerns or issues relative to this project's impact on current land use patterns in the area will be addressed (and/or mitigated) in the course of securing variance approvals.

### **3.3.3 Visual**

The proposed activity will transform an overgrown, unkept lot with unsightly, deteriorated structures into a vital community resource center consisting of a newly restored main house structure, 3 completely restored out-buildings, landscaped/well-maintained grounds and an improved access road. The project will therefore result in significant improvements to the visual appearance of the property and structures located thereon.

### **3.3.4 Social and Economic**

The proposed project will help address the critical community need for a facility that can accommodate a range of educational and social service programs for low-income and disadvantaged residents of Maui. The primary objective of this project is to expand the availability of vocational training and alternative learning programs which serve to help empower individuals and families to become responsible, contributing members of the community. By providing skills training, experience and educational opportunities, these programs strive to help low-income households increase their earning potential which in turn results in decreases in the extent of social problems and improves general economic conditions in the area. A major focus of this project is to provide targeted programs that improve the access to meaningful employment and career opportunities for Maui's "at-risk" teens and young adults. By helping to provide young people with the skills and work experience they need to compete in today's tight job market, this type of program will help establish a foundation for Maui's future economic health.

### **3.3.5 Traffic/Circulation**

Access to the project site will be from the main connector road of Baldwin Avenue. Vehicular traffic to and from the site will be limited to personal vehicles of staff assigned to operate the proposed programs and activities (estimated maximum of staff vehicles at any given time = 4), personal vehicles of program participants (estimated maximum of participant vehicles at any given time = 6), and vans or shuttle buses operated by various social service agencies to provide specialized client transportation (estimated maximum of vans/buses at any give time = 2). The amount of additional vehicular traffic generated from operation of the proposed project will therefore be minimal and no adverse impacts on the existing traffic circulation on Baldwin Avenue is anticipated. Onsite parking will be provided in compliance with applicable County and Federal ADA requirements.

Based on an initial traffic flow analysis, the heaviest traffic hours on Baldwin Avenue are Monday - Friday from 7:00 a.m. to 8:30 a.m., and from 2:30 p.m. to 4:00 p.m. (when school is in session). Applicant will coordinate scheduling of programs and activities on the project site to minimize additional traffic during these peak periods to further mitigate any potential disruptions to the existing traffic flow on Baldwin Avenue.

### **3.3.6 Wastewater**

Based on the projected hours of operation and anticipated activities to be undertaken on the project site, the wastewater generated by the proposed activity will be the approximate equivalent of one occupied, four-bedroom residential home, which will result in minimal additional wastewater into the existing Maui County system that serves the area. The current capacity of the system into which the project will be connected is sufficient to accommodate any wastewater generated by project activities, and applicant will work closely with County of Maui Department of Public Works, Wastewater Reclamation Division to ensure compliance with all applicable requirements..

### **3.3.7 Water**

The potable water needed for the proposed activities will be supplied through the County of Maui DWS water distribution system, with connection into the existing 6" line running along Baldwin Avenue. Based on the limited hours of operation and the anticipated activities to be undertaken on the project site, water consumption will be minimal and range from 5,400 gpd to a maximum of 9,600 gpd. Although there are currently restrictions on the issuance of new water meters in the area for residential use, due to the limited consumption rate and the community service nature of the facility, it is anticipated that this project will warrant approval for installation of a 5/16" water meter. Applicant will also employ the following water-saving and conservation methods: 1) Installation of low flow fixtures, 2) Use of ditch water (EMI- Haiku Ditch) for all landscaping irrigation, agricultural and aquacultural projects, 3) Xeriscape principles to be employed as practical, and 4) Regular ongoing maintenance of system to minimize leaks and drips.

### **3.3.8 Drainage**

The proposed activity will not significantly alter the existing grading and drainage patterns on the project site. Excavation will be limited to trenching for installation of water/sewer lines (one trench approximately 210 ft in length/ 3-4 ft wide) and the trench will be backfilled and regraded to conform with the surrounding area.

### **3.3.9 Power/Communication**

Electrical power, telephone and cable television service for the proposed project will be accessed via overhead connections into the existing systems along Baldwin Avenue. Applicant will secure service agreements from Maui Electric Company, Verizon (formerly GTE Hawaiian Telephone) and Oceanic Cablevision to ensure adequate utility services to accommodate the proposed project activities.

## **4. ALTERNATIVES TO THE PROPOSED ACTION**

Plans for the proposed project were developed in direct response to a critical need in the community for a centrally located facility to accommodate alternative learning programs and other social service programs for Maui's disadvantaged residents. The proposed project site was selected primarily due to its location, which is in close proximity to several residential neighborhoods (including Skill Village Subdivision) and centrally-located near Paia town. Other factors in determining the appropriateness of this site include the presence of "restorable" structures (main house and out-buildings), availability of water from Haiku Ditch to support agricultural and aquacultural activities, proximity of necessary utility hookups (water, sewer, electrical etc.) and the cooperation of HC&S and A&B Properties, Inc. in making the site available for potential community service use. Three alternatives to the proposed project have been considered. Alternative A represents a revised scope of the project on the same site and Alternative B represents siting the project at another location. Alternative C represents the No Action Alternative.

### **4.1 ALTERNATIVE "A"**

The Applicant assessed the feasibility of expanding the scope of work to be done on the same site to include demolition of the existing structures and new construction of an appropriate facility with service structures. In assessing this alternative Applicant developed basic conceptual plans for an appropriate facility with approximately the same usable interior square footage (2,400 SF) and secured cost estimates for the demolition of existing structures and construction of a new facility. The basic cost estimates to accomplish Alternative A ranged from a low of \$250,000 to a high of \$360,000. The projected time period required to complete to accomplish Alternative

A will be 8 - 12 months. The following outlines positive and negative aspects of Alternative A in comparison to the Preferred Alternative:

**Positive Aspects**

- \* Construction of new facility will allow for the design of a structure specifically designed to accommodate proposed uses.
- \* Less potential for unanticipated expenses often associated with restoration/renovation projects involving aged, deteriorating structures.
- \* Site plan for structures can be modified to facilitate most efficient use of site

**Negative Aspects**

- \* Estimated costs for demolition and new construction are significantly higher than estimated costs for renovation project.
- \* The demolition of existing structures will destroy a large plantation home that is architecturally representative of a unique period in Paia's history and worthy of renovation and restoration.
- \* There is a greater potential for adverse impacts and disruption to surrounding property owners associated with demolition and new construction as compared to the preferred renovation alternative.

