

HRS Chapter 343 Final Environmental Assessment

Proposed Expansion of the Maui Family YMCA

TMK (2) 3-8-007:127
Kahului, Maui, Hawaii

June, 2008



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I. PROJECT INFORMATION

A. PURPOSE OF THE REQUEST

This Environmental Assessment (EA) has been prepared in support of an application for Special Management Area (SMA) Use Permit and assesses the potential environmental impacts associated with the proposed expansion of the Maui Family YMCA facility, situated on a 4-acre site at Kahului, Island of Maui, Hawaii, TMK No. (2) 3-8-007:127. The proposed action includes both new construction and improvements to the existing building, along with supporting infrastructure.

Since the proposed action involves the use of County lands, this EA has been prepared in accordance with the provisions of HRS Chapter 343 and HAR Title 11, Chapter 200, Environmental Impact Statement Rules. The County land (Maui Central Park District) is under the jurisdiction of the Maui County Department of Parks and Recreation, which is serving as the accepting agency for the EA and environmental review process.

B. PROJECT PROFILE

Proposed Project:	A two-story building with approximately 35,000 square feet of combined floor area, including both new construction and improvements to the existing Maui Family YMCA building; a new outdoor family swimming pool; paved parking and landscape plantings, and associated utilities and supporting infrastructure.
Existing Land Use:	Existing Maui Family YMCA, parking lot and associated infrastructure
Project Area:	4 acres
Access:	Kanaloa Avenue



C. REQUIRED LAND USE AND DEVELOPMENT PERMITS

The following land use development permits and approvals are required for the project, and are in the process of being obtained:

- Special Management Area (SMA) Use Permit
- NPDES Permit
- Building, Plumbing and Electrical Permits
- Grading Permit

D. IDENTIFICATION OF THE APPLICANT AND OWNER

Applicant/Owner: Maui Family YMCA
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F. ACCEPTING AUTHORITY

Agency:

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Ms. Tamara Horcajo, Director

Phone/Fax:
Contact:

G. AGENCY AND PUBLIC CONSULTATION

Pre- Consultation was conducted with the following:

- A. COUNTY OF MAUI
 - 1. Department of Planning
 - 2. Department of Public Works and Environmental Management
 - 3. Department of Water Supply
 - 4. Parks Department
 - 5. Police Department
 - 6. Fire Department
 - 7. Urban Design Review Board



- B. STATE OF HAWAII
 - 1. Department of Transportation
 - 2. Office of Hawaiian Affairs
 - 3. Department of Health
 - 4. Department of Land and Natural Resources
 - 5. State Historic Preservation Division

- C. FEDERAL
 - 1. Army Corps of Engineers
 - 2. Natural Resources Conservation Service

- D. OTHER
 - 1. Hawaiian Telcom
 - 2. Maui Electric Company (MECO)

- E. PUBLIC OUTREACH
 - 1. Landowners and residents within 500 feet

Comments and responses to substantive comments are contained in Appendix A, "Agency and Public Consultation"



II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION

The subject parcel occupies 4 acres (174,240 square feet) of land on the east side of Kanaloa Avenue, Kahului, Maui, Hawaii. Specifically, the site lies north of Halia Nakoa Street, across Kanaloa Avenue from the War Memorial Complex and bordering Keopuolani Park.

The subject parcel is located in an area of existing park and residential development. Land uses along Kanaloa Avenue, between Kaahumanu Avenue and Kahului Beach Road, are dominated by residential, civic, park and public recreational uses. Uses bordering the site include Keopuolani Park and an undeveloped parcel of county-owned land. Land use to the west of the site, across Kanaloa Avenue, is dominated by residential development.

B. EXISTING LAND USE

Land use on the subject parcel includes the existing Maui Family YMCA building, parking lot and associated infrastructure, constructed at the project site in 1991. The existing 17,000 square foot facility currently includes six offices, a childwatch area, one multipurpose room, two racquetball courts, men's and women's locker rooms, a weight workout room, cardio-fitness workout room, outdoor swimming pool and kitchen. Operating hours for the YMCA facility are from 5:30 am - 9 pm Monday through Friday; Saturday 7am - 7pm; and Sunday from 10am - 6pm. The YMCA facilities and programs currently employ 100 people, 12 of whom are full-time employees.

C. LAND USE DESIGNATIONS

State Land Use Classification: Urban

Wailuku-Kahului Community Plan: Park
(See: Figure No. 6 "Community Plan Map")



County Zoning:	Maui Central Park District (<u>See</u> : Figure No. 7, “Zoning Map”)
Flood Zone Designation:	Zone “C” (minimal flood hazard potential) (<u>See</u> : Figure No. 9, “Flood Insurance Rate Map”)
Special Designations:	Special Management Area (SMA) (<u>See</u> : Figure No. 7, “SMA Map”)

D. PROJECT BACKGROUND, PURPOSE AND NEED

The proposed project is located within the Wailuku-Kahului region, situated on the north shore of central Maui. The region encompasses the civic and business centers of Wailuku and Kahului, as well as the island’s only commercial harbor and its main commercial airport. As a major point of entry for people and goods, the Wailuku-Kahului area serves as an important center of jobs and economic activity.

Maui’s population is concentrated in the urban centers of this region. According to the 2000 U.S. Census, the population of Wailuku was 12,296, and the population of Kahului was 20,134 residents, representing the largest census division on Maui. Wailuku is the county seat of Maui County and has maintained its role as the county’s civic, financial and cultural center, while Kahului has strengthened its role in recent years as the hub of commercial and industrial activity on the Island of Maui.

Since its founding in 1960, the Maui Family YMCA’s mission is to enhance the quality of life for the people of Maui by utilizing its facilities and programs to promote healthy lifestyles. Program areas include: fitness, childcare, aquatics, camping, teen, & family with 53 different types of programs currently offered within these areas.

In recent years, continued population growth in the Wailuku-Kahului region, and the Island of Maui in general, has been mirrored by a steady growth in membership at the Maui Family YMCA. As a result of heavy growth in membership, the Maui Family YMCA has outgrown its current facility. To continue providing adequate programs and services to its members and the people of Maui, the Maui Family YMCA must expand its facility.



E. PROJECT DESCRIPTION

The proposed action includes both improvements to the existing building and new construction adjacent to the existing facilities. Since the publication of the Draft EA and subsequent agency comments, the project's site plan has been modified to facilitate vehicle ingress and egress, and to improve traffic circulation within the parking lot (See: Appendix E, "Parking Lot/Traffic Site Plan").

After minor site preparation, a two-story building addition of approximately 18,000 square feet in floor area and 34 feet in height will be constructed, bringing the combined floor area of the expanded facility to 35,000 square feet. The project is currently proposed for construction in four phases:

- Phase I: Remodel/Rehabilitate Existing Structure and Perform Site Work
- Phase II: Construct Two-Story Addition (Excluding Gymnasium)
- Phase III: Construct Family Swimming Pool
- Phase IV: Construct Gymnasium Addition

Upon completion of all phases, the proposed building addition will include a gymnasium, aerobic exercise room, showers, locker rooms, a new outdoor family swimming pool, offices, lounge and storage areas. Existing facilities will be refurbished for finishes and limited modification of interior walls. The proposed project will also include modification of the front parking area, new paved parking (for a total of 115 stalls), landscape plantings, and the installation of utilities and access connections. (See: Figures No. 11a-h, "Architectural Drawings," and Figures No. 12 a-d, "Architectural Renderings"). The project will also include the installation of a subsurface drainage system consisting of a perforated drainline embedded in crushed rock and wrapped with a layer of filter fabric, which will capture any incremental increase in post-development runoff on site. The estimated date for completion of all phases of construction is April 2010, at a projected cost of approximately \$6 million.

F. SUSTAINABLE BUILDING DESIGN PRINCIPLES

A number of sustainable building design techniques will be considered for implementation. Examples of such techniques include the following:

- Selection of a site with short connections to existing municipal infrastructure systems.
- Provision of erosion and dust control measures during construction.



- Tree and landscape planting to shade paved parking areas and provide shade and cooling to building elements and outdoor use areas.
- Maximizing efficiencies for lighting, HVAC systems and other equipment.
- Utilizing properly planned and efficient irrigation systems.
- Selecting appropriate plants for the Kahului area, thereby minimizing need for irrigation.
- Use of only high efficiency, “Energy Star” labeled appliances.
- Maximizing wall and roof insulation.
- Extensive use of daylighting schemes through insulated window walls, skylights, north facing clerestory windows and distributed sunlight.
- Heat recovery mechanical system. (Excess heat from air conditioning applied to pool heating and hot water generation)
- Solar hot water systems
- Stormwater collection for irrigation, pool evaporation replenishment, erosion control
- Use of electronic balast, T-5 fluorescent lighting fixtures
- Low flow, controlled heat shower fixtures
- Possible use of thermal mass storage system to augment and reduce cost of air conditioning by generating and storing ice during off-peak electrical hours
- Possible use of photovoltaic and small wind harvesting electrical generation for peripheral uses such as parking lot lighting
- Use of locally produced materials, e.g. concrete, concrete block.
- Use of VOC free finishes (paint, carpeting) and furniture, fixtures and equipment
- Proper siting of building orientation and elements
- Use of recyclable materials: steel studs and structural members, wood products from certified sustainable sources
- Minimal site disturbance during construction.

G. ALTERNATIVES

1. No action

Analysis. The No Action alternative would leave the property in its existing condition. This alternative would delay and/or foreclose the opportunity to provide an improved YMCA facility on the subject parcel.

By leaving the property in its existing condition, the No Action alternative would generate neither short- nor long-term environmental impacts. Short-term impacts are generally associated with the construction phase of a development and include dust, noise, and runoff. Longer-term impacts are related to traffic generated by the



development, an increase in runoff caused by the introduction of impervious surfaces, and any associated impact to public infrastructure and service systems.

The No Action alternative would foreclose any public benefit derived from the project.

2. Alternative Traffic Circulation Design

Analysis. As discussed in Section III.D.4 below, the Applicant is presently evaluating various schemes for improving traffic flow and circulation for the YMCA parking lot.

A summary of these alternatives is presented below:

Second Driveway

To prevent vehicles that enter the project parking lot from queuing in the driveway and possibly backing up into Kanaloa Avenue, one alternative parking lot design would involve the addition of a second driveway. Since the most logical location for a second driveway would be at the northwest corner of the lot, this would not be a desirable solution, due to sight distance concerns and safety concerns associated with close proximity to the adjacent Keopuolani Park driveway, along with grading concerns and a significant loss of parking capacity. In addition, the Department of Public Works indicated it would not support this alternative due to its potential to cause traffic conflicts.

Driveway Relocation (1)

As recommended in comments received from the Department of Public Works this alternative would involve relocating the current access driveway to the northeast corner of the lot (See: Appendix A, "Agency and Public Consultation"). Relocation of the driveway to the northeast corner is not feasible, since it would necessitate ingress and egress through Keopuolani Park and would cause undue maintenance and security liability for the Department of Parks and Recreation.

Driveway Relocation (2)

The alternative of relocating the project driveway to the northwest corner of the parking lot was suggested during a meeting between the project Civil Engineer and representatives of the Department of Public Works. This would not be a desirable solution, due to sight distance concerns and safety concerns associated with close proximity to the adjacent Keopuolani Park driveway, as well as grading concerns.



Modifications to Existing Parking Lot

As discussed Section III.D.4 below, the Traffic Impact Assessment Report recommends that parking spaces not be located immediately off Kanaloa Avenue. Placing the first parking space at least three car lengths (approximately 75 feet) from the edge of the roadway pavement would allow space for vehicles to wait and not cause backups onto Kanaloa Avenue. This alternative could necessitate the removal of four parking spaces up to as many as a whole row stalls from the existing plan and further limit the supply of parking at the new facility.

Parking Lot Re-configuration (1)

A fourth alternative would be to change the configuration of the parking lot, which would involve grading and paving in the area on the east side of the building. Since there is a fairly significant grade change between the existing and proposed parking lot and the area to the east of the building, this alternative could pose significant grading and project redesign costs.

Parking Lot Re-configuration (2)

This, the preferred alternative, would involve widening the existing driveway to three lanes: inbound; right turn out; and left turn out. Combined with this, the applicant proposes to provide striping along Kanaloa Avenue to create a right-turn deceleration lane of greater distance than currently exists, and also implementing measures to improve circulation within the project parking lot. These measures would suffice to prevent potential conflicts with vehicles backing up onto Kanaloa Avenue and encroaching onto the through lane.

3. Upgrade Gymnasium to Disaster Shelter Standards

Based on comments from Maui County Civil Defense, the possibility of upgrading the gymnasium design to disaster shelter standards was analyzed. The proposed gymnasium is currently designed to the 2006 International Building Code (IBC), which Maui County will adopt some time next year. The 2006 IBC increases design loads to wind speeds of 105 mph, which complies with a Type EHPA disaster shelter. The gymnasium as proposed also has the sanitary (e.g. toilets and sinks) capacity required for a shelter facility. The proposed design was developed in order to continue providing facilities and programs offered by the YMCA to the community, and to incorporate sustainable design principles, rather than to provide a disaster shelter.



The gymnasium is not scheduled for construction until the later phases of the proposed expansion; therefore, the Maui Family YMCA is willing to consider upgrading to disaster shelter standards if and when hazard mitigation grant funds specific to this issue are available. Since the YMCA is a non-profit organization and dependent upon donations, grants and other outside funding for capital improvements, upgrading the gymnasium to disaster shelter standards would be prohibitively expensive for the YMCA to fund on its own.



III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The subject property is located in Kahului, on the windward facing shore of Maui. Surrounding development is characterized by park, civic, single-family residential and educational uses (Baldwin High School). In the vicinity of the project, development of a largely commercial character occurs along Kaahumanu Avenue, a four-lane principal arterial road passing from Wailuku through Kahului. Zoning and Community Plan Designations throughout the project area are predominantly in support of park, civic, commercial, multi-family, and single-family residential uses.

The subject property is located mauka of Kahului Beach Road, adjacent to and south of Keopuolani Regional Park. Existing single-family residential neighborhoods are to the northwest, across Kanaloa Avenue. The Maui War Memorial Complex and Baldwin High School are situated across Kanaloa Avenue, southwest of the proposed project. Spanning from Kahului to Wailuku west of the subject parcel is the developing Maui Lani residential community. The proposed project is within walking distance of neighboring schools and nearby residential neighborhoods. Development of the site is in character with established regional land use patterns in the area.

The Community Plan map presents an illustration of the range of potential future land uses planned within the immediate area (See: Figure No. 4 “Community Plan Map”). The following is a description of zoning, community plan designations, and existing land uses adjacent to the subject property:

North:

Zoning: Maui Central Park District

Community Plan: Park

State Land Use: Urban

Existing uses. Keopuolani Park



Potential Impacts and Mitigation Measures. The topographic and soil analysis suggests that the proposed land uses are suitable for the site, including onsite infrastructure, athletic fields, gymnasium and parking.