**4.2. ALTERNATIVE "B"**

This Alternative involves new construction of a facility to accommodate the proposed activities at another site in the Central Maui area. In assessing this Alternative the Applicant researched the availability of unimproved parcels of land (1-3 acres in size) located in the central Maui area including Wailuku, Kahului and Paia. Applicant was unable to identify any potential sites in this area available for long term leasing at acceptable terms and rental rates. Several potential sites were identified which are privately owned and available for fee simple purchase, with the asking prices ranging from \$200,000 to \$550,000. Although each of these potential sites have some positive features (i.e. - location, availability of infrastructure, proximity to other services), none of the alternative sites have access to ditch water to facilitate agricultural and aquacultural programs. Based on the cost estimates developed for Alternative A, the cost of constructing an appropriate new facility on an unimproved alternative site is estimated at \$220,000 - \$340,000. This would make the total estimated cost for developing a new facility at an alternative site at \$420,000 - \$890,000, depending on the actual cost of site acquisition.

The following outlines the positive and negative aspects of Alternative "B" as compared to the Preferred Alternative:

**Positive Aspects**

- \* Construction of a new facility will allow for the design of a structure specifically designed to accommodate the proposed activities.
- \* An alternative location can be selected which involves less infrastructure improvements and can be located closer to service and business networks in Wailuku, Kahului.
- \* If Applicant is successful in securing resources to purchase fee simple land for project site, the property will provide a valuable equity asset for the non-profit organization.

**Negative Aspects**

- \* The costs associated with purchasing a fee simple site and developing a new facility are prohibitive and significantly higher than costs associated with Preferred Alternative.
- \* The amount of time required to complete a land transfer, develop site and construct new facility is considerably longer than the time required to complete the Preferred Alternative.
- \* No sites have been identified that provide access to ditch water to accommodate agricultural and aquacultural programs and landscaping irrigation.

**4.3 NO ACTION ALTERNATIVE (Alternative "C")**

The No Action Alternative would result in no improvements in local efforts to address the critical need for an appropriate facility to accommodate vocational training, educational and social service programs for Maui's disadvantaged residents. The potential benefits of providing programs and services that promote access to greater opportunities for low-income persons would be foregone. The No Action Alternative would also result in the further deterioration of a potentially valuable community asset (site and existing structures), which would result in a heightened health and safety hazard for the surrounding community. Given the objective of developing an appropriate facility to help address Maui's critical need for centrally-located community service facilities, there are no positive aspects supporting the No Action Alternative.

**5. AGENCIES AND ORGANIZATIONS CONSULTED**

The following agencies and organizations were consulted with in the preparation of this Draft Environmental Assessment:

**County of Maui**

- \*Department of Housing & Human Concerns
- \*Department of Public Works
- \*Department of Planning & Permits
- \*Department of Parks & Recreation
- \*Department of Water Supply
- \*Department of Fire/ Maui Police Dept.

\*Office of Mayor (Economic Development Office)

**State of Hawaii**

- \*Department of Land & Natural Resources
- \*Department of Health
- \*Department of Education
- \*Department of Transportation
- \*State Judiciary (Second District Court)
- \*University of Hawaii (SEAgrant)

**Federal Agencies**

- \*Department of Housing & Urban Development (Hawaii State Office)

**Community/Others**

- \* Maui Electric Company
- \* GTE Hawaiian Telephone (now Verizon)
- \* Hui Malama Learning Center
- \* Maui Youth & Family Services
- \* Alexander & Baldwin Properties, Inc.
- \* Hawaiian Cane & Sugar Company
- \* Maui Economic Opportunity

**6. DETERMINATION OF SIGNIFICANCE**

Based on significance criteria set forth in Hawaii Administrative Rules, Title II, Department of Health, Chapter 200, Environment Impact Statement Rules, the proposed action is not expected to have a significant impact on the environment. As such, the determination for the proposed action is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below:

- 1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.**

The scope of the proposed action is limited to the renovation and improvement of an existing structure which would otherwise continue to deteriorate or be demolished. In renovating the main "plantation" house located on the proposed site, Applicant is actually making an effort to protect and preserve a cultural resource that represents a unique period in Paia town's history. The proposed action will not result in the loss or destruction of any significant natural resources.

- 2. Curtails the range of beneficial uses of the environment.**

The proposed project is intended to maximize the beneficial uses of the environment by restoring existing structures, clearing and making efficient use of land surrounding the

structures for the purpose of supporting agriculture-related programs/projects, and utilizing ditch water to facilitate the development of aquaculture projects. The proposed project will transform an unkept, poorly maintained lot which is currently not being utilized for anyone's benefits, into a vital community learning center which will provide a myriad of social service, educational and vocational benefits to Maui's residents.

3. **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344,HRS, and any revisions thereof and amendments thereto, court decisions or executive orders.**

This project does not conflict with the State's long-term environmental policies.

4. **Substantially affects the economic and social welfare of the community or state.**

The proposed project will provide appropriate facility space in which to provide valuable social service, educational and vocational training programs for Maui's disadvantaged residents. The project will therefore result in positive impacts to the economic and social welfare of the community and state.

5. **Substantially affects public health.**

The proposed project will not have any potential negative impacts to public health. Minimal noise and dust will be generated during the actual renovation work but these are short-term impacts which will be mitigated and controlled per applicable regulatory measures and requirements.

6. **Involves substantial secondary impacts, such as population changes or affects on public facilities.**

The proposed action will have no significant secondary impacts since no additional housing units are being created which would result in population changes. The proposed uses will involve minimal additional burden for existing utilities, and will actually increase the inventory of facilities available on Maui to accomodate public service, community-based programs and projects.

7. **Involves a substantial degradation of environmental quality.**

The scope of the proposed action is limited to renovation and improvement to existing structure and site, which precludes any substantial degradation of environmental quality. The proposed project site is currently littered with debris and unkept, and Applicant will clear, clean and improve the site which will result in a sustained improvement of environment quality in the area.

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

Adverse cumulative impacts are not anticipated nor does the proposed project involve the commitment for any larger actions on the project site.

9. **Substantially affects a rare, threatened or endangered species, or its habitat.**

No rare, threatened or endangered species have been identified on the proposed project site.

10. **Detrimentially affects air or water quality or ambient noise levels.**

There are no long term detrimental impacts to air or water quality or ambient noise levels, associated with the proposed project. During the actual renovation work, air quality in the immediate area will be minimally affected by dust, and noise associated with construction/renovation work will impact ambient noise levels in the immediate area. These short-term temporary impacts will be mitigated and minimized per applicable requirements. The proposed action will have no impact on water quality in the area.

11. **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geographically hazardous land, estuary, fresh water or coastal waters.**

The proposed project site is not located in any of the above-mentioned environmentally sensitive areas and is therefore unlikely to suffer damage from natural forces due to its specific location.

12. **Substantially affects scenic vistas and view planes identified in county or state plans or studies.**

The proposed action will not affect any scenic vistas or viewplanes identified in any county or state plans or studies.

13. **Requires substantial energy consumption**

The proposed project will not consume substantial amounts of electrical energy, since hours of operation will be limited and activities proposed do not involve any unusual or extraordinary electrical requirements. The electrical needs of the project will not have a significant impact on the capacity of the existing MECO system.