3. Terrestrial Biota (Flora and Fauna)

Existing Conditions. A 1996 Final Environmental Assessment for the Maui Central Park contains a summary of botanical resources, fauna and avifauna observed in the immediate vicinity of the project site.

Observed plant life in the vicinity of the project area included alien weeds and grasses, along with several species of trees and shrubs common to the Island, including kiawe, monkeypod, African tulip, koa haole, and 'ilima. None of the plants observed on the project site were rare or endangered species of plants. The EA concluded that although many common to rare native plants are capable of growing in the area, they are outcompeted by invasive alien species. Further, the presence of the giant African snail (*Achatina fulica*) makes it almost impossible for any of the succulent leaved coastal native plants, such as the rare dwarf naupaka (*Scaevola coriacea*) to survive.

Fauna and avifauna found in the vicinity of the project were deemed typical of Kahului's urban setting. Fauna typically found in the vicinity included mongoose, cats, dogs and rats. Avifauna typically consisted of mynas, several types of doves, house sparrows, and francolin.

Potential Impacts and Mitigation Measures. None of the biota observed or believed to be normally present in the project area are considered rare or endangered. The flora and fauna species found on the project site were in large part exotic species and are commonly found throughout the island and state. Landscape planting associated with the proposed action will incorporate drought-tolerant native and non-invasive species. The chosen landscape tree species (milo and pink tecoma) will have a high probability of survival due to their salt and wind tolerance. No significant adverse impacts to flora and fauna are expected from the proposed development.

4. Flood and Tsunami Hazard

Existing Conditions. According to Panel Number 150003 0190D of the Flood Insurance Rate Map, March 16, 1995, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding (See: Figure No. 6, "Flood Zone Map").



Potential Impacts and Mitigation Measures. The subject development is located within an area of minimal flooding and will therefore not be impacted by flood and tsunami related hazards.

5. Air Quality

Existing Conditions. Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural background and emissions from many pollution sources. The impact of land development activities on air quality in a proposed development's locale differs by project phase (site preparation, construction, occupancy) and project type. In general, air quality in Wailuku-Kahului is considered relatively good. Non-point source emissions (automobile) are not significant to generate a high concentration of pollutants. The relatively high quality of air can also be attributed to the region's exposure to wind, which quickly disperses concentrations of emissions. The Wailuku-Kahului area is currently in attainment of all pollutant criteria established by the Clean Air Act, as well as the State of Hawaii Air Quality Standards (Hawaii State Department of Health, 2007).

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction related activities. Site work such as grading and building construction, for example, will generate airborne particulate. Adequate dust control measures that comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust, will be implemented during all phases of construction. Examples of some of these measures may include:

- Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular routes, and locating potentially dusty equipment in areas of least impact.
- Providing an adequate water source on site prior to start-up of construction activities so that the project site can be regularly sprinkled to keep dust down.
- Onsite dirt piles or other stockpiled particulate matter will be covered, and/or wind breaks installed, and water and/or soil stabilizers employed to reduce wind blown dust emissions.
- Traffic speeds will be limited to 15 miles per hour or less on all unpaved surfaces and access will be restricted to reduce unnecessary vehicle traffic.



- Landscaping and covering of bare areas, including slopes, beginning with the initial grading phase.
- Installation of temporary silt screens and an 8- to 12-foot high geo-textile dust fence around the perimeter of the project site.
- Controlling of dust from shoulders, project entrances, and access roads.
- Providing adequate dust control during weekends, after hours, and prior to daily start-up of construction activities. Controlling of dust from debris hauled away from project site.

6. Noise Characteristics

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally low. Traffic noise from Kanaloa Avenue is the predominant source of background noise in the vicinity of the subject property.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, and material-carrying trucks and trailers, would be the dominant source of noise during the construction period. To minimize construction related impacts to the surrounding neighbors; the developer will limit construction activities to normal daylight hours, and activities associated with the construction phase of the project, will comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control." In the longer-term, the proposed project should not significantly impact existing noise conditions in the area due to the relatively small increase in traffic generated by the project.

7. Archaeological/Historical Resources

Existing Conditions. The site's location in Pu'uone sand deposits raises the possibility that archaeological resources may be uncovered during construction activities. Several previously documented sites have been located in the general vicinity of the project. These identified cultural resources consist of habitation area remnants, some of which



include associated Native Hawaiian human burials, and isolated and clustered human burials.

Four of these sites were identified during a March 2005 archaeological inventory survey conducted by Xamanek Researches for the Kanaloa Avenue Improvements project (Fredericksen, March 2005). Two other nearby sites were located during work associated with the Nisei Veterans Memorial Project, which lies to the northeast of the project area.

Potential Impacts and Mitigation Measures. Given the near coastal location of the project area, and its location in Pu'uone sand deposits, there is a possibility that significant material culture remains may be inadvertently disturbed during earthmoving activities. Therefore, the State Historic Preservation Division (SHPD) has indicated that archaeological monitoring will be necessary. An archaeological monitoring plan has been prepared by Xamanek Researches, LLC in order to meet these requirements (See: Appendix B, "Archaeological Monitoring Plan and SHPD Letter of Approval"). The scope of this monitoring plan includes having an archaeological monitor present during all subsurface earthmoving activities scheduled for the Maui Family YMCA parcel. Should any cultural deposits be located, the archaeological consultant and the contractor will be responsible for ensuring that on-site work is halted in the area of the find, and that the find is protected from any further damage through the use of appropriate protective measures (i.e., construction fencing, protective covering, etc.). The State Historic Preservation Division will recommend appropriate mitigation actions. The SHPD Burial Sites Program, the SHPD Maui office, and the Maui/Lana'i Islands Burial Council (MLIBC) will be consulted in the event that human remains are found.

8. Cultural Resources

Existing Conditions. A Cultural Impact Assessment Report was prepared by Scientific Consultant Services, Inc. (SCS) in April of 2007, which assesses the potential impact of the project on Native Hawaiian cultural practices (See: Appendix C, "Cultural Impact Assessment"). The Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). In outlining the "Cultural Impact Assessment Methodology", the OEQC states:

...information may be obtained through scoping, community meetings, ethnographic interviews and oral histories... (1997).



Summary and Cultural Assessment

Letters of inquiry were sent to organizations whose expertise would include the project area. Consultation was sought from Kai Markell, the Director of Native Rights, Land and Culture, Office of Hawaiian Affairs on O'ahu; Thelma Shimaoka, Coordinator of the Maui branch of the Office of Hawaiian Affairs; the Central Maui Haawaiian Civic Club; Hinano Rodrigues, Cultural Historian with the State Historic Preservation Division, Maui; and Cultural Resources Commission for the Maui Planning Department. Clifford Nae'ole, Hokolani Holt-Padilla and Lisa Raymond were suggested as additional informants and were contacted by phone. Historical and cultural source materials were also extensively used, and can be found in listed in the References section of the Cultural Impact Assessment (See: Appendix C, "Cultural Impact Assessment"). Land use document research was supplied by the Waihona 'Aina 2007 Data base.

Clifford Nae'ole, Cultural Resource Advisor/Public Relations for the Ritz-Carlton Hotel in Kapalua, was originally from the Wailuku area. He was unaware of any specific cultural activities in the project vicinity, but cautioned that because of the project area's proximity to sand dunes, there is a possibility of burials being present.

Hokolani Holt-Padilla, Cultural Program Director of the Maui Arts and Cultural Center, had several concerns. Noting that a two-story building is proposed, she mentioned the view plane and the importance in Hawaiian culture of an unobstructed view from the mountains to the sea. With more and more construction taking place, there is a tendency to ignore or forget the traditional names for natural phenomena that might be present. For example, many *ahupua'a* have particular winds and other resources that in the past were known by specific names. Hokolani stated that she would like to see the information preserved and that people become aware of this knowledge as development occurs. She also expressed concern about the possibility of unidentified burials in the project area.

Lisa Raymond of the Maui Nui Botanical Garden, Inc. was also contacted by phone, as the Maui Nui Botanical Garden is located adjacent to the property area. Ms. Raymond stated that as long as the YMCA is not expanding the subject property, there will be no impact to native plants. Ms. Raymond also expressed concern regarding the possibility of unidentified burials.

Potential Impacts and Mitigation Measures. Based on historical research and informant interviews, there is no evidence that the project area has been used for traditional cultural practices within recent times. It is therefore reasonable to conclude that Hawaiian rights related to gathering, access, or other customary activities within the project area will not be affected and there will be no direct adverse effect upon cultural



practices or beliefs. The visual impact of the project from surrounding vantage points, e.g. the highway, mountains and coast, will be minimal (See: Figure No. 8, “Scenic Resources Map”). However, in the interest of satisfying all aspects of cultural values, SCS recommends consultation with a qualified Cultural Resources Practitioner before construction in order to avoid any inadvertent impacts.

9. Visual Resources

Existing Conditions. The subject property is situated along the east side of Kanaloa Avenue, mauka of Kahului Beach Road, within the urbanized area of Kahului.

Numerous scenic resources have been identified in the Wailuku-Kahului area, which are documented and discussed in the Maui Scenic Coastal Resources Study, August 1990 (See: Figure No. 14, “Scenic Resources”).

Kahului offers intermittent views of the Pacific Ocean and Haleakala, as well as significant views of the West Maui Mountains from Kaahumanu Avenue and nearby areas. Views of the West Maui Mountains are available from the project site (See: Figures No. 13 a-c, “Site Photographs”). In the area of the project site, Pacific Ocean views are currently available from within Keopuolani Park.

Potential Impacts and Mitigation Measures. Figure No. 8, “Visual Impact Assessment,” and Figures No. 13 a-c, “Site Photographs,” document the project’s potential impacts on visual resources. While the proposed project will alter the existing visual character of the site upon completion, it has been designed to comply with County zoning standards and be in consonance with the existing YMCA facility and its surroundings. In addition, since existing zoning limits the proposed project to a maximum height of 35 feet, no adverse effects on mauka or makai views are expected. Therefore, the proposed project is not expected to have any adverse effects on visual resources.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population, Housing and Economy

Existing Conditions. Wailuku-Kahului experienced high growth rates as the population of Maui County grew to 128,094 in 2000, up from 100,374 in 1990, and 70,847 in 1980 (US Census Bureau). The 2000 population of the Wailuku-Kahului Community Plan region was 41,503, with a projected increase to 44,481 in the year 2005. By the year 2020, the projected population in the region is expected to be 51,734. The average daily visitor



census of the region in 1990 was 1,294 and is anticipated at 1,296 in 2020. (*Socio-Economic Forecast: The Economic Projections for the Maui County General Plan 2030, June, 2006, prepared by the Maui County Planning Department*).

From 2000 to 2005, Maui County experienced strong housing demand which has been fueled by a strong economy, low mortgage interest rates, and mainland interest in Maui real estate as an investment alternative. Wailuku-Kahului remains the economic and population center of the island and is expected to continue as home to over a third of Maui's households.

In 2005, the following were the major sources of employment in the Wailuku-Kahului area:

- Trade (24%);
- Services (21%);
- Government (11%); and
- Self-employed (24%)

Combined, these occupations accounted for approximately 80% of Maui County's employment. Construction accounted for 2% of total employment in Wailuku-Kahului and 4.6% of employment in Maui County in 2005 (*Hawaii Department of Labor and Industrial Relations, 2006*).

Potential Impacts and Mitigation Measures. The proposed project does not trigger any county requirements for residential workforce housing. On a short-term basis, the proposed project will support construction-related employment. Upon completion, the project will support an additional one to two full-time jobs and up to 20 additional part-time jobs. The proposed project is not expected to have an adverse impact upon socio-economic conditions.

C. PUBLIC SERVICES

Existing Conditions. Public health, educational, recreational, police and fire protection, and solid waste disposal services are available in the Wailuku-Kahului area. Located in Wailuku, Maui Memorial Medical Center provides acute and emergency medical care services for the island's residents. Various private care physicians and clinics in the region also provide health care services.



The State Department of Education operates four (4) public elementary schools, two public intermediate schools and two high schools in the Wailuku-Kahului area.

Recreational services in the region are provided by the County Department of Parks and Recreation (DPR) and include a number of beach parks, playfields, swimming pools, and sport courts. Keopuolani Park is located adjacent to the subject property and the War Memorial Complex is located across Kanaloa Avenue to the southwest of the site. According to the County's Public Facilities Assessment Update, July 15, 2002, Wailuku-Kahului contains more parks (in terms of number, size and facility) per capita than any other Maui Community Plan Region. As of 2001, there were 38 State and County parks in Wailuku-Kahului, providing approximately 535 acres of developed and undeveloped parkland. As of 2001, Wailuku-Kahului had three regional parks (338 acres) and 35 Sub-Regional Parks (198 acres), including 4 beach parks and 16 neighborhood parks.

Two fire stations serve the area surrounding the subject property. The first, Wailuku Fire Station, is located 1.2 miles southwest of the project site on Kinipopo Street and serves the western portion of the Wailuku-Kahului community plan region. The second is the Kahului Fire Station on Dairy Road, 3.3 miles southeast of the site, which serves the central and southeastern portions of the community plan region.

The Wailuku-Kahului region is served by the Wailuku (Central) Police Station, which houses the MPD Headquarters for the entire County. According to the County's Public Facilities Assessment Update, July 15, 2002, in 2001 there were 111 budgeted uniformed patrol officers for this district and an estimated share of 38 investigative officers. By 2020, police service needs in the Wailuku-Kahului CPR are projected to increase approximately 35 percent from the current roster of 149 officers to 202 officers.

The County Department of Public Works and Environmental Management provides residential solid waste collection and disposal service.

Potential Impacts and Mitigation Measures. The proposed project is not expected to have a significant impact upon public services in the Wailuku-Kahului area. Given its size and scope, and since it will not cause an increase in population, the project is not expected to have an adverse effect on health care services and school enrollments or facilities.

The project site is located within the existing service area limits for police and fire protection. Cleared and grubbed material will be disposed of at the County's green waste recycling facility near Puunene, while construction waste will be transported to the Maui Demolition and Construction Landfill near Maalaea for disposal. After



completion of the project, solid waste disposal will be handled by a private refuse disposal service.

The proposed project will not result in any long-term adverse impacts to existing public services or facilities. With regard to recreation, the proposed project will provide increased opportunities for recreational activities.

D. INFRASTRUCTURE

Preliminary Engineering and Drainage Reports were prepared by Otomo Engineering, Inc., which analyze existing infrastructure systems accessible to the subject property and probable improvements to accommodate the proposed development. The reports address water, sewer, drainage, roadway, and electrical and telephone systems (See: Appendix D, Preliminary Engineering and Drainage Report).

1. Water

Existing Conditions. Domestic water and fire flow for the project area are serviced from the 3.0 million gallon Mokuhaui tank and wells in Happy Valley, which is at an elevation of 358 feet. There is an existing 12-inch waterline on Kanaloa Avenue which provides domestic water and fire protection to the project site. Presently, there are two 2-inch water meters serving the existing YMCA facility. Based on the water records provided by the YMCA, the present average daily water usage is approximately 3,820 gallons per day.