## **ATTACHMENT "A"**

### **Comment Letters from Agencies**

1. Maui County Police Department  
(No response required)
2. State of Hawaii Dept. Of Transportation  
(No response required)
3. County of Maui, Department of Water Supply  
(No response required)
4. County of Maui, Department of Parks & Recreation  
(No response required)
5. County of Maui, Department of Housing & Human Concerns  
(No response required)
6. State of Hawaii, Office of Environmental Quality Control  
(Response Required - See Responses Attachment)
7. County of Maui, Department of Public Works & Waste Management  
(Response Required - See Responses Attachment)
8. County of Maui, Department of Planning  
(Response Required - See Responses Attachment)
9. State of Hawaii, Department of Health  
(Response Required - See Response Attachment)
10. State of Hawaii, DLNR, State Historic Preservation Division  
(Comment to Draft EA not Received by Deadline, Reference to  
Preliminary Comment Letter 7/7/00)  
\*Consultation between SHPD and Applicant ongoing

ORIGINAL



JAMES "KIMO" APANA  
MAYOR

OUR REFERENCE  
tv  
YOUR REFERENCE

**POLICE DEPARTMENT**  
COUNTY OF MAUI

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

January 17, 2001



THOMAS M. PHILLIPS  
CHIEF OF POLICE

KEKUHAPPIO R. AKANA  
DEPUTY CHIEF OF POLICE

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 W. Main Street  
Wailuku, HI 96793

Dear Mr. Percell:

SUBJECT: Draft Environmental Assessment  
Paia Community Learning Center  
TMK: 2-5-05 Portions of 19; Paia, Maui, Hawaii

Thank you for your letter of December 22, 2000 requesting comments on the above subject.

We have reviewed the proposed summary and have no comments or recommendations 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

Enclosure

c: John E. Min, Planning Department

BENJAMIN J. CAYETANO  
GOVERNOR



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



Brian K. Minaai  
Director - Designate  
DEPUTY DIRECTORS  
Jadine H. Urasaki  
GLENN M. OKIMOTO

January 16, 2001

IN REPLY REFER TO:

HWY-M 2.006-01

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 West Main Street  
Wailuku, Hawaii 96793

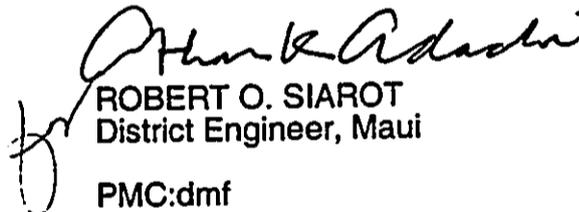
Dear Mr. Percell:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT – Paia Community Learning  
Center, TMK:2-5-05:Por. of 19, Paia, Maui, Hawaii

Thank you for the opportunity to review and comment on the Draft Environmental  
Assessment for the referenced project. Based on our review, we have no comments to  
offer at this time.

If there are any questions or concerns, please call Paul M. Chung at 873-3535.

Very truly yours,

  
ROBERT O. SIAROT  
District Engineer, Maui

PMC:dmf



**DEPARTMENT OF WATER SUPPLY  
COUNTY OF MAUI  
P.O. BOX 1109  
WAILUKU, MAUI, HAWAII 96793-6109  
Telephone (808) 270-7816 • Fax (808) 270-7833**

January 17, 2001

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 W. Main Street  
Wailuku, Maui, Hawaii 96793

**SUBJECT:** Draft Environmental Assessment - Paia Community Learning Center  
TMK 2-5-05: Portions of 19; Paia, Maui, Hawaii

Dear Mr. Percell,

Thank you for the opportunity to comment on this environmental assessment (EA). Please find attached a copy of Department of Water Supply comments dated July 11, 2000 on the pre-consultation for the draft EA of the same project. We provide the following additional comments:

Potential water demand for the 3.2 acre project area could be about 5,400 gallons per day (gpd), based on system standards for schools or about 9,600 gpd based on standards for single-family residential uses. Actual consumption for the project will depend on the type and intensity of use on the premises. We are pleased to see that the applicant proposes to use ditch water for all non-potable uses. This measure will significantly reduce the burden on the potable water system. The applicant is reminded to contact our engineering division at 270-7835 to discuss necessary fire protection improvements.

If you need additional information, please call our Water Resources and Planning Division at 270-7199.

Sincerely,

David Craddick  
Director  
emb

cc: engineering division

*By Water All Things Find Life*



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

JAMES "KIMO" APANA  
Mayor

ALICE L. LEE  
Director

PRISCILLA P. MIKELL  
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

January 16, 2001

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 West Main Street  
Wailuku, Hawaii 96793

Dear Mr. Percell:

**PAIA COMMUNITY LEARNING CENTER**  
**TMK: 2-5-05 PORTIONS OF 19; PAIA, MAUI, HAWAII**

We have reviewed the draft environmental assessment for the above referenced project and have no comments to offer at this time

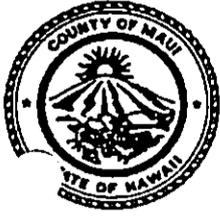
Should you have any questions, please call me at 270-7805.

Sincerely,

ALICE L. LEE  
Director

xc: Housing Administrator

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



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

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

JAMES "KIMO" APANA  
Mayor

FLOYD S. MIYAZONO  
Director

ELIZABETH D. MENOR  
Deputy Director

(808) 270-7230  
FAX (808) 270-7934

January 23, 2001

Mark Percell,  
Capital Solutions Hawaii  
2331 W. Main Street  
Wailuku, Hawaii 96793

Dear Mr. Percell:

**SUBJECT: Draft Environmental Assessment  
Paia Community Learning Center  
TMK:2-5-05 Portions of 19**

Thank you for the opportunity to comment on the subject project. We have no objections to the proposed development.

Please feel free to contact me at 270-7230 if my staff or I can be of further assistance.

Sincerely,

  
FLOYD S. MIYAZONO  
Director

c: Patrick Matsui, Chief - Planning and Development Division  
SMA Files

east\EApaiactr-llr.wpd

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186

February 5, 2001

Mr. Glenn Vares  
CDBG Coordinator  
County of Maui  
200 South High Street  
Wailuku, Hawai'i 96793

Dear Mr. Vares:

Subject: Draft EA for the Paia Community Learning Center, Maui

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

1. Please consult with the State Historic Preservation Division and include their comments in the final environmental assessment.
2. Please consult with the State Department of Health regarding the proper treatment of potential lead based paint and asbestos impacts during renovation and demolition.
3. Please include a site plan for the proposed project. In the site plan please show the locations of the two large banyan trees and the other notable trees. We recommend that the banyan trees and other notable trees be preserved.

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

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".

Genevieve Salmonson  
Director

c: ✓ Capital Solutions Hawaii

JAMES "KIMO" APANA  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director

Telephone: (808) 270-7845  
Fax: (808) 270-7955



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

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

RON R. RISKA, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

ANDREW M. HIROSE  
Solid Waste Division

February 8, 2001

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 West Main Street  
Wailuku, Hawaii 96793

Dear Mr. Percell:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
PAIA COMMUNITY LEARNING CENTER  
TMK: (2) 2-5-005:019 (PORTION)

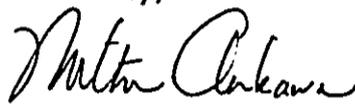
We have reviewed the subject draft environmental assessment and have the following comments.

1. The demolition and construction waste shall go to the C&D landfill at Maalaea.
2. The driveway shall be paved pursuant to County standards.
3. Vehicular access must be approved by the Engineering Division prior to building permit approval.
4. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code Chapter 19.36.
5. Public Law 101-336, Americans with Disabilities Act – Title III, requires all places of public accommodation and commercial facilities be accessible to people with disabilities.

Mr. Mark Percell  
February 8, 2001  
Page 2

If you have any questions, please call Milton Arakawa at 270-7845.

Sincerely,

  
for DAVID GOODE  
Director of Public Works  
and Waste Management

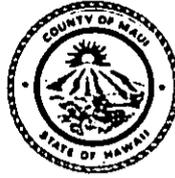
DG:msc/mt

cc: Land Use and Codes Administration  
S:\LUCA\CZM\paialearnctr.wpd

JAMES "KIMO" APANA  
Mayor

JOHN E. MIN  
Director

CLAYTON I. YOSHIDA  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

February 6, 2001

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 West Main Street  
Wailuku, Hawaii 96793

Dear Mr. Percell:

RE: Draft Environmental Assessment (EA) - Paia Community Learning Center, Baldwin Avenue, Tax Map Key: 2-5-005:Portions of Parcel 19

The Maui Planning Department (Department) received your letter of December 22, 2000 on January 2, 2001, requesting comments for the above subject Draft EA. The proposed action is located on agricultural lands with an existing vacant residential structure and three service buildings constructed in 1935.

The applicant, Community Work Day Program (CWD) will coordinate the development of the Paia Community Learning Center for the purpose of providing a facility to accommodate alternative learning programs, vocational training, and other social service programs for Maui's disadvantaged residents, primarily adolescents between the ages of 13-19 years of age. The facility will serve as the central headquarters for the CWD Teens-On-Call Program, which provides on-the-job paid training and work experience for "at-risk" teenagers. The facility will also provide appropriate classroom space to accommodate Department of Education (DOE) alternative learning programs, as well as privately operated programs, such as Hui Malama Learning Center on property currently owned by A&B Properties, Inc.

The Draft EA report states that a portion of the property will be subdivided. There is no indication as to how much of the site will be subdivided, however, it should be noted that according to information on Page 2 of the report, the site is 3.2 acres. The property cannot be subdivided to less than 2 acres per lot unless the State Land Use District Boundary, Community Plan, and zoning is changed.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793  
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

*Quality Seamless Service - Now and for the Future*

Mr. Mark Percell  
February 6, 2001  
Page 2

**Page 1, Summary Information, Development Plan Land Use District.** The County of Maui uses the term Community Plan as opposed to the City and County of Honolulu which uses the term Development Plan. The Community Plan land use designation for this property is AG Agricultural.

**Page 2, Description of the Proposed Action.** There is no discussion on the number of staff and children the facility will accommodate and service. The floor plans in Exhibit II show four bedrooms. Exhibit V shows proposed occupancy upgrades, including classrooms, and a multipurpose room, including a new deck and replacement of windows and doors. The description of the proposed action should describe these changes and the number of staff and children that will be occupying or using the facilities.

**Page 4, 1.5 Permit Process.** The zoning on the subject parcel is Agricultural and the "acronym" used in Maui's zoning map is "AG" and not "A-1." "A-1" in the Maui County zoning code and on the zoning maps are used to identify different zoning densities for two apartment zoning districts.

**Page 4, 2.1 Existing Uses.** This section should also be identifying and discussing the "affected environment." It should be identifying the surrounding uses that could be affected by the proposed action. Are any single-family residential, i.e., Skill Village houses located within close proximity to the subject site? How close? The effect of the proposed use to the surrounding uses could than be discussed in terms of the affected environment (2.0) and any potential environmental impacts and measure to mitigate any adverse effects (3) should be discussed in their respective sections. A statement is made that, "Based on an analysis of the structural integrity of the main house, it has been determined that substantial renovation is feasible and can be accomplished at a reasonable cost." Prior to any substantial renovation, this needs to be assessed, by the State and the County, based upon the historical significance, if any, of the house.

**Page 6, 2.8 Historical Features.** Photos were not included in the submittals or exhibits, although notation is made that they are attached. The photos should be included and listed as an exhibit. Additional information should be included in this section regarding the people who lived in the homes. Since this is A&B property, they probably have records of who lived there. Prior to renovation of the buildings, black and white photos of the buildings and details should be provided to the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) and the Maui County Planning Department. The SHPD should be contacted for information if there are any precontact sites on this property.

Mr. Mark Percell  
February 6, 2001  
Page 3

**Page 6, 2.8 Land Use Controls.** The zoning on the subject parcel is Agricultural and the "acronym" used in Maui's zoning map is "AG" and not "A-1." "A-1" in the Maui County zoning code and the zoning maps are used for one of two different zoning densities for apartment zoning districts.

**Page 6, 2.8. Acoustical/Noise.** The information provided in this section should be discussing the type of activities generated from the subject property and the types of noise that would be generated from those activities proposed on the site and the effect, if any, of the noise generated from the subject property will have on adjacent uses. Will the proposed vocational training involve any machinery or machine shop or equipment that may generate any noise? What type of social or community activities, if any, are proposed on the site? The effect of these types of activities on surrounding uses should be identified and discussed. Page 3 of the report notes that the west boundary abuts the Skill Village subdivision. The effect of any noise, if any, generated from the property on the single-family subdivision should be discussed and the mitigative measures, if any, should be discussed in Section 3 "Summary of Potential Environmental Impacts and Measures to Mitigate Adverse Impacts."

**Page 6, 2.10.1 Traffic/Circulation.** Page 7 in this section states that "...activities planned for the proposed site will involve additional vehicular traffic on Baldwin Avenue to access and exit the site.." A determination is made that there will be no significant impacts on the current traffic conditions. There is no estimate provided on the number of vehicles that would be generated from the proposed action in this section. This information is located on page 10 which should be addressing mitigative measures, if any is required.

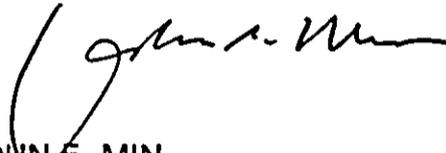
**Page 8, Section 3 "Summary of Potential Environmental Impacts and measures to Mitigate Adverse Impacts."** As noted above, mitigative measures, if any, relating to noise, traffic, and any other issues should be discussed in this section.