As part of the building permit process, domestic water and fire flow calculations will be provided to determine the adequacy of the existing water system, in accordance with the rules of the Department of Water Supply.

Potential Impacts and Mitigation Measures. It is anticipated that there will be a 25 percent increase in membership after the construction of the proposed improvements. Based on the current water usage, it is anticipated that the total average water demand will increase to 4,774 gallons per day. The existing water meters have sufficient capacity to accommodate the additional water demand.

Additional fire hydrants will be installed as required to meet the requirements of the Fire Department. This determination will be made during the building permit phase of the project.



2. Sewer

Existing Conditions. Wastewater generated from the existing YMCA facility is conveyed to an existing 12-inch sewerline on Kanaloa Avenue. Wastewater collected from the project will be transported to the Kahului Wastewater Treatment Plant. The Kahului Wastewater Treatment Plant has a capacity of 7.9 million gallons per day (mgd). Presently, it treats an average of approximately 5.5 mgd. However, according to the Wastewater Reclamation Division (WRD), County of Maui, the total allocation, including projects already permitted, is 6.9 mgd.

Potential Impacts and Mitigation Measures. The sewer system for the new facility will be connected to the existing facility. The YMCA facility currently serves approximately 400 members daily. It is anticipated the proposed project will increase membership by 25 percent. It is estimated that the increase in membership usage will generate an additional 1500 gallons of wastewater daily. The wastewater will be conveyed to the existing 12-inch sewerline on Kanaloa Avenue and ultimately be transported to the Kahului Wastewater Treatment Facility.

According to the Wastewater Reclamation Division, the treatment plant has sufficient capacity to accommodate the additional wastewater generated from the project.

3. Drainage

Existing Conditions. The project site currently contains the existing YMCA facilities. The elevation of the project site ranges from approximately 60 feet above mean sea level at the southwest corner of the lot to 42 feet above mean sea level at the northeast corner, averaging an approximate slope of 3.3% across the site.

According to the "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soils within the project site are classified as Puuone sand (PZUE). Puuone sand is characterized as having rapid permeability near the surface, slow runoff, and a moderate to severe wind erosion hazard.

It is estimated that the existing 50-year storm runoff from the project site is 9.13 cfs. Presently, onsite runoff sheet flows across the project site in the west to east direction into Keopuolani Park. There are no drainage facilities within the existing YMCA site. All of the runoff generated onsite sheet flows into Keopuolani Park and percolates into the ground.



Potential Impacts and Mitigation Measures. After development of the proposed project, it is estimated that the 50-year storm runoff will be 12.32 cfs, a net increase of 3.19 cfs over the existing conditions. Grated inlet catch basins will collect a portion of the surface runoff from the project site within the paved parking lot and landscape areas and convey the runoff to onsite subsurface drainage systems. The subsurface drainage system consists of a perforated drainline embedded in crushed rock which will be wrapped with a layer of filter fabric. Surface runoff entering the perforated pipe will be allowed to exfiltrate into the ground. Overflows from the subsurface drainage system will be released on the lower end of the project site and continue toward Keopuolani Park. The remainder of the surface runoff from the project site will continue to sheet flow along its existing drainage pattern toward Keopuolani Park.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. This is in accordance with Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui.

The proposed subsurface drainage systems will reduce the post-development surface runoff volume from continuing downstream. There will be no increase in runoff sheet flowing from the project site into Keopuolani Park after the proposed improvements are completed. Therefore, the proposed development is not expected to have an adverse effect on the adjoining or downstream properties.

4. Roadways and Traffic

A Traffic Impact Assessment Report was prepared by Phillip Rowell and Associates, which contains analysis of existing traffic conditions on roadways in the project area as well as probable impacts of the proposed development and potential mitigation measures (See: Appendix E, Traffic Impact Assessment Report).

Existing Conditions. Adjacent to the Maui Family YMCA, Kanaloa Avenue is a two-lane, two-way roadway. There is a separate left turn lane for traffic turning into the YMCA's parking lot. There is also a bike lane along both sides of the road and there is parallel parking along the opposite side of the street. The posted speed limit is 30 miles per hour.

Kahului Beach Road is a major State roadway connecting Kahului with Wailuku. In the vicinity of Kanaloa Avenue, Kahului Beach Road is a four-lane, divided highway. The intersection with Kanaloa Avenue is signalized with protected-permissive left turns.



Kaahumanu Avenue is also a four-lane, divided State highway. The intersection with Kanaloa Avenue is signalized. The eastbound and westbound left turns are protected. The northbound and southbound movements are split phases.

The study intersections for the project include the following:

- Kanaloa Avenue at Project Driveway
- Kanaloa Avenue at Kaahumanu Avenue
- Kanaloa Avenue at Kahului Beach Road

Level of Service Analysis

A level-of-service analysis of existing conditions was conducted for the Traffic Impact Assessment Report and is summarized in Table 4 of Appendix E. “Level-of-service” is a term which denotes any of an infinite number of combinations of traffic operating conditions that may occur on a given roadway when it is subjected to various traffic volumes.

There are six levels of service, A through F, which relate to the driving conditions from best to worst. In general, level-of-service A represents free-flow conditions with no congestion, while level-of service F represents severe congestion with stop-and-go conditions. Level-of-Service D is generally considered acceptable for peak-hour traffic conditions in urban areas.

As indicated by the level-of-service analysis, all movements at the study intersections operate at Level-of-Service D or better, except for the left turn from eastbound Kaahumanu Avenue to northbound Kanaloa Avenue during the afternoon peak hour.

Potential Impacts and Mitigation Measures. The design, or horizon year of a project is the future year for which background traffic conditions are estimated. Given the size and scope of the proposed project, the design year used in the Traffic Impact Assessment Report is 2012.

As indicated in the Traffic Impact Assessment Report, at full build-out the project is anticipated to generate 225 trips during the morning peak hour, 145 inbound and 80 outbound. During the afternoon peak hour, the project will generate 140 inbound and 125 outbound trips, for a total of 265 trips. These numbers represent an increase of 116 total trips during the morning peak hour and 137 trips during the evening peak hour.



An analysis of the project's share of 2012 background plus project intersection approach volumes at the study intersections forecasts that project generated traffic will represent approximately 3.5% of the peak hour traffic at the intersection of Kanaloa Avenue at Kaahumanu Avenue and 2.5% of the peak hour traffic at the intersection of Kanaloa Avenue at Kahului Beach Road.

An analysis of the project's pro rata share of the increase of traffic volumes between 2005 and 2012 shows that project generated traffic will represent approximately 21% of the traffic growth at the intersection of Kanaloa Avenue at Kaahumanu Avenue and approximately 12% at the intersection of Kanaloa Avenue at Kahului Beach Road. This compares to 79% and 88% of the growth that is the result of background growth and traffic generated by related projects.

Results of Level-of-Service Analysis

The results of the 2012 level-of-service analysis for the signalized intersections are discussed below.

Kanaloa Avenue at Kaahumanu Avenue (signalized). During the morning peak hour all movements will operate at Level-of-Service D without and with the project. During the afternoon peak hour, the eastbound and westbound left turns and the northbound and southbound approaches will operate at Level-of-Service E, without and with project generated traffic. However, the volume-to-capacity ratios all indicate Level-of-Service C, or better. This implies and the long delays and therefore the low levels-of-service are a function of the traffic signal timing rather than insufficient lane capacity.

Kanaloa Avenue at Kahului Beach Road (signalized). All movements will operate at Level-of-Service D or better, without and with project generated traffic during both peak periods.

Project Driveway (unsignalized). All movements will operate at Level-of-Service C, or better.

Mitigation

The Traffic Impact Assessment Report concludes that no mitigation measures are warranted. All movements at the intersection of Kanaloa Avenue at Kahului Beach Road will operate at Level-of-Service D, or better, during both peak periods. All movements at the intersection of Kanaloa Avenue at Kaahumanu Avenue will operate at Level-of-Service D, or better, during the morning peak hour. During the afternoon peak hour, the



eastbound and westbound left turns and the northbound and southbound approaches will operate at Level-of-Service E. However, the volume-to-capacity ratios of all these movements indicate Level-of-Service C, or better, which means that the low level-of-service is a function of the traffic signal timing.

Recommendations

As part of the proposed project, the capacity of the parking lot will be increased from approximately 85 spaces to 115 spaces. To prevent vehicles that enter the project parking lot from queuing in the driveway and possibly backing up into Kanaloa Avenue, the Traffic Impact Assessment Report recommends that an additional driveway be provided to accommodate these additional spaces.

As an alternative, the traffic study recommends that parking spaces should not be located immediately off Kanaloa Avenue. The first parking space should be at least three car lengths (approximately 75 feet) from the edge of the roadway pavement to allow space for vehicles to wait and not cause backups onto Kanaloa Avenue.

The Applicant is presently evaluating various schemes for improving traffic flow and circulation within the YMCA parking lot.

5. Electrical and Telephone

Existing Conditions. The existing electrical, telephone and cable TV distribution systems on Kanaloa Avenue are located underground. These underground facilities serve the developed properties in the area.

Potential Impacts and Mitigation Measures. The proposed electrical, telephone and cable TV distribution systems to serve the subject project will be installed from the existing underground facilities currently serving the project site. Within the project site, the electric and telephone systems will be installed in accordance with the utility companies' rules and regulations.



IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAW

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts into which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural, and Conservation. The subject property is within the Urban District. The proposed improvements are permitted within the State Urban District.

B. MAUI COUNTY ZONING

The subject property is situated within, and zoned for, Maui Central Park District uses (See: Appendix G, Chapter 19.27, Maui County Code). Within the Maui Central Park District, “recreational, educational and community facilities for public or eleemosynary organizations” are permitted. The proposed improvements are permitted within the Maui Central Park District and will be implemented in accordance with the development standards for this district regarding lot area, lot width, building setbacks and building height.

C. GENERAL PLAN OF THE COUNTY

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. The following General Plan Themes, Objectives and Policies are applicable to the proposed project:

I.B. Land Use

Objective No. 2: To use the land within the County for the social and economic benefit of all the County’s residents.



V. B. Social Infrastructure: Recreation and Open Space

Objective No. 1: To provide high-quality recreational facilities to meet the present and future needs of our residents of all ages and physical ability.

Policies

- (a). *Maintain and upgrade existing recreational facilities to meet the community needs.*
- (d). *Develop facilities that will meet the different recreational needs of the various communities*
- (e). *Develop multi-purpose recreational facilities*

Objective No. 2: To provide a wide range of recreational, cultural and traditional opportunities for all our people.

Policies

- (h) *Support Federal, State, and County and community initiatives to preserve open space, expand recreational facilities and provide after school programs for youth.*
- (i) *Encourage the use of public lands to expand and enhance outdoor recreational and cultural opportunities.*

V. C. Social Infrastructure: Health and Family

Objective No. 2: To focus on the quality of family life including the young, the elderly, and the handicapped as the basic building block of community well being.

V. F. Social Infrastructure: Special Programs

Objective No. 1: To create a community in which the needs of all segments of the population will be recognized and met.

Policies

- (e) *Encourage the development of leisure activities that will help bring people together in harmony.*



D. WAILUKU-KAHULUI COMMUNITY PLAN

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

The subject property is located within the Wailuku-Kahului Community Plan region. The Wailuku-Kahului Community Plan was adopted by ordinance No. 1674 in 1987 and updated in 1992.

The Wailuku-Kahului Community Plan identifies major problems and opportunities facing the region. Two of the four major problems identified in the plan relate to the need for additional recreational facilities to service the region. The following statements are applicable to the project:

B. Identification of Major Problems and Opportunities of the Region

1.e ELDERLY AND YOUNG PERSONS.

"Over the next 20 years, there will be increased demand for services and facilities to accommodate the elderly, preschool-aged children, and young persons, based on demographic trends and the population structure of the region"

"In addition, more activities are needed for young persons (12-18 year age group) to channel their idle time and energy towards constructive and positive pursuits."

1.f RECREATIONAL AND COMMUNITY FACILITIES

"The growth of Maui's population over the past decade has increased demands on existing recreational and other community facilities in the region."

Analysis. The Maui Family YMCA expansion will enhance and provide additional recreational opportunities and facilities for Maui residents, and will enable the provision of expanded services and amenities that will benefit the community at large.



Wailuku-Kahului Community Plan Goals, Objectives, and Policies

The following Wailuku-Kahului Community Plan goals, objectives, and policies are applicable to the proposed action:

Social Infrastructure.

Goal: **Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled, and disadvantaged persons, and offers opportunities for self-improvement and community well-being.**

Objectives and Policies:

10. *Maintain lands acquired or designated for recreational purposes exclusively for those uses.*

Analysis. The proposed project is located in the Maui Central Park District. Within the Maui Central Park District, “recreational, educational and community facilities for public or eleemosynary organizations” are permitted. As the Maui Family YMCA is a nonprofit organization dedicated to promoting healthy lifestyles for all Maui residents, the proposed project is coherent with the aforementioned objectives and policies of the Wailuku-Kahului Community Plan.

Land Use.

Goal: **An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region’s environmental resources and traditional towns and villages.**

Analysis. Development of the facility is in accordance with the above-referenced objectives and policies of the Wailuku-Kahului Community Plan in that it will expand existing facilities and services that are geared toward the social well-being of Maui residents and located in an area that is appropriately zoned and community planned for such use.



E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The subject project is located within the Special Management Area (SMA). As such, the proposed improvements will require an SMA Use Permit. Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies, and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreation 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 recreational activities that cannot be provided in other areas;
 - (ii) Requiring placement 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 require 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 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;



- (viii) Encourage 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 commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. The proposed Maui Family YMCA expansion will expand the region’s inland recreational facilities and will not impact shoreline parks in the region. In order to protect the recreational value of nearshore resources, Best Management Practices will be employed during the construction phase of the project to minimize the potential of erosion and silt movement into coastal waters.

2. Historical/Cultural Resources

Objective: Protect, preserve and, where desirable, restore those natural and manmade 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 archeological 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 structures.

Analysis. As discussed in Section III.A. 7 of this report, the findings of the Archeological Inventory Survey failed to produce any cultural materials or artifacts. However, the presence of natural sand strata suggests the possibility that human burials may occur. Although the potential is low, archaeological monitoring will be conducted during ground-altering construction activities. (See: Appendix B, “Archaeological Monitoring Plan and SHPD Letter of Approval”).

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 landforms 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
- (c) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis. As discussed in Section III.A.8 of this report, the project is not expected to adversely impact scenic or open space resources (See: Figure No. 8, “Scenic Resources Map”).

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.

Analysis. As described in Section II.D.3 of this report, the project will not generate any increase in runoff during the operating phase and therefore will not have a significant direct impact on the region’s coastal ecosystem. With the incorporation of appropriate measures during construction, there should be no significant adverse impacts to nearshore waters from point and non-point sources of pollution.

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;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development 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 impacts are minimized; and
 - (iii) The development is important to the State's economy.