**Page 14, 5, Agencies and Organizations Consulted.** This section lists the agencies consulted, however, throughout the report, there is no indication what was discussed with these agencies and whether or not there were any significant comments or concerns that should have been addressed. There were no comments incorporated in the report from the State Historic Preservation Division and their concerns and comments, if any, regarding the historic significance or preservation, if recommended, and method of preservation of the site.

Mr. Mark Percell  
February 6, 2001  
Page 4

If you have any questions, please call Julie Higa, Staff Planner, of this office at 270-7814.

Very truly yours,



JOHN E. MIN  
Planning Director

JEM:JH:cmb

c: Clayton Yoshida, AICP, Deputy Planning Director  
Julie Higa, Staff Planner  
Project File  
General File  
S:\ALL\JULIE\ENVIRONM\drafteaPaia.ltr.wpd

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D., M.P.H.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801

In reply, please refer to:  
File:

00-255/epo

February 2, 2001

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 W. Main Street  
Wailuku, Hawaii 96793

Dear Mr. Percell:

Subject: Draft Environmental Assessment  
Paia Community Learning Center  
Paia, Maui  
TMK: 2-5-05: Por. of 19

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Vector Control

The property may be harboring rodents which will be dispersed to the surrounding areas when any buildings are demolished or the site is cleared. The applicant is required by Hawaii Administrative Rules, Chapter 11-26, "Vector Control" to eradicate any rodents prior to demolition or site clearing activities and to notify the Department of Health by submitting Form VC-12 to the local Vector Control Branch when such action is taken. Rodent traps and/or rodenticides should be set out on the project site for at least a week or until the rodent activity ceases.

The Vector Control Branch phone numbers are as follows:

Oahu: 831-6767  
Kauai: 241-3306  
Hawaii--Hilo: 974-4238, Kona: 322-7011  
Maui (includes Molokai and Lanai): 873-3560

Noise

1. Activities associated with the construction phase of the project must comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

Mr. Mark Percell  
February 2, 2001  
Page 2

- a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules as stated in Section 11-46-6(a).
  - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers as stated in Section 11-46-6(b)(1)(A).
  - c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit as stated in Section 11-46-7(d)(4).
2. Through facility design, sound levels emanating from stationary equipment such as air conditioning systems, exhaust fans, refrigeration compressors or generators must be attenuated to comply with the provisions of the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

Should there be any questions on this matter, please call Mr. Russell Takata, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.

#### Asbestos

Prior to any demolition activities, federal rules (40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revision; Final Rule, November 20, 1990), require an inspection of all affected areas to determine whether asbestos is present.

Under the NESHAP regulation, the project would be required to file with the Noise, Radiation and Indoor Air Quality Branch of the Department of Health an Asbestos Demolition/Renovation notification ten working days prior to demolition of each building or the disturbance of regulated asbestos-containing materials. All regulated quantities and types of asbestos-containing materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill.

Questions concerning asbestos requirements should be directed to Mr. Robert H. Lopes at 586-5800. Should there be additional concerns, please contact Mr. Russell Takata, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.

#### Dust

There is a significant potential for fugitive dust emissions during the construction activities. Implementation of adequate dust control measures during all phases of construction is warranted.

Mr. Mark Percell  
February 2, 2001  
Page 3

Construction activities must comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust.

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to:

- a. Planning the different phases of construction, focusing on minimizing the amount of dust generating materials and activities, centralizing on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. Providing an adequate water source at the site prior to start up of construction activities;
- c. Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. Controlling of dust from shoulders and access roads;
- e. Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f. Controlling of dust from debris being hauled away from project site.

If you have any questions regarding these issues on fugitive dust, please contact the Clean Air Branch at 586-4200.

Sincerely,



GARY GILL  
Deputy Director  
Environmental Health Administration

c: VCB  
NR&IAQB  
CAB

BEN. AMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

DEPUTIES  
JANET E. KAWELO

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhinewa Building, Room 555  
801 Kamohala Boulevard  
Kapolei, Hawaii 96707

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

July 7, 2000

Mr. Mark Percell  
Capital Solutions Hawaii  
2331 W. Main Street  
Wailuku, Hawaii 96793

LOG NO: 25767  
DOC NO: 0007co02  
Architecture

Dear Mr. Percell:

**SUBJECT: Plantation House and Three Outbuildings**  
**TMK 2-5-05:49& 52, Paia, Hawaii**

Thank you for the letter dated June 15, 2000, regarding the renovation of the large Plantation house and the three outbuildings near Paia Mill. It is possible that these buildings may meet the criteria of eligibility for the Hawaii and National Register of Historic Places. We request that photographs (black & white) of the structures be taken and a historic resources inventory form be completed and submitted to our office for our records. Additional research may be needed later.

We would also like additional information on the proposed work to be performed. Please provide photographs of the existing interiors. Especially any character defining features. What type of foundation reinforcement will be added? What type of siding and roofing replacement is being proposed? What is existing? Do you or someone else know what was original to the structure? Provide plans of the "substantial interior improvements." Should it alter original fabric additional documentation and justification may be requested. We recommend that if the structure is eligible, the alterations or renovation follow the Secretary of the Interiors Standards for Rehabilitation.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 692-8032.

Aloha,

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

DON HIBBARD, Administrator  
State Historic Preservation Division

CO:jk

## **ATTACHMENT "B"**

### **Responses to Comment Letters from Agencies**

1. County of Maui, Department of Public Works & Waste Management
2. County of Maui, Department of Planning
3. State of Hawaii, Department of Health, Environmental Health Administration
4. State of Hawaii, Office of Environmental Quality Control



February 19, 2001

David Goode  
Director of Public Works & Waste Management  
COUNTY OF MAUI  
200 South High Street  
Wailuku, HI 96793

Dear Mr. Goode:

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT  
PAIA COMMUNITY LEARNING CENTER, MAUI**

Thank you for your letter dated February 8, 2001, providing comments relative to the captioned project.

In response to your comments:

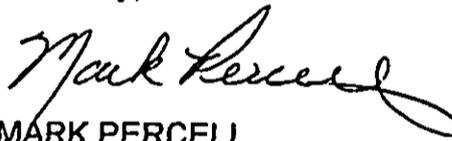
1. Applicant will instruct contractor(s) to dispose of demolition and construction waste at the C&D Landfill at Maalaea.
2. Applicant is a non-profit agency with limited funds and the cost of paving the driveway has not been included in the project budget, however applicant will seek in-kind contributions from paving contractors in order to comply with the County's request.
3. Applicant will consult with Engineering Division re: vehicular access prior to building permit approval.
4. Applicant will comply with Maui County Code Chapter 19.36 re: off-street parking, loading spaces and landscaping, as applicable to the project.
5. Modifications to the existing main building will include the installation of appropriate ramping to ensure access to people with disabilities per ADA requirements, as applicable.