Analysis. The proposed facility will serve the growing Central Maui community, as well as all of the island's population, in an area that is planned and zoned for urban development.

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 non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with the requirements of the Federal Flood Insurance Program;
- (d) Prevent coastal flooding from inland projects; and
- (e) Develop a coastal point and nonpoint source pollution control program.

Analysis. As discussed in Section III.A.4 of this report, according to Panel Number 150003 0190D of the Flood Insurance Rate Map, March 16, 1995, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding (See: Figure No. 6, "Flood Zone Map"), therefore the project will not be impacted by flood, tsunami, or other coastal related hazards.



7. Managing Development

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

Policies:

- (a) Use, implement, and enforce existing laws 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 short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Analysis. The proposed project complies with the existing community plan and zoning. The community plan and zoning are consistent with one another, as required in the Special Management Area (SMA). The proposed project also requires the completion of an environmental assessment (EA) and a SMA report. These reports require documentation of potential long- and short-term impacts and require pre-consultation with the affected community and agencies. In connection with the preparation of this EA, pre-consultation will be conducted with adjacent property owners and governmental agencies (See: Appendix A, “Agency and Public Consultation”).

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.

Analysis. Pre-consultation was conducted with adjacent property owners and governmental agencies for the preparation of both the Draft and Final EA, consisting of



mailouts describing the proposed project in order to solicit comments on issues that need to be addressed through the environmental assessment process. (See: Appendix A, “Agency and Public Consultation”). The public was provided additional opportunity to review and comment on the proposed project at the meeting of the Maui County Urban Design Review Board on February 19, 2007. Landowners located within 500 feet of the project will continue to be notified of scheduled public hearing dates. Public hearing dates and location maps will also be published in the Maui News on two separate occasions. The public will again have an opportunity to participate in the public hearing portion of the Maui Planning Commission’s review process for the Special Management Area Use Permit.

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.

Analysis. The project is located approximately 1300 feet from the shoreline and will not involve construction of any structures within the shoreline area. The subject property will not have a direct physical impact upon any public beaches, due to its separation from the coastline.

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 interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- (e) Promote research, study, and understanding of ocean processes, marine life, and other ocean development activities relative to impact upon the ocean and coastal resources; and
- (f) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Analysis. The proposed project does not involve the direct use or development of marine resources. The project will produce no direct impact on the region's coastal or marine resources, and with the incorporation of erosion and drainage control measures during construction and after construction as identified in this report, there should not be adverse impacts to nearshore waters from point and non-point sources of pollution.

F. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

In accordance with Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules, and based on the detailed analysis contained within this document, the following conclusions are supported.

- 1. The proposed action will *not* result in an irrevocable commitment to loss or destruction of natural or cultural resources.**

Analysis. As documented in this report, the proposed project will not involve the loss or destruction of any natural or cultural resource (See: Sections III.A and III.B).

- 2. The proposed action will *not* curtail the range of beneficial uses of the environment.**

Analysis. The subject property is within the State's Urban District and is zoned and community planned to allow for park-related uses and facilities, as well "recreational, educational and community facilities for public or eleemosynary organizations." There are no unique or important environmental or natural resources on the property, the use of which would be impacted by the project. Thus, the proposed action will not curtail the range of beneficial uses of the environment.



3. **The proposed action will *not* conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS, and those which are more specifically outlined in the Conservation District Rules.**

Analysis. The project is being developed in compliance with the State's long-term environmental goals. As documented in this report, appropriate mitigation measures will be implemented to minimize the potential for negative impacts to the environment, including near and off-shore coastal waters. The project will not have any impact on flora and fauna, and is not expected to have a negative impact on archeological or cultural resources.

4. **The proposed action will *not* substantially affect the economic or social welfare and activities of the community, county or state.**

Analysis. Short-term economic impacts will result from the increase in activity associated with the construction of the project. A small number of temporary full- and part-time jobs will be created as a result of the project's construction phase. One to two full-time jobs as well as approximately 20 part-time jobs will be created as a result of the expansion of the YMCA facility's infrastructure and programs.

Current membership fees at the Maui Family YMCA range from \$19 to \$63 monthly, in addition to a one-time joining fee. Dues and joining fees are on a sliding scale according to the following membership types:

- Family
- Single Parent Family
- Adult
- Teen/Student (ages 13-19)
- Youth (12 and under)

Monthly fees continue monthly until canceled by the member. There are no contracts. The YMCA also provides financial assistance for programs and membership to those in need who cannot afford the full fee.

Membership fees, along with program fees and contributions, are used to fund the day-to-day operations of the YMCA. Membership rates at the present time typically increase on an annual basis from 3 to 4%. The intent of the proposed expansion is to accommodate existing membership, and therefore there is no anticipated change in current procedure regarding membership fee structure with the new facility.



Based on the above, the proposed action will not substantially affect the economic or social welfare and activities of the community, County or State.

5. The proposed action will *not* substantially affect public health.

Analysis. There are no special or unique aspects of the project that will have a direct impact on public health.

6. The proposed action will *not* result in substantial secondary impacts.

Analysis. The proposed project is not a population generator nor does it trigger any Maui County residential workforce housing requirements. Increased activity at the site may result in a marginal increase in traffic and associated noise and air pollution at the project driveway. However, as analyzed in Section III of this report, the increase in the level of these impacts is minimal and with the incorporation of mitigation measures will not substantially impact the environment.

7. The proposed action will *not* involve substantial degradation of environmental quality.

Analysis. Mitigation measures will be implemented during the construction phase in order to minimize negative impacts on the environment, especially with regards to construction runoff. Also, the design of the project has incorporated mitigation measures to minimize impacts to nearshore water quality that could arise from an increase in runoff generated on the site as a result of the project (See: Section III.D.3 for a discussion of drainage). Other environmental resources such as endangered species of flora and fauna, air and water quality, and archeological resources will not be significantly impacted by the subject project.

8. The proposed project will not produce cumulative impacts and does *not* have considerable effect upon the environment or involve a commitment for larger actions.

Analysis. The proposed project does not involve a commitment for larger action on behalf of the applicant or any public agency. The subject property is State and County zoned and community planned for urban development, and as such, is part of the planned future growth of the region. As described in this report, the project will not significantly impact public infrastructure and services including roadways, drainage facilities, water systems, sewers and educational facilities. In addition, the project is not anticipated to induce an overall significant increase in population growth and will



therefore not produce considerable effect on the environment nor require a commitment for larger actions by governmental agencies.

9. The proposed project will *not* affect a rare, threatened, or endangered species, or its habitat.

Analysis. As described in Section III.A.3 of this report, there are no rare, threatened, or endangered species of flora and fauna at the project site.

10. The proposed action will *not* substantially or adversely affect air and water quality or ambient noise levels.

Analysis. As described in Sections II.A.5 and II.D.3 of this report, there is a potential for negative impacts to air or water quality and ambient noise levels related to short-term construction activities. Air, noise and dust impacts will be mitigated through implementation of standard mitigation measures as identified previously in this report. It is not anticipated that there will be significant long-term impacts to air or water quality and ambient noise levels due to the operation phase of the development.

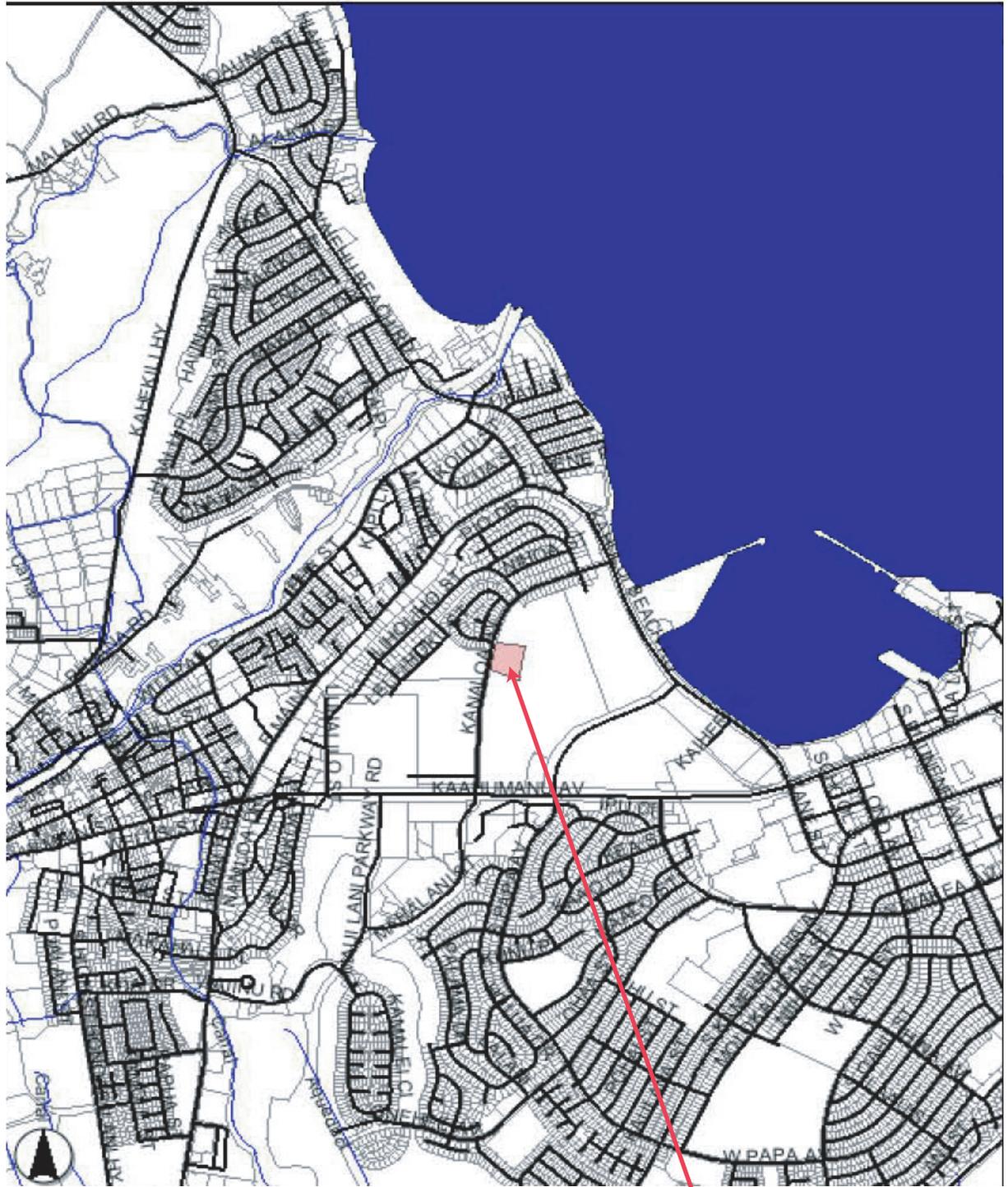
11. The proposed action will *not* substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

Analysis. As discussed in Section III.A.4 of this report, according to Panel Number 150003 0190D of the Flood Insurance Rate Map, March 16, 1995, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding (See: Figure No. 6, "Flood Zone Map"). The subject development will therefore not be impacted by flood, tsunami, or other coastal-related hazards.

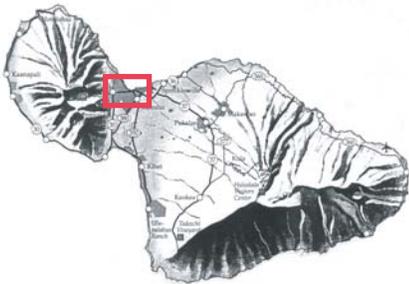
12. The proposed action will *not* substantially affect scenic vistas or view planes identified in county or state plans or studies.

Analysis. As described in Section III.A.8 of this report, since existing zoning limits the proposed project to a maximum height of 35 feet, there will be no significant change in the project's effect on mauka or makai views. Therefore, the proposed project is not expected to have any adverse effects on visual resources. Figure No. 8, "Visual Impact Assessment," and Figures No. 13 a-c, "Site Photographs," document the project's potential impacts on visual resources.

FIGURES



Regional Location



Subject Property

FIGURE 1

JULY
2007

REGIONAL LOCATION MAP
Maui Family YMCA





Kanaloa Avenue

Ke'opuolani Regional Park

FIGURE 2-a

	JULY 2007
AERIAL LOCATION Maui Family YMCA	





Kahului Harbor

Subject Property

Kahului Beach Road

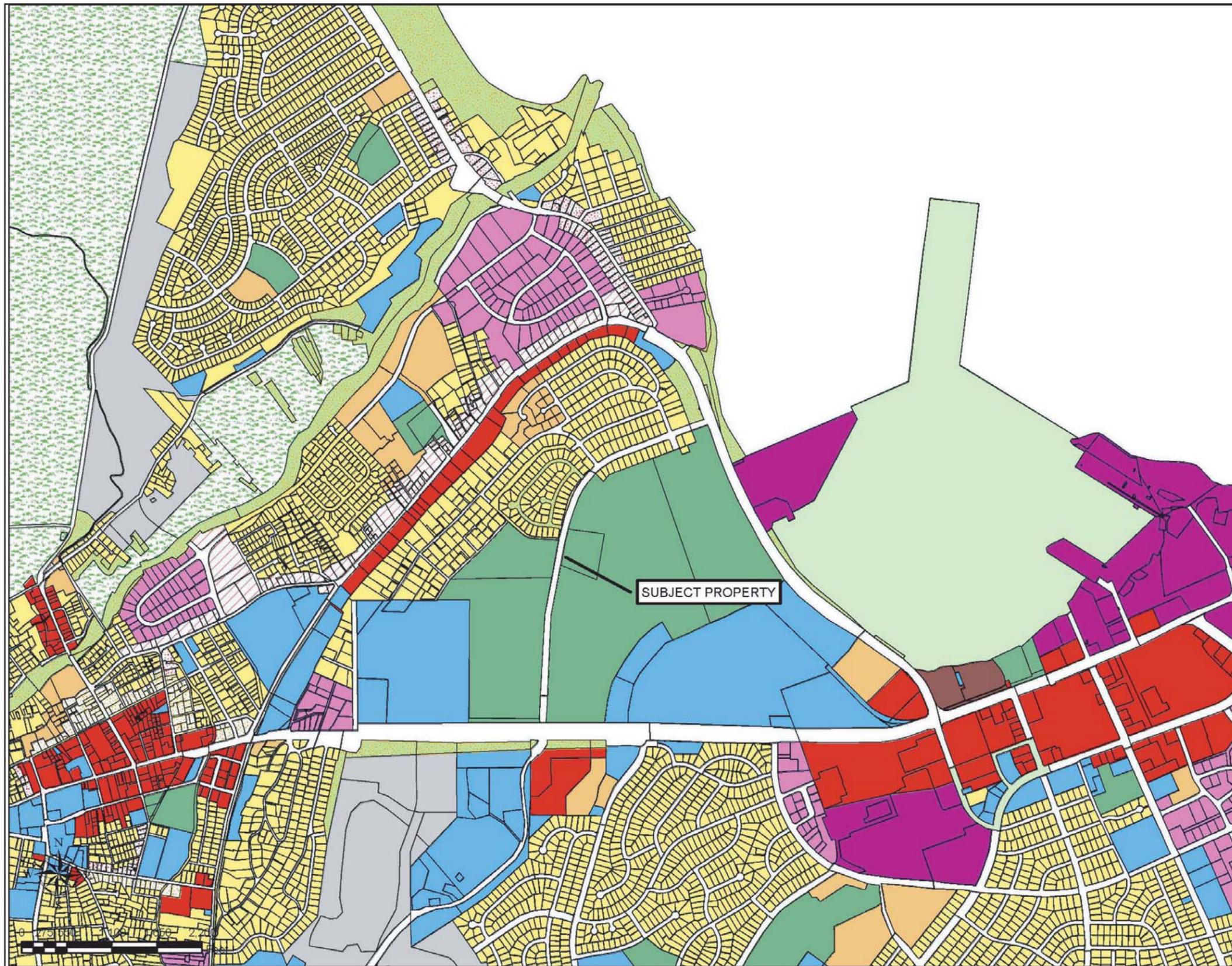
Oblique Aerial View of Subject Property from the Northeast

FIGURE 2-b

JULY
2007

AERIAL LOCATION
Maui Family YMCA





- Legend**
- Community Plan Designations**
-  Agriculture
 -  Agriculture (Act 15)
 -  Airport
 -  Business/Commercial
 -  Business/Industrial
 -  Business/Multi-family
 -  Conservation
 -  Heavy Industrial
 -  Hotel
 -  Light Industrial
 -  Multi-Family Residential
 -  Open Space
 -  Open Space -- Coastal
 -  Park
 -  Park (Golf Course)
 -  Project District
 -  Public/Quasi-Public
 -  Roads
 -  Rural
 -  Rural/Light Industrial
 -  Service Business Residential
 -  Single Family Residential

FIGURE 4



FIGURE 5

MAUI FAMILY YMCA

JULY
2007

ZONING MAP



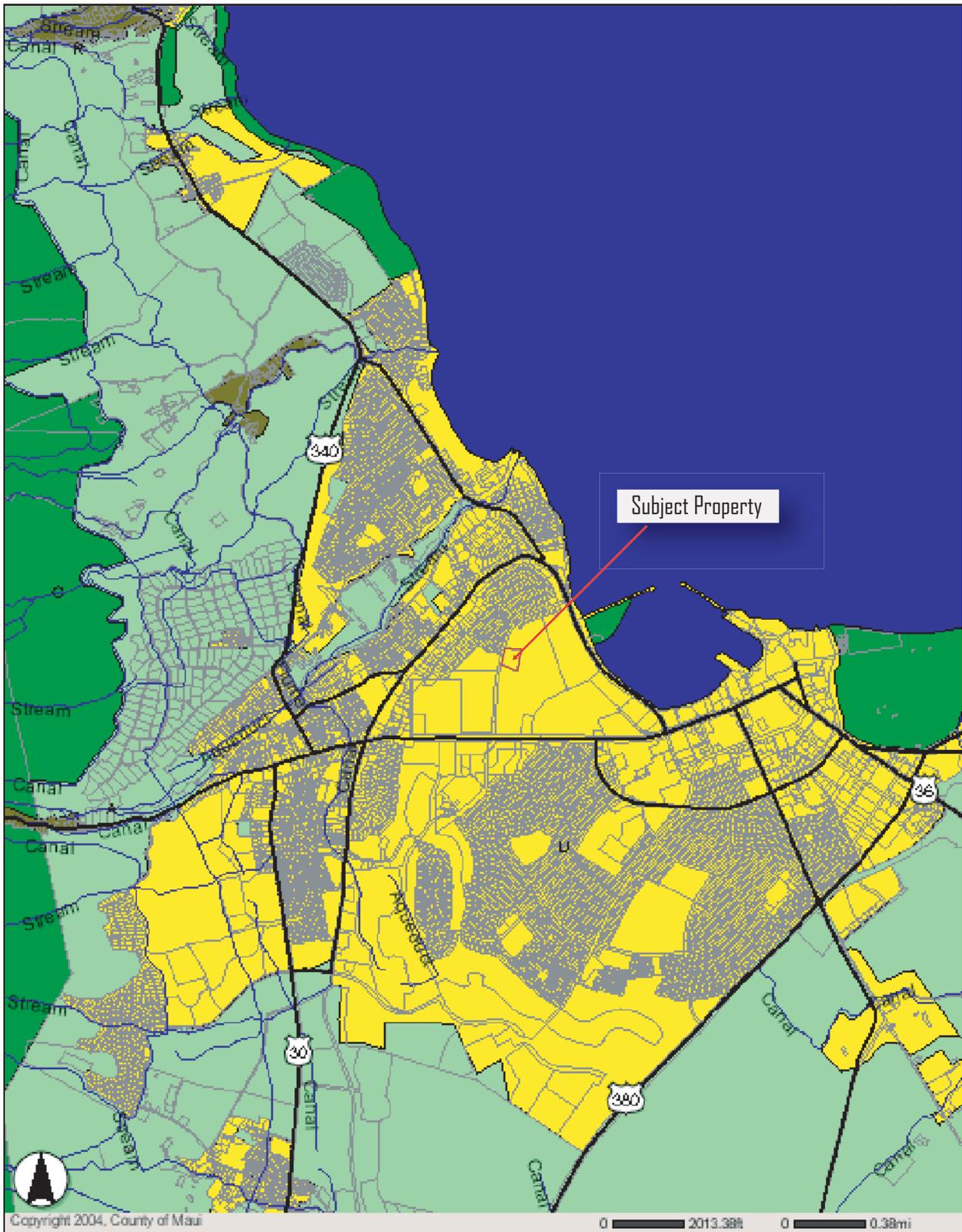
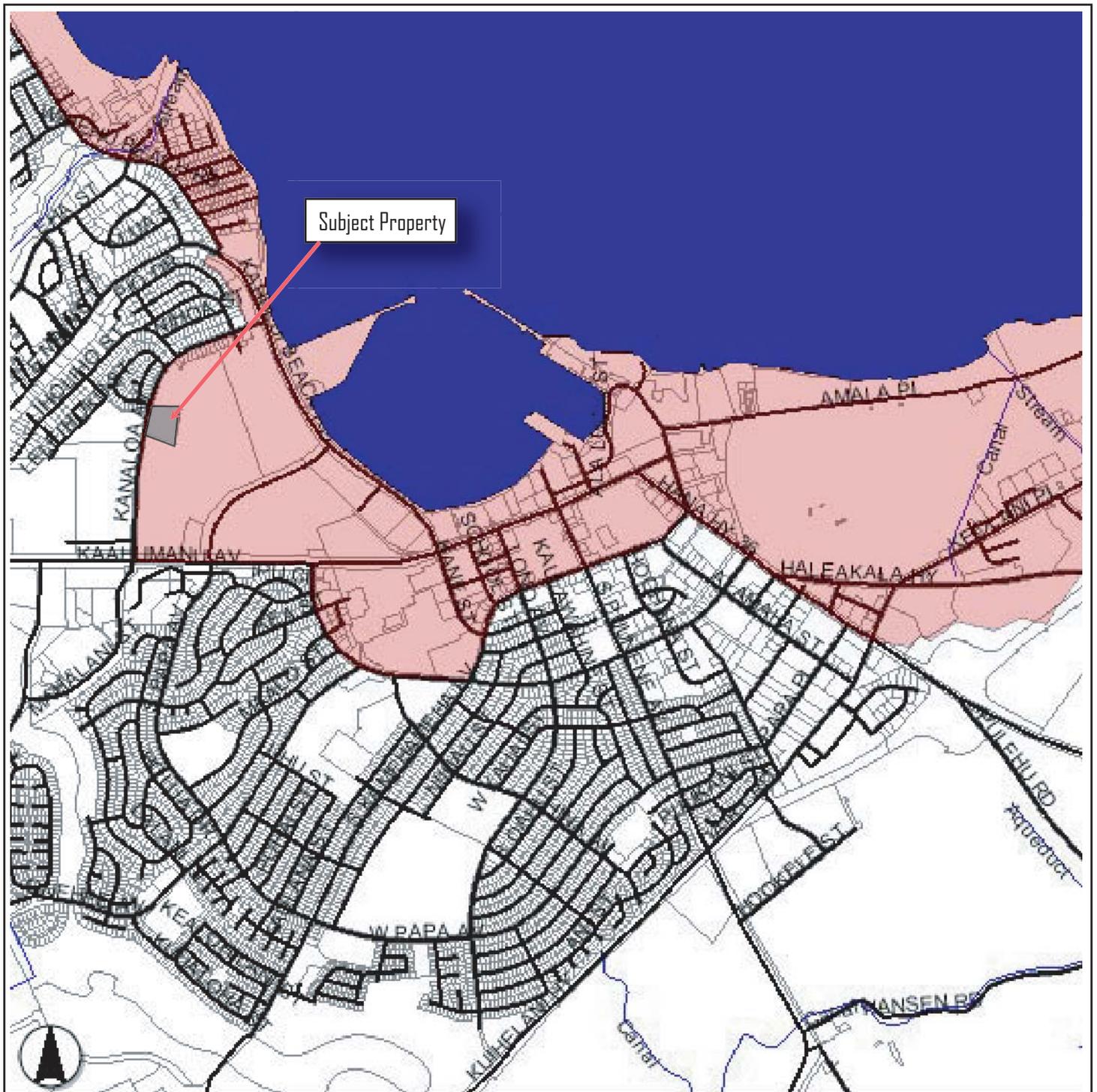