2331 W. Main Street, Wailuku, HI 96793 - 808-249-8838- FAX 808-249-2304 - Email: [cash@shaka.com](mailto:cash@shaka.com)

Page 2  
February 19, 2001

If you have further comments or questions, please let us know. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Mark Percell". The signature is written in black ink and is positioned above the printed name.

MARK PERCELL  
Consultant



February 19, 2001

John Min  
Planning Director  
Department of Planning  
COUNTY OF MAUI  
200 South High Street  
Wailuku, HI 96793

Dear Mr. Min:

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT  
PAIA COMMUNITY LEARNING CENTER, MAUI**

Thank you for your letter dated February 2, 2001, providing comments relative to the captioned project.

In response to your comments:

1. Reference to subdividing parcel of land, the site is currently part of a larger parcel which will be subdivided to separate the 3.2 acre project site.
2. Summary Information (Page 1) has been revised to reflect Community Plan land use for the project site as AG Agricultural.
3. Description of Proposed Action (Page 2) has been revised per your comments. Please note that the specific number of staff and clients (adults and youth) will be determined as programs are developed for the project.
4. Permit Process (Page 4) has been corrected per your comments.
5. Existing Uses (Page 4) has been revised to provide additional information relative to the areas surrounding the project site (Skill Village), and the corresponding potential impacts and mitigation measures have been inserted in the appropriate section (3).
6. Historical Features (page 6). Photos of the site and existing structures will be included in the Final EA. Applicant is attempting to gain more historical information relative to past occupants and the information will be provided to SHPD and Maui County Planning prior to proceeding with renovation work.

2331 W. Main Street, Wailuku, HI 96793 - 808-249-8838 - FAX 808-249-2304 - Email: cash@shaka.com

7. Land Use Controls (Page 6) has been revised to reflect AG zoning.
8. Acoustical/Noise (Page 6). As noted in the Draft EA, the project site is located directly mauka of Paia Mill which operates day and night and generates significant amounts of noise. The level of noise that will be generated by the project are minimal in comparison and will not impact the Skill Village residential area adjacent to the site. The Draft EA also notes that Applicant will schedule activities to minimize any potential disruption or disturbance to the surrounding areas.
9. Traffic/Circulation (Page 6). This section provides basic information on the existing system serving the project site and a brief description of the means of transportation that are available to serve the project and will help to limit traffic impacts. In Section 3.3.5, specific projections re: number of vehicles and peak use hours are provided to identify impact, and mitigative measures to be utilized by Applicant are identified.
10. Summary of Potential Environmental Impacts and measures to Mitigate Adverse Impacts, (Page 8). As noted, no noise impacts are anticipated, mitigative measures for minimal traffic impacts are discussed and all anticipated environmental impacts are discussed in this section.
11. Agencies and Organizations Consulted (Page 14). Preliminary comments on this project were requested in writing from all of the agencies and organizations listed, and applicant discussed the project with representatives of several agencies prior to preparing the Draft EA. All information gained from this preliminary consultation is incorporated into the Draft EA, including the information from the SHPD's initial comment. Please be assured that Applicant will cooperate with the SHPD to ensure that all historical preservation issues are appropriately handled.

If you have further comments or questions, please let us know. Thank you.

Sincerely,



MARK PERCELL  
Consultant



February 19, 2001

Gary Gill  
Deputy Director  
Environmental Health Administration  
Department of Health  
STATE OF HAWAII  
P. O. Box 3378  
Honolulu, HI 96801

Dear Mr. Gill:

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT  
PAIA COMMUNITY LEARNING CENTER, MAUI**

Thank you for your letter dated February 2, 2001, providing comments relative to the captioned project.

In response to your comments:

1. Applicant will comply with Hawaii Administrative Rules, Chapter 11-26, "Vector Control" to eradicate rodents prior to commencement of renovation and site clearing, and will notify DOH by submitting Form VC-12 to the local Vector Control Branch when such action is taken.
2. Applicant will ensure that all activities associated with project construction will comply with DOH Administrative Rules, Chapter 11-46, "Community Noise Control".
3. Prior to the commencement of renovation and demolition activities, the affected areas will be inspected for asbestos and Applicant will comply with all applicable NESHAP regulations.
4. Applicant will ensure that contractor(s) comply with all applicable provisions of Hawaii Administrative Rules, Chapter 11-60.1 "Air Pollution Control", Section 11-60.1-33, Fugitive Dust, during the construction/renovation phase of the project.

Page 2  
February 19, 2001

If you have further comments or questions, please let us know. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Mark Percell". The signature is written in black ink and is positioned above the printed name.

MARK PERCELL  
Consultant



February 19, 2001

Genevieve Salmonson  
Director  
Office of Environmental Quality Control  
STATE OF HAWAII  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

Dear Ms. Salmonson:

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT  
PAIA COMMUNITY LEARNING CENTER, MAUI**

Thank you for your letter dated February 5, 2001, providing comments relative to the captioned project.

In response to your comments:

1. We have requested and received comments from the State Historic Preservation Division, which will be included in the Final Environment Assessment as applicable.
2. The Department of Health has provided comments relative to lead-based paint and asbestos and applicant will comply with all applicable requirements.
3. As noted in the Draft Environmental Assessment, applicant intends to trim, revive and maintain all notable trees located on the project site.

If you have further questions or comments, please let us know. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Percell", written in a cursive style.