FIGURE 6

JULY
2007

STATE LAND USE MAP
Maui Family YMCA





 State Special Management Area (SMA) Boundary

FIGURE 7

	<p>JULY 2007</p>
<p>SMA MAP Maui Family YMCA</p>	

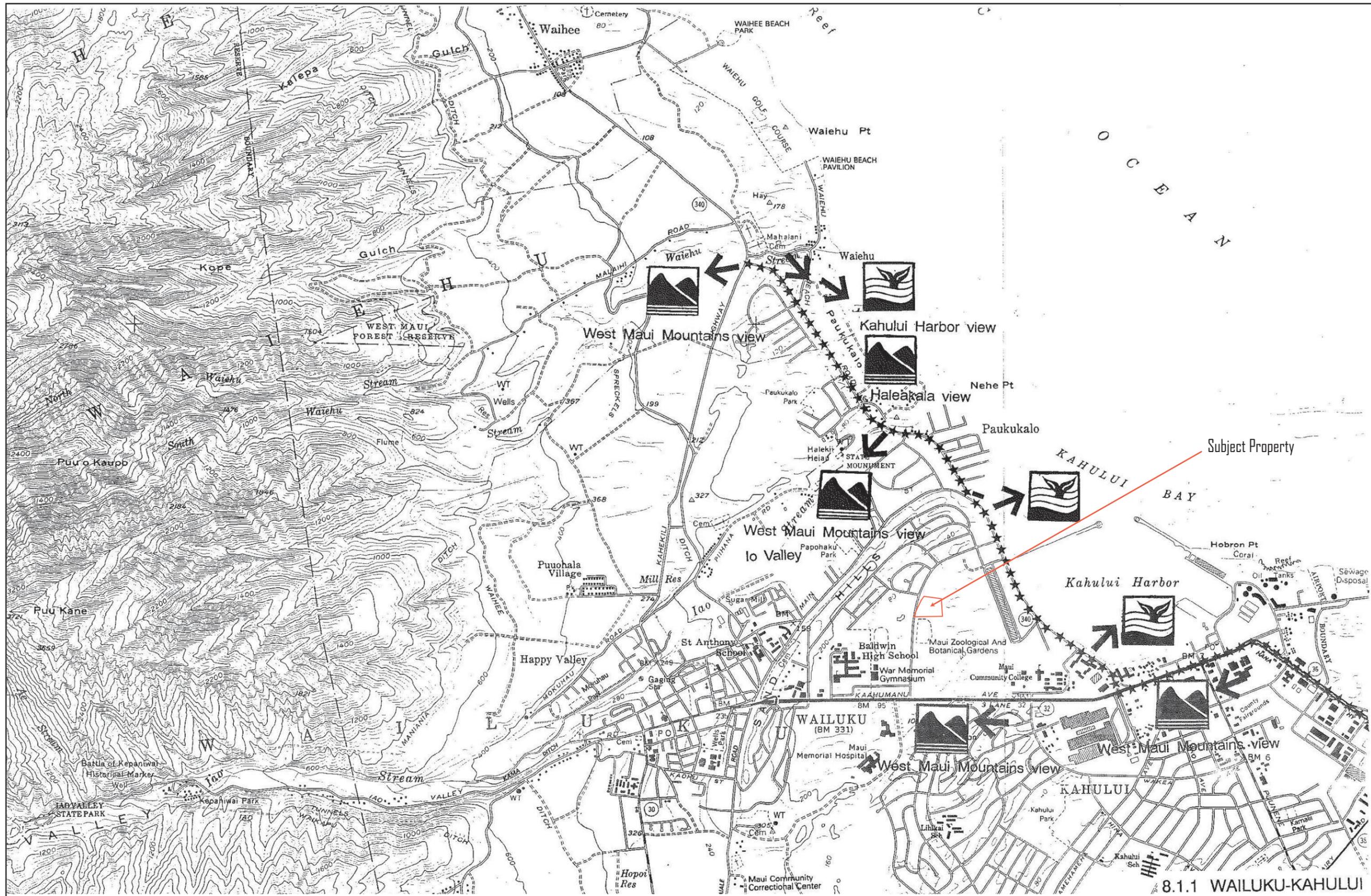


FIGURE 8

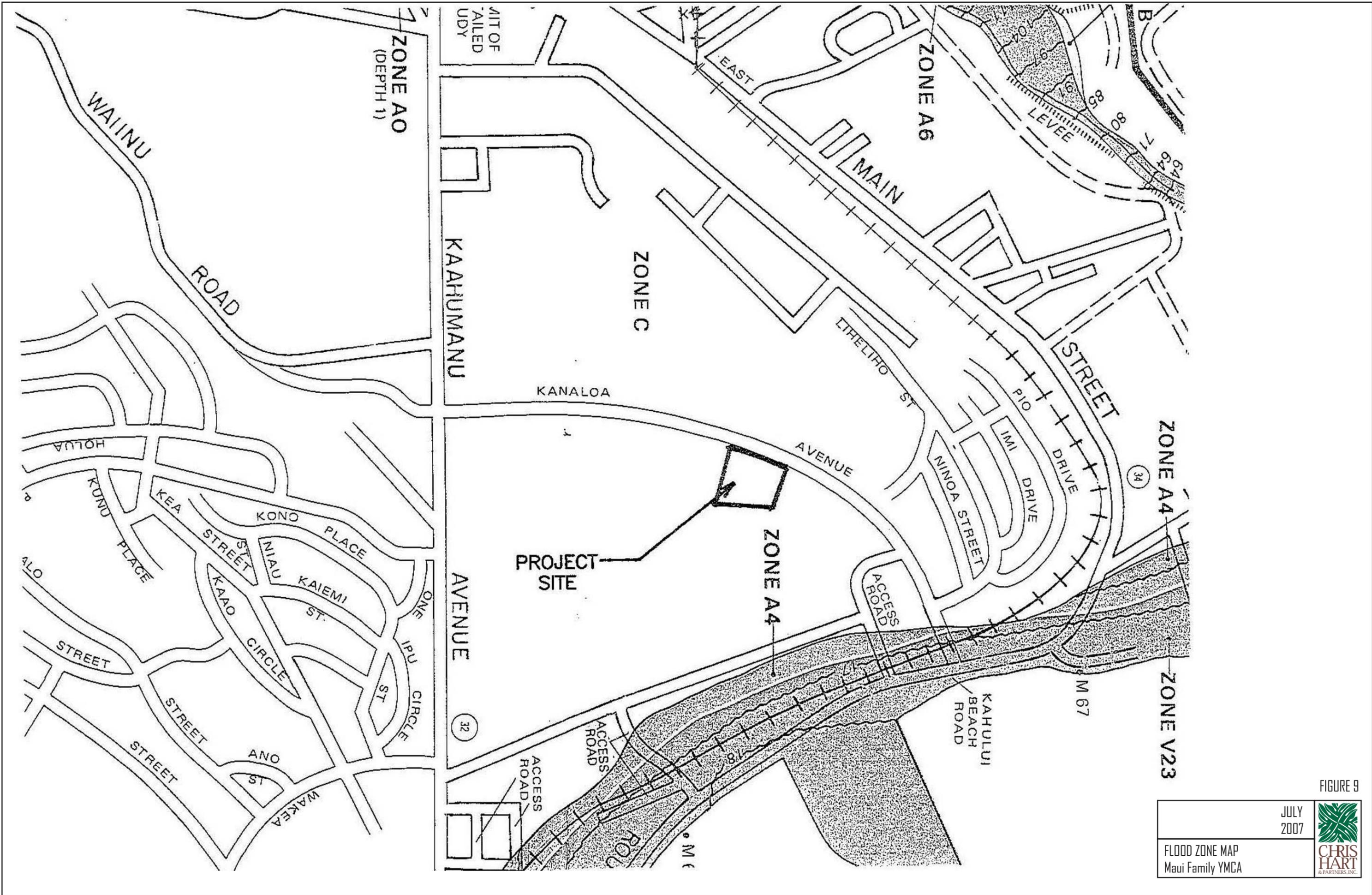


FIGURE 9

JULY 2007
 FLOOD ZONE MAP
 Maui Family YMCA



PREPARED FOR:

YMCA MAUI FAMILY HOUSE
 MAUI, HAWAII



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Signature: _____ Expires: 04-30-08

△	-
△	-
△	-
△	-
△	-
△	-
△	-

Designed by: WM
 Drawn by: DS
 Checked by: WM
 Date: JULY 2007
 File No.: 06-006
SHEET
 L-1
 1 of 1 sheets

- NOTES:**
- 1 - ALL TREES TO BE LOCATED IN THE R.O.W. WHERE POSSIBLE.
 - 2 - ALL STREET TREE LOCATIONS ARE APPROXIMATE & WILL BE ADJUSTED "IN-THE-FIELD" BY LANDSCAPE CONTRACTOR TO HAVE A 8'-0" CLEAR ZONE TO ALL UTILITIES INCLUDING WATER MAINS, FIRE HYDRANTS, AND SERVICE LATERALS. (AS PER DEPARTMENT OF WATER SUPPLY REQUIREMENTS)
 - 3 - ALL STREET TREES TO HAVE 10'-0" OF ROOT BARRIER INSTALLED AT BACK OF CURB. ADDITIONAL ROOTBARRIER TO BE INSTALLED WHEN "CLEAR ZONE" CANNOT BE ACCOMMODATED.
 - 4 - ALL LANDSCAPE MATERIAL TO BE WATERED USING AN AUTOMATIC IRRIGATION SYSTEM.
 - 5 - SEE CIVIL PLANS FOR ALL GRADING AND RETAINING WALLS.



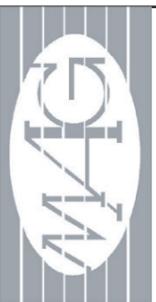
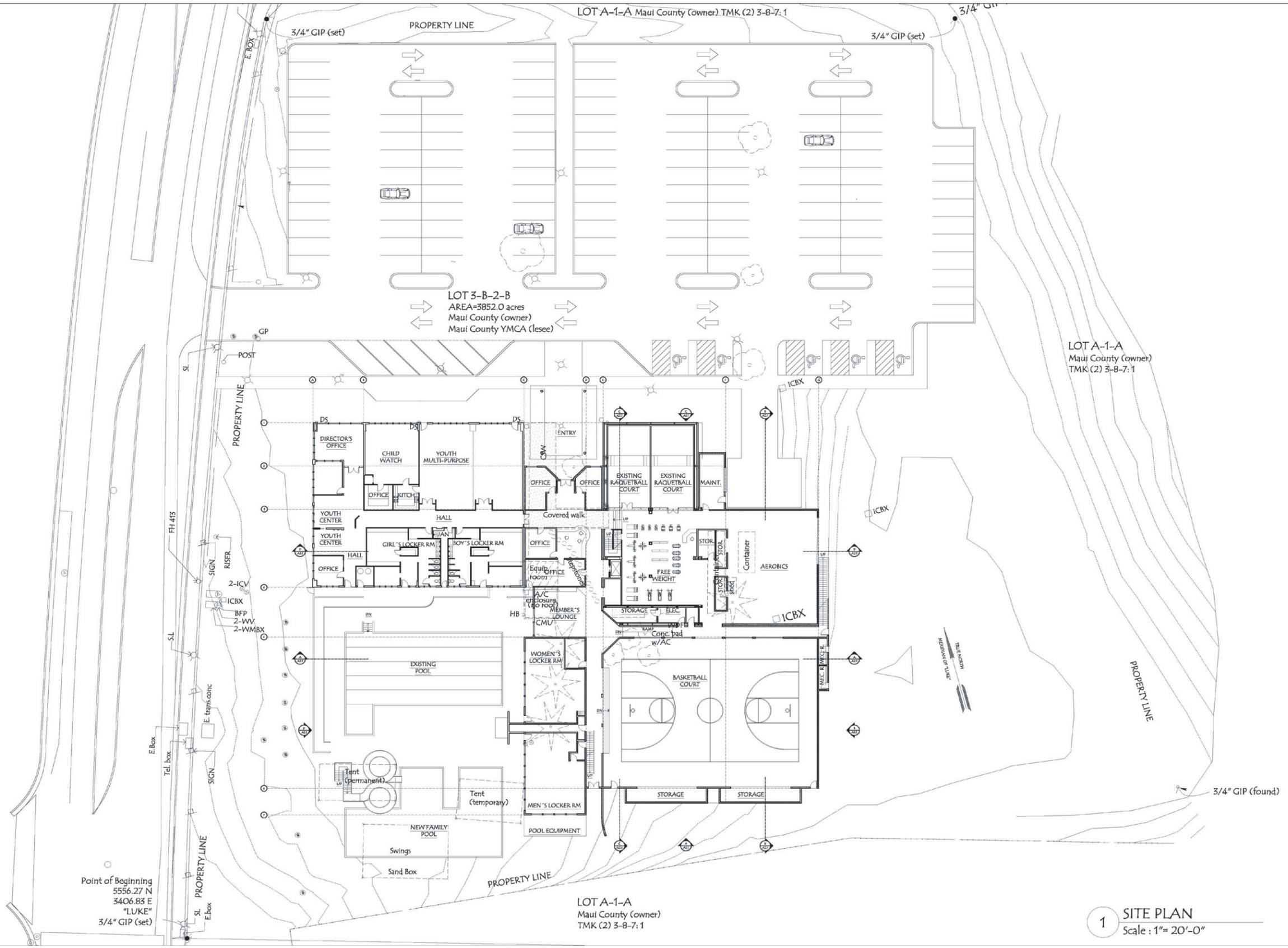
CONCEPT LANDSCAPE PLAN
 scale: 1"=20'-0"



Point of Beginning
 5556.27 N
 3406.83 E
 "LUKE"

FIGURE 10

JULY 2007
 CONCEPTUAL LANDSCAPE SITE PLAN
 Maui Family YMCA



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YMCA Maui Family House

Revisions:	By:

YMCA Maui Family House
 SITE PLAN

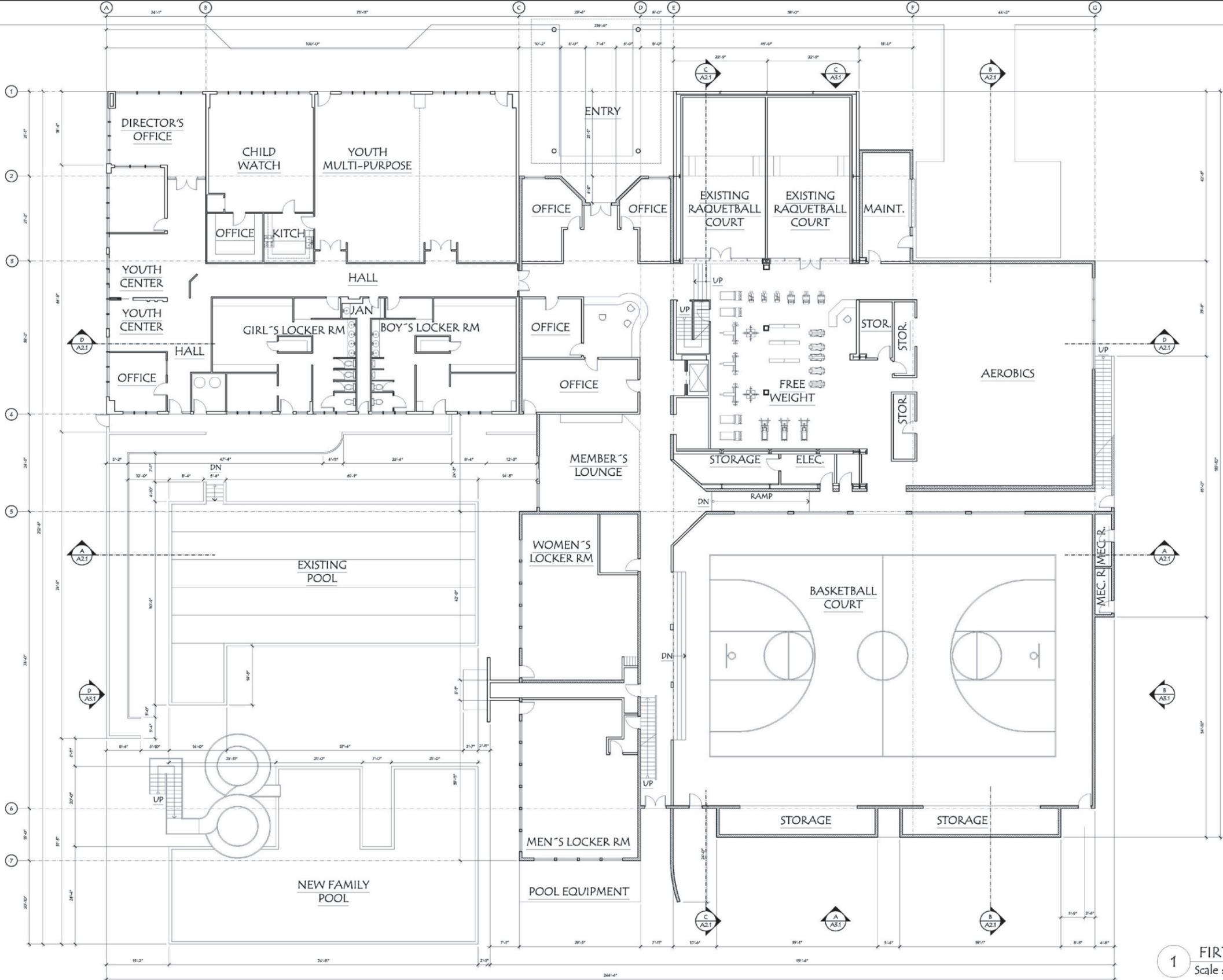
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 Sheet Number:
A1.0
 Sheet # 01 of 45

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

Point of Beginning
 5556.27 N
 3406.83 E
 "LUKE"
 3/4" GIP (set)

FIGURE II-a

JULY 2007	
ARCHITECTURAL DRAWINGS Maui Family YMCA	



1 FIRTS FLOOR PLAN
Scale : 3/32" = 1'-0"



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Maui Family YMCA
Expansion

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MAUI FAMILY YMCA
GROUND FLOOR PLAN

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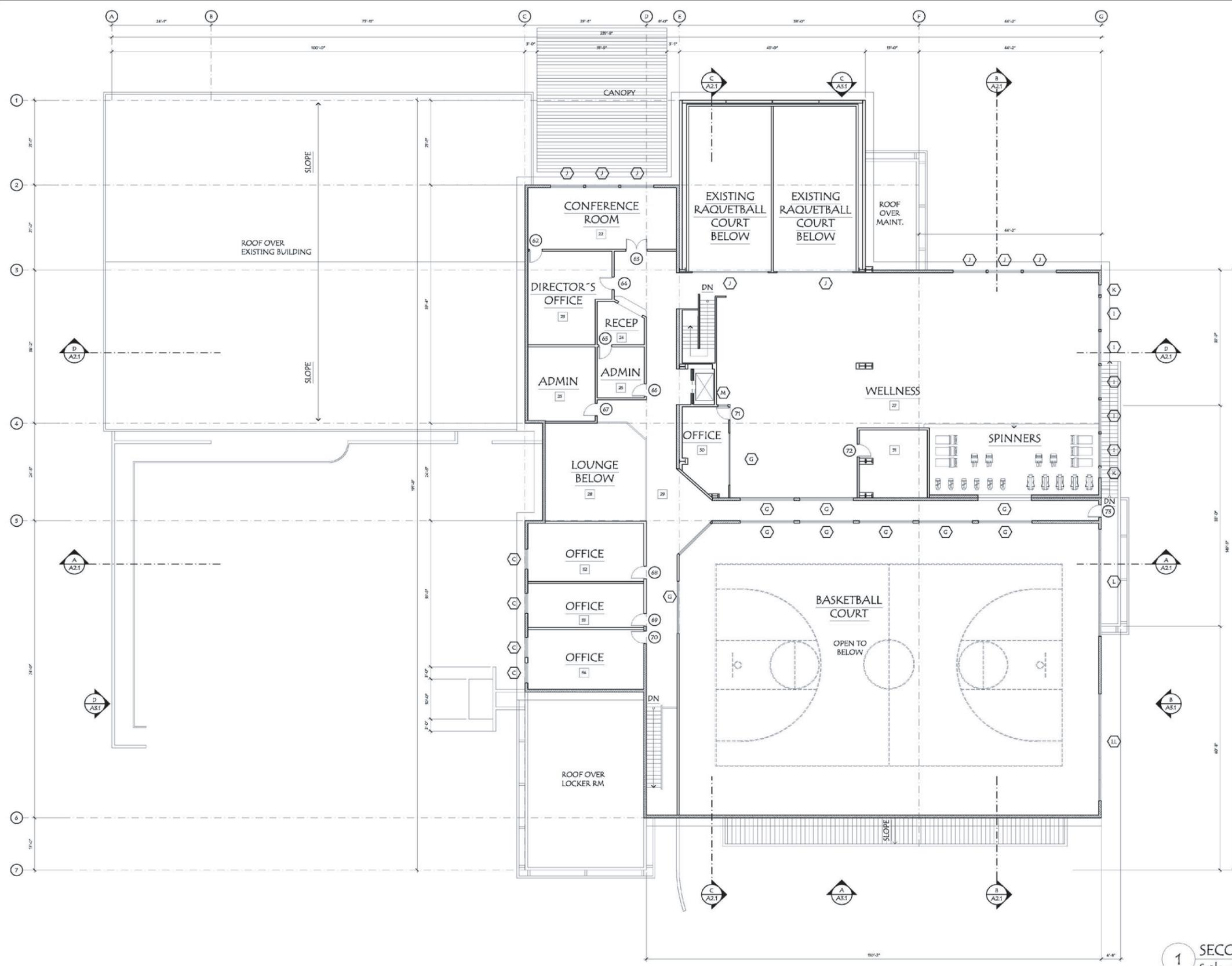
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Sheet # Of

FIGURE II-b

JULY 2007

ARCHITECTURAL DRAWINGS
Maui Family YMCA

CHRIS HART & PARTNERS, INC.



1 SECOND FLOOR PLAN
Scale : 3/32" = 1'-0"



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Maui Family YMCA
Expansion

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SECOND FLOOR PLAN

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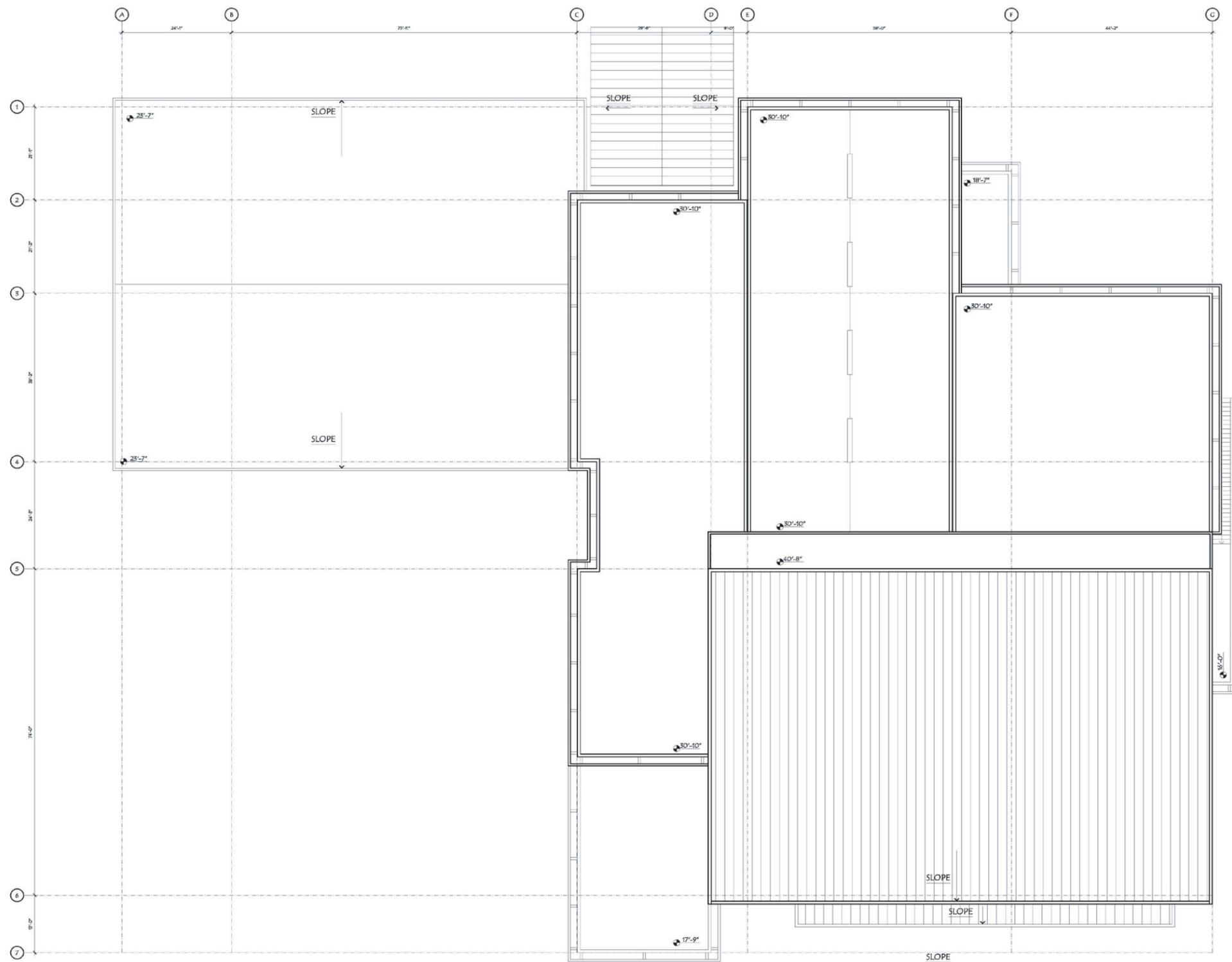
Sheet Number:
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Sheet # Of 45

FIGURE II-c

JULY 2007

ARCHITECTURAL DRAWINGS
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CHRIS HART & PARTNERS, INC.



1 ROOF PLAN
Scale : 3/32" = 1'-0"



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 Chapter 115, Section 15115-2

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Expansion

Revisions:	By:

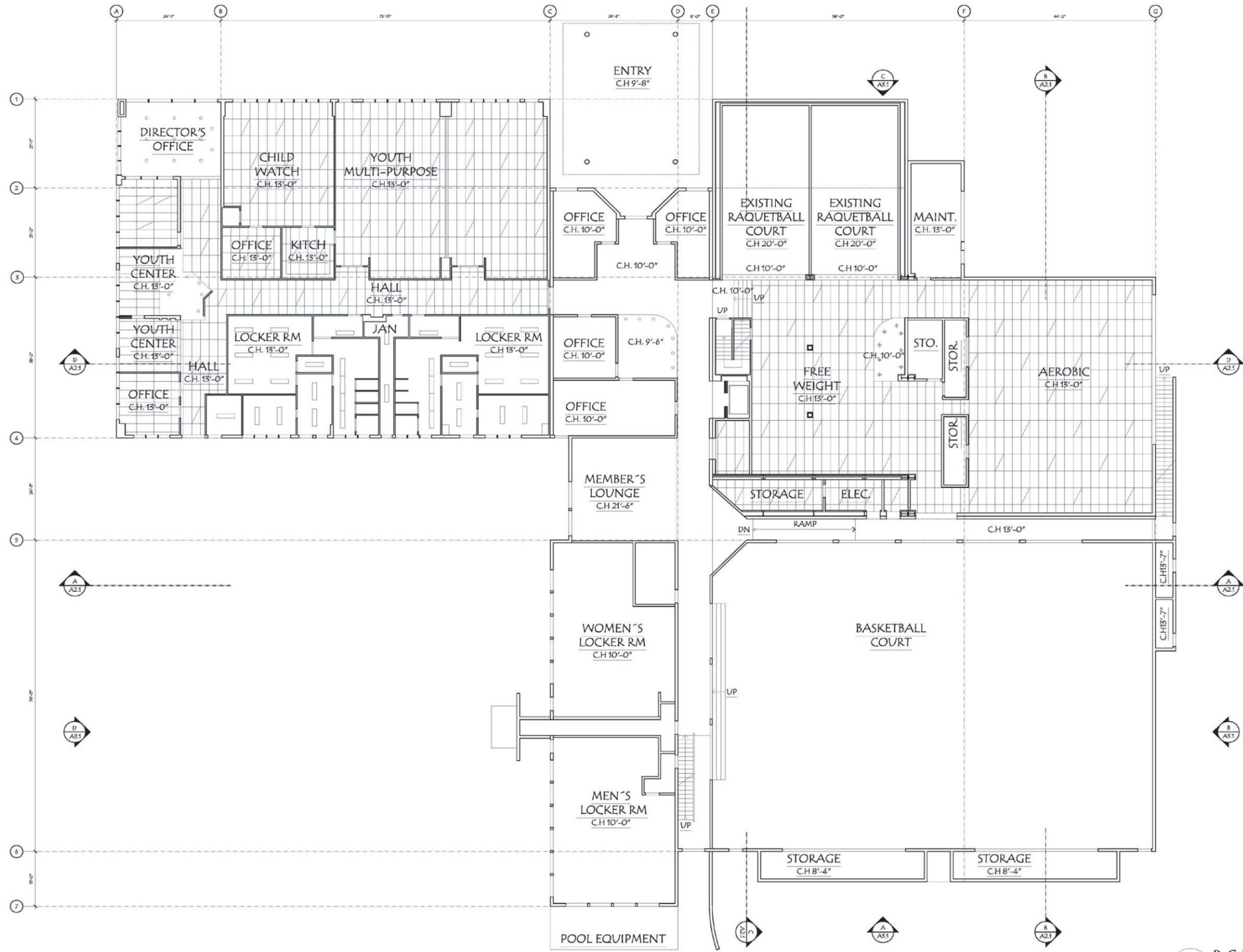
MAUI FAMILY YMCA
ROOF PLAN

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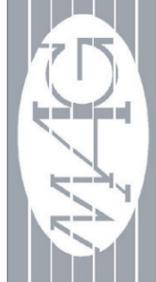
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 Sheet # Of 45

FIGURE 11-d

JULY 2007	 CHRIS HART & PARTNERS, INC.
ARCHITECTURAL DRAWINGS Maui Family YMCA	



1 R.C.P FIRTS F. PLAN
Scale : 3/32" = 1'-0"



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YMCA Maui Family House
Expansion

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MAUI YMCA FAMILY
REFLECTED CEILING PLAN

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Scale: 3/32" = 1'-0"
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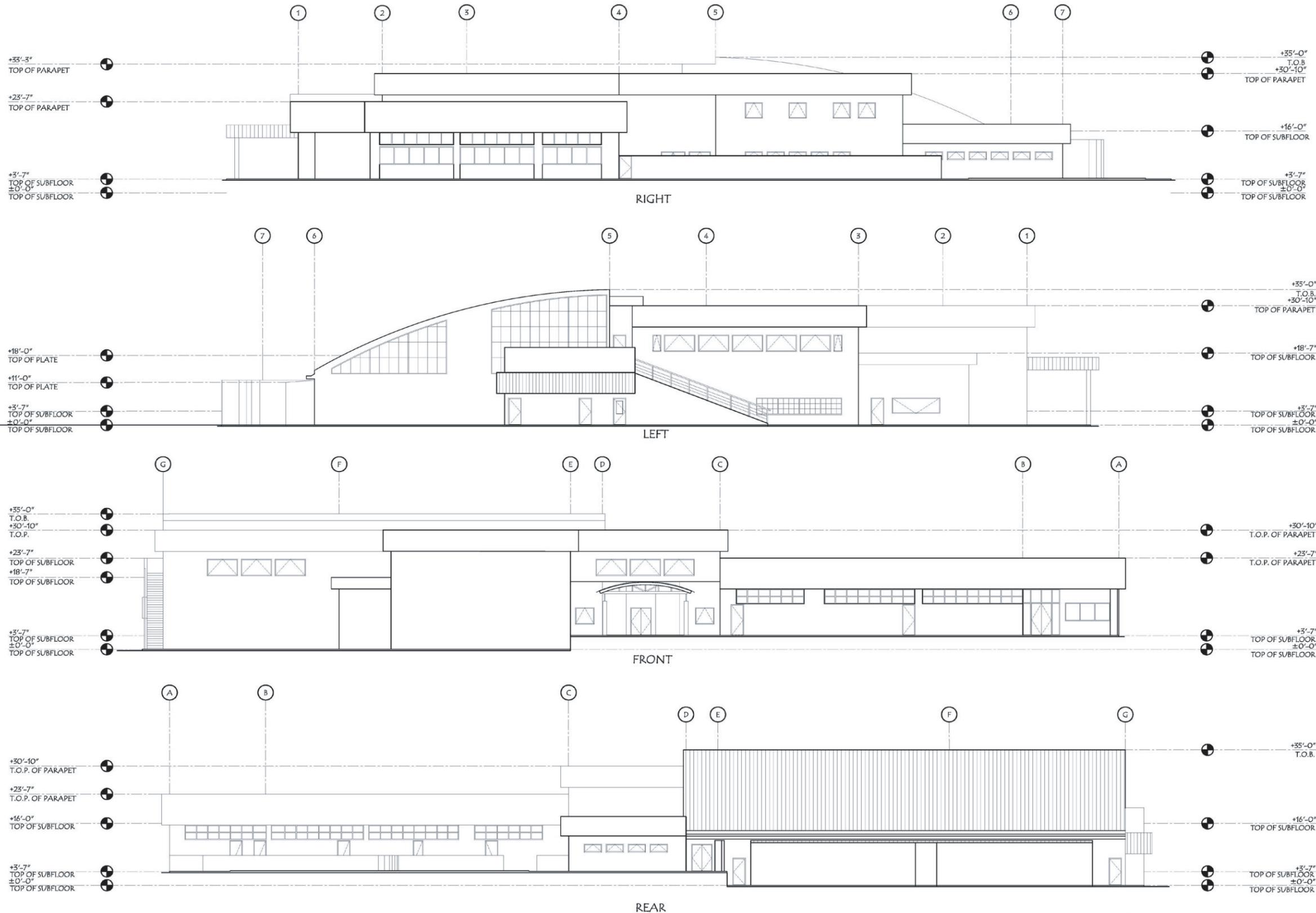
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FIGURE II-e

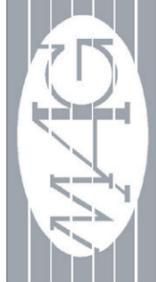
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ARCHITECTURAL DRAWINGS
Maui Family YMCA

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1 EXTERIOR ELEVATIONS
Scale: 3/32" = 1'-0"



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Professional Seal of the State of Hawaii
Chris Hart, Registered Professional Architect
Number 115, License 18112