MARK PERCELL  
Consultant

# **PAIA COMMUNITY LEARNING CENTER**

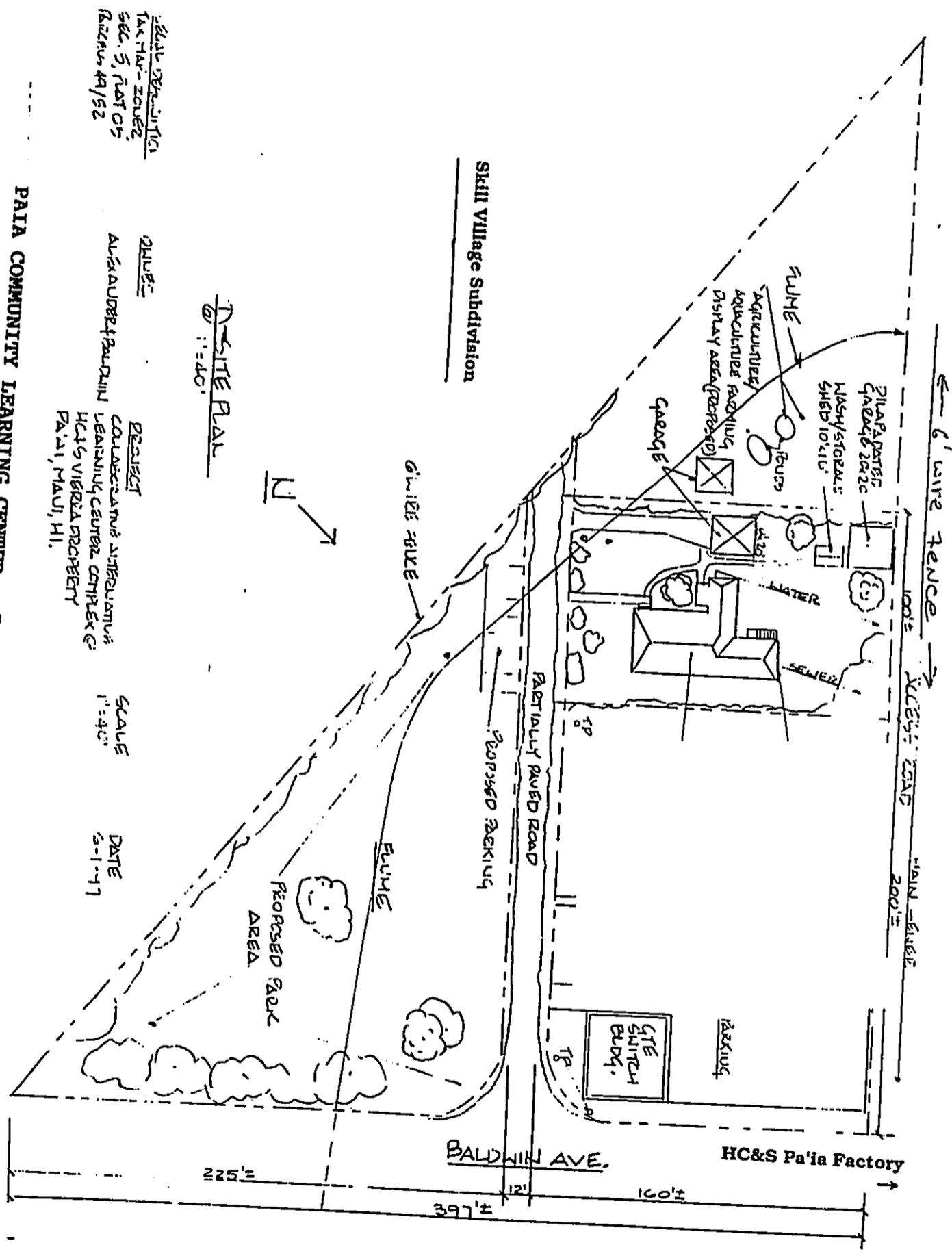
## **EXHIBITS**

- I. TAX MAP - SITE LOCATION**
- II. EXISTING FLOOR PLAN (MAIN BLDG)**
- III. EXISTING FOUNDATION PLAN (MAIN BLDG)**
- IV. ELEVATIONS (TWO PAGES)**
- V. PROPOSED OCCUPANCY UPGRADES**



DOCUMENT CAPTURED AS RECEIVED

PA'IA COMMUNITY LEARNING CENTER - PROPOSED SITE PLAN



State Department  
Tax Map - Zone 2  
Sec. 5, Plot 05  
Revised 10/52

D-SITE PLAN  
1" = 40'

OWNER	PROJECT	SCALE	DATE
ALFONSO B. BALDWIN	COMMUNITY LEARNING CENTER	1" = 40'	5-1-11
HC&S VIRGINIA PROPERTY PA'IA, MAUI, HI.			

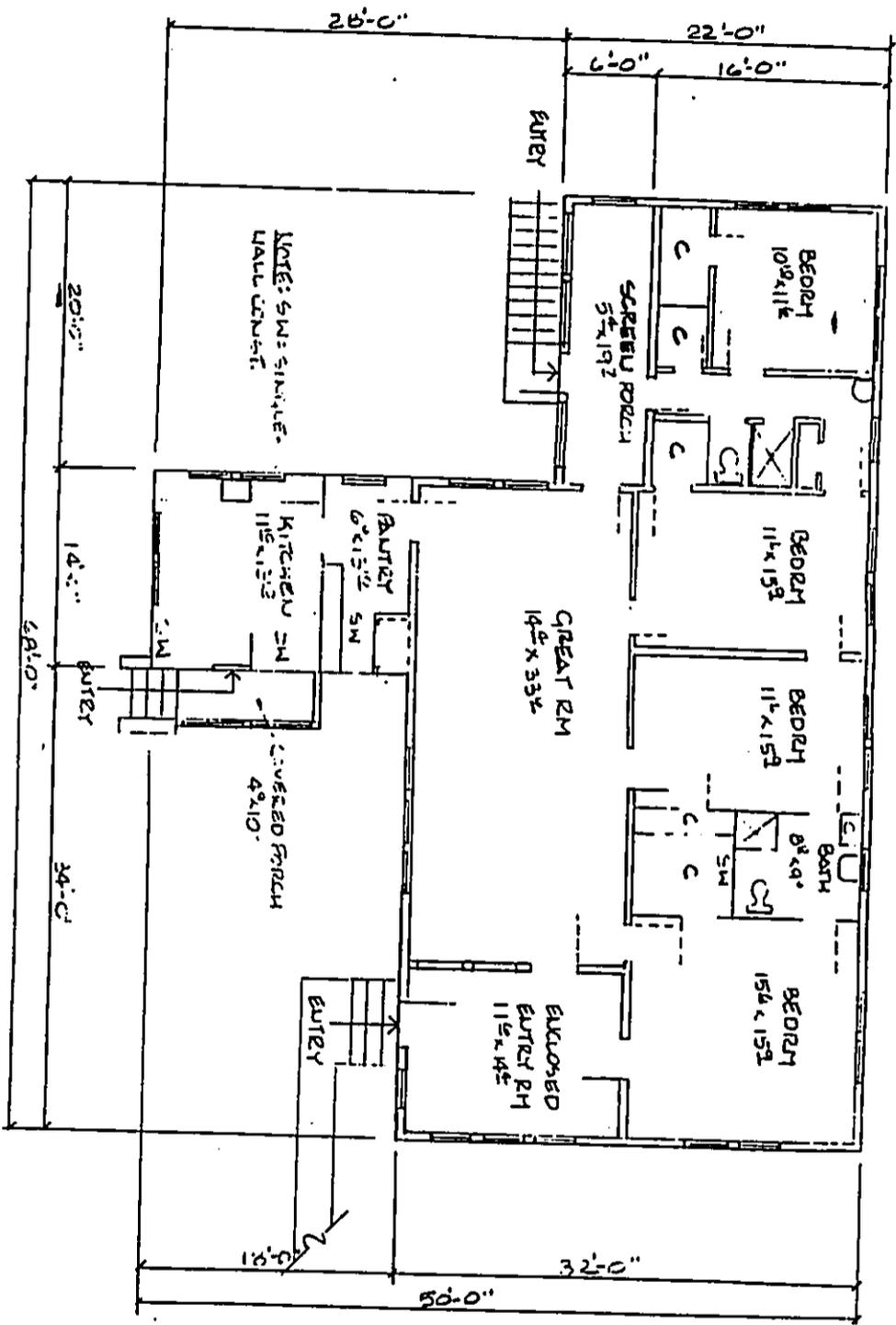
Skill Village Subdivision

BALDWIN AVE.

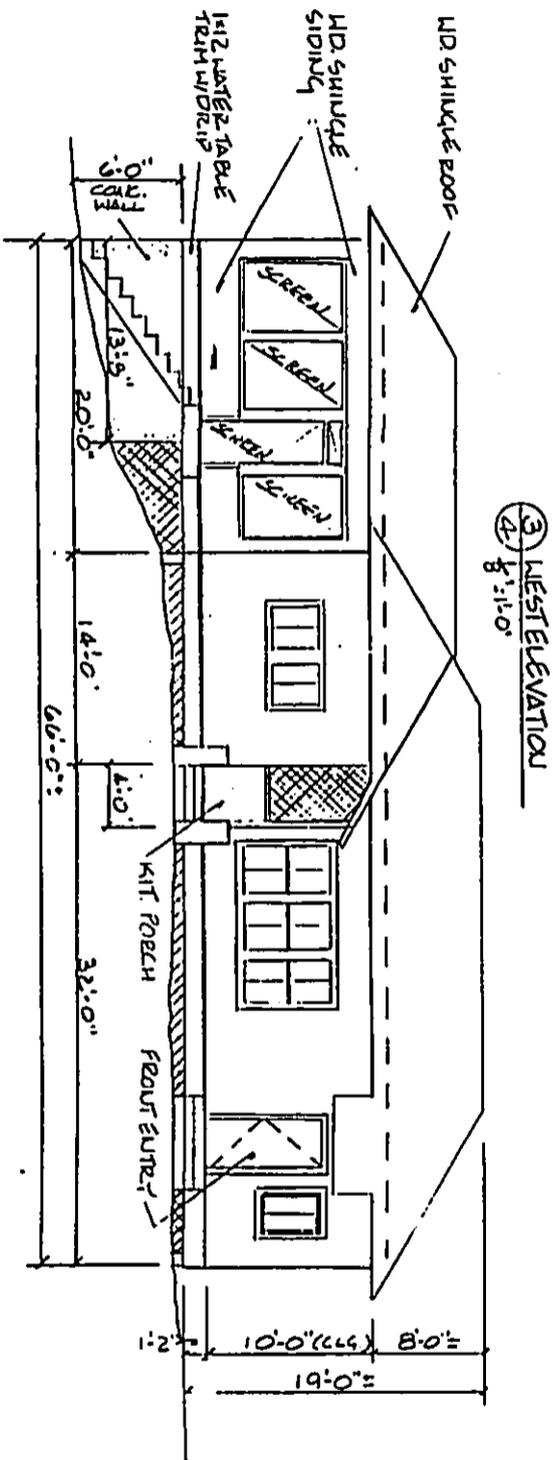
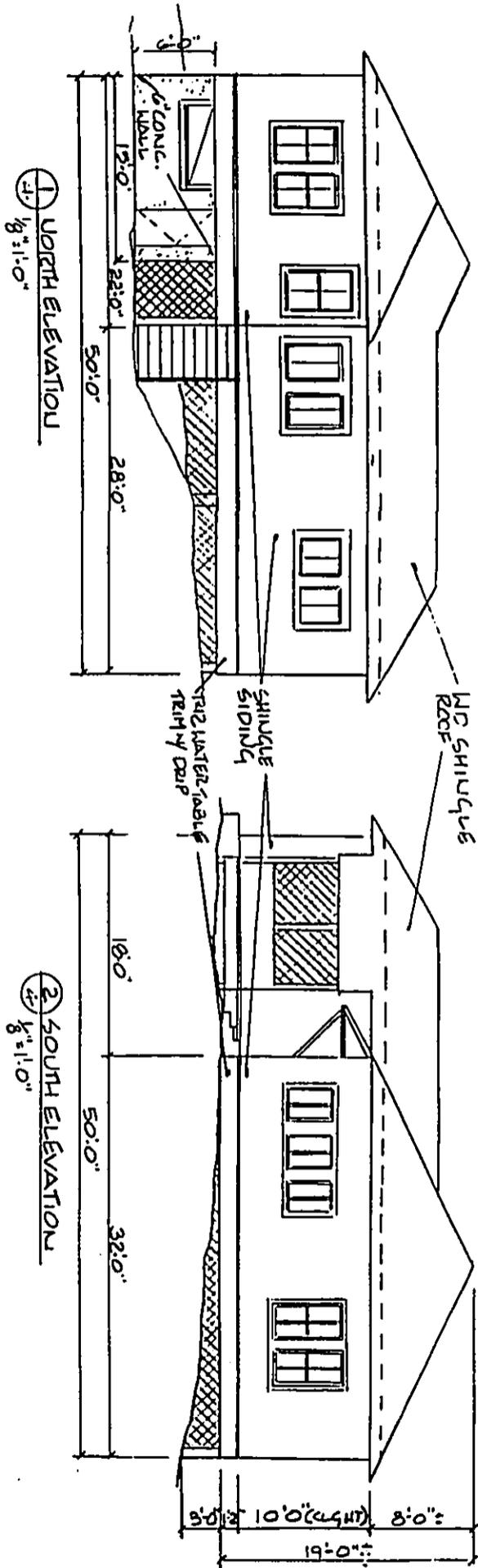
HC&S Pa'ia Factory

PAIA COMMUNITY LEARNING CENTER - EXISTING FLOOR PLAN

① Floor Plan (Existing) - 1/8" = 1'-0"







PAITA COMMUNITY LEARNING CENTER

4/17



### PA'IA TRAINING CENTER



Classic 70 year old HC&S Plantation Supervisor residence (5BR., 40' living room, 10' ceilings, + 3 garages). Salt-water treated main-frame structure is nearly termite free. Plumbing throughout property is intact.

Teens - On - Call  
Work Experience Training  
Program Base

Community Work Day Base



Situated between Pa'ia Mill and Skill Village Subdivision (where we have over 150 youth of all ages. . . many already working with Teens-On-Call Program.

Teens-On-Call Program  
Youth will assist skilled tradesman with repairs to home, plumbing, and grounds



Vocational and  
Trades Training

Aquaculture  
Agriculture  
Demo/Educational  
Model w/  
University of Hawaii  
SEA Grant Program

Mechanical Shop  
Lt. Auto Repair  
Bike Repair  
Lawn Equipment Repair

Wood Shop  
Furniture  
Refinish/Repair

Recycled Lumber  
Windows/Doors

Ceramic  
Workshop/Kiln, etc.