YMCA Maui Family House

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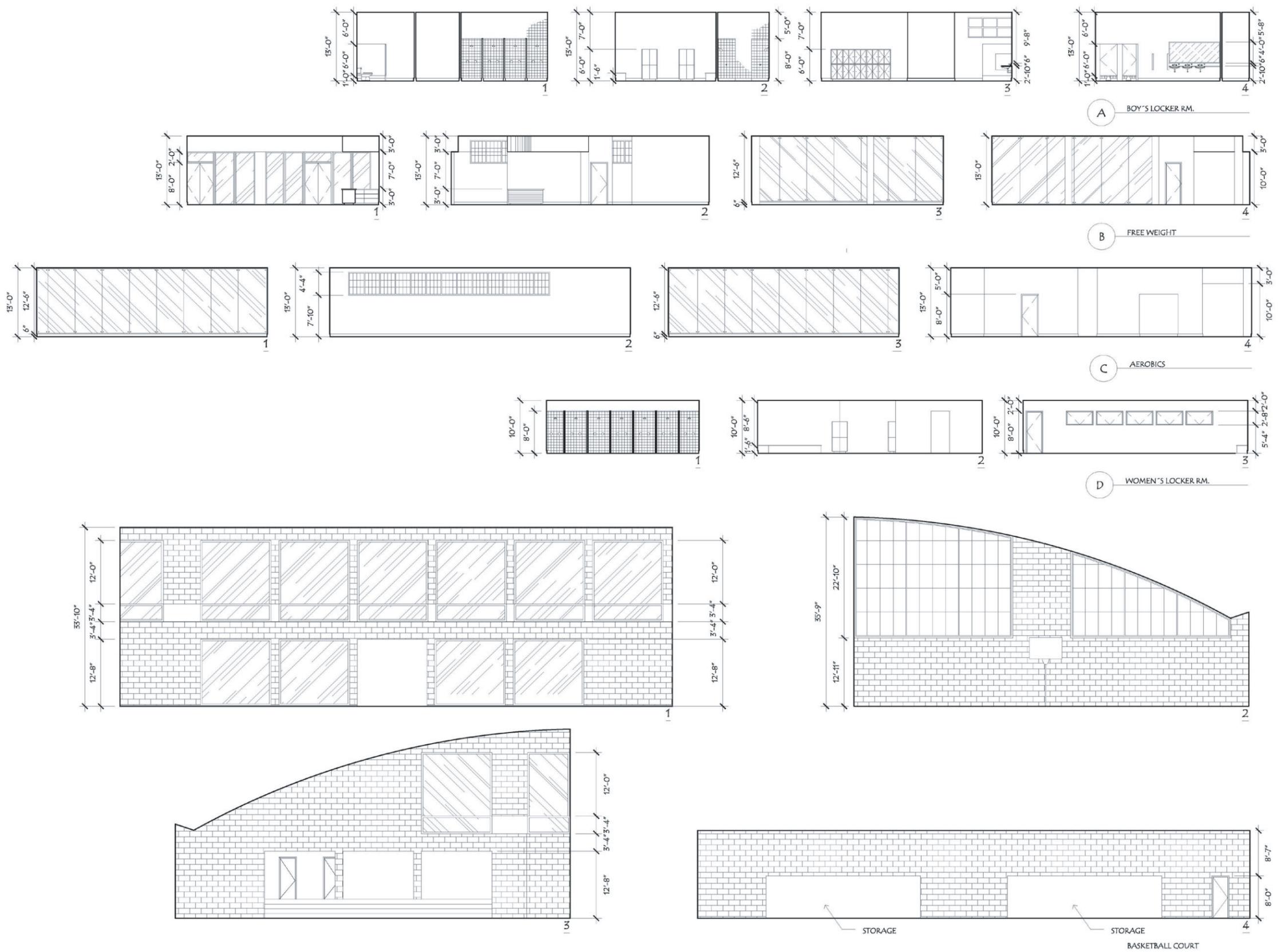
YMCA Maui Family House
EXTERIOR ELEVATIONS

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Sheet # of:

FIGURE II-F

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ARCHITECTURAL DRAWINGS Maui Family YMCA	



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Maui Family YMCA
Expansion

Revisions:	By:

MAUI FAMILY YMCA
INTERIOR ELEVATIONS

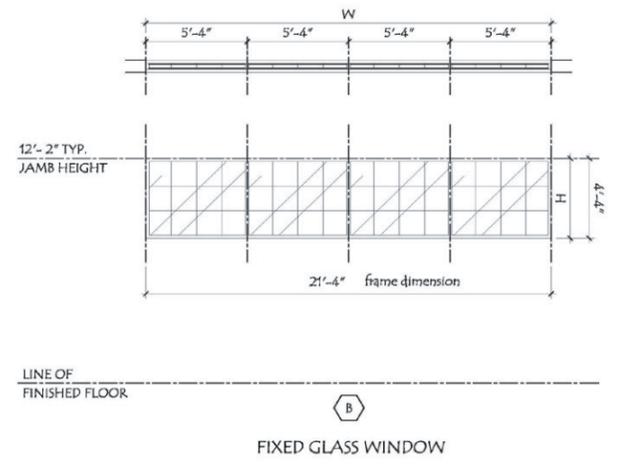
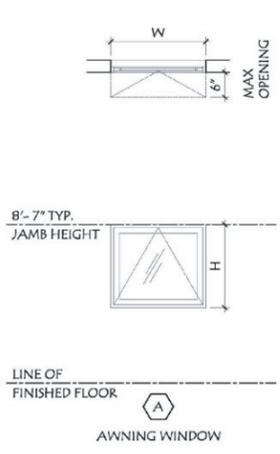
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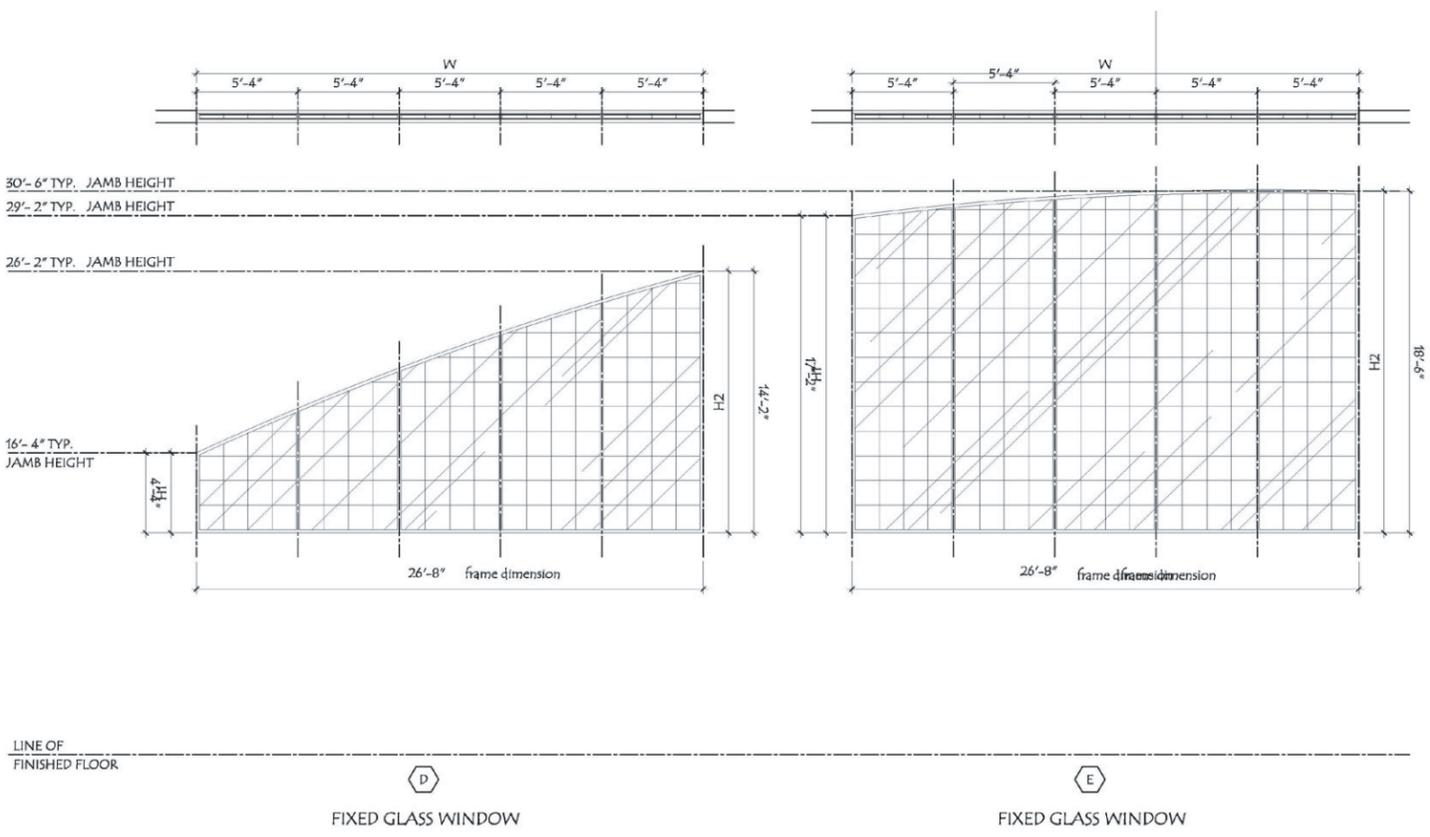
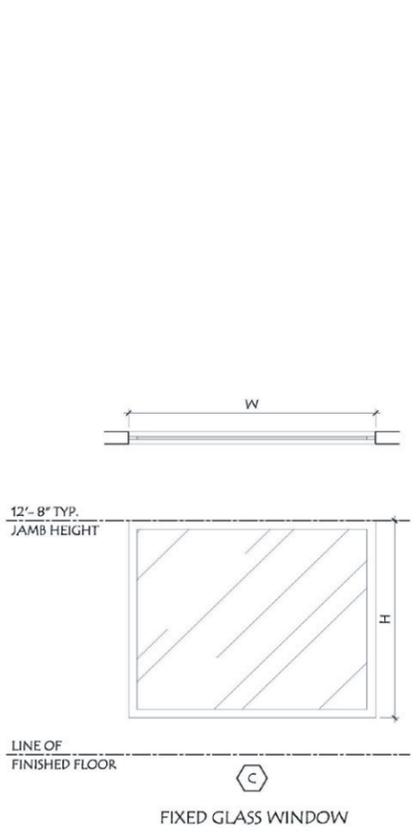
FIGURE 11-g

JULY 2007

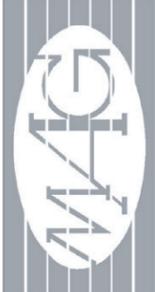
ARCHITECTURAL DRAWINGS
Maui Family YMCA



WINDOW SCHEDULE					
MAG-YMCA LOCATION	QUANTITY	WIDW. TYPE	W X H ROUGH OPENING SIZE	GLAZING	NOTES
OFFICE (GFP)	2	A	5'-0" X 4'-6"		
WOMEN'S LOCKER RM (GFP)	5	A	5'-0" X 2'-8"		
MEN'S LOCKER RM (GFP)	10	A	5'-0" X 2'-8"		
MAINT (GFP)	1	E	0'-0" X 0'-0"		
AEROBICS (GFP)	1	B	3'-4" X 4'-4"		
BASKETBALL COURT (GFP)	2	C	13'-0" X 8'-8"		
BASKETBALL COURT (GFP)	2	C	13'-0" X 10'-8"		
CONFERENCE ROOM (2ndFP)	3	A	8'-0" X 4'-8"		
OFFICE (2ndFP)	4	A	5'-0" X 4'-8"		
WELLNESS (2ndFP)	8	A	8'-0" X 4'-8"		
WELLNESS (2ndFP)	2	A	2'-6" X 4'-8"		
BASKETBALL COURT (2ndFP)	6	C	13'-0" X 10'-8"		
BASKETBALL COURT (2ndFP)	1	C	10'-0" X 10'-8"		
WELLNESS (2ndFP)	3	C	13'-0" X 10'-8"		
SPINERS (2ndFP)	1	C	13'-0" X 10'-8"		
BASKETBALL COURT (2ndFP)	1	E	26'-8" X 10'-8"		
BASKETBALL COURT (2ndFP)	1	D	26'-8" X 10'-8"		



1 WINDOW TYPES
Scale : NTS



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STAMPS:

THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII. I WILL BE UNDER MY OBSERVATION AND CONTROL AT ALL TIMES.
Chris Hart, License No. 16112

Maui Family YMCA
Expansion

Revisions:	By:

MAUI FAMILY YMCA
WINDOW SCHEDULE

Date: 26 APR 07
Scale: NTS
File Name: MAG-YMCA-WAD-596-07-042B.dwg
Job: 00000
Sheet Number: **A5.1**
Sheet 13 Of

FIGURE II-h



Conceptual Rendering of Proposed YMCA Building - Oblique Aerial View

FIGURE 12-a

JULY 2007	
ARCHITECTURAL RENDERINGS Maui Family YMCA	CHRIS HART & PARTNERS, INC.



Conceptual Building Entryway Elevation

FIGURE 12-b

JULY 2007	
ARCHITECTURAL RENDERINGS Maui Family YMCA	CHRIS HART PARTNERS, INC.



Conceptual Rear Building Elevation, Showing Swimming Pool

FIGURE 12-c

JULY 2007	
ARCHITECTURAL RENDERINGS	CHRIS HART & PARTNERS, INC.
Maui Family YMCA	



Basketball Court from Interior of Proposed Gymnasium

FIGURE 12-d

JULY 2007	
ARCHITECTURAL RENDERINGS Maui Family YMCA	CHRIS HART PARTNERS, INC.



Kanaloa Avenue, looking north from SW corner of the subject property



View of Maui Family YMCA building from NW corner of subject property



Kanaloa Avenue, looking south from NW corner of the subject property



Kanaloa Avenue, looking north from NW Corner of subject property

FIGURE 13-a



View of Maui Family YMCA building, looking east across Kanaloa Avenue



View of Maui Family YMCA building from SE corner of the subject property



View of Maui Family YMCA building from NE corner of the subject property

FIGURE 13-b

	JULY 2007	
SITE PHOTOS Maui Family YMCA		CHRIS HART & PARTNERS, INC.



View of Maui family YMCA building from the southern edge of the subject property, facing north



Keopulani Park from northwest corner of subject property



Residential development to the west of subject property, from center of project site

FIGURE 13-c

JULY 2007	
SITE PHOTOS Maui Family YMCA	

CHRIS
HART
© PARTNERS, INC.

APPENDICES

APPENDIX A:
Pre-Consultation

INDEX OF AGENCY COMMENTS

FEDERAL AGENCIES

Army Corps of Engineers
Natural resources Conservation Service (NRCS)

STATE AGENCIES

Department of Accounting and General Services (DAGS), Survey Division
Department of Hawaiian Home Lands
Department of Health (DOH)
Office of Hawaiian Affairs
Department of Human Services
Department of Transportation (DOT)

COUNTY AGENCIES

Department of Environmental Management
Department of Fire and Public Safety
Department of Planning
Department of Public Works
Department of Public Works, Development Services Administration
Department of Water Supply
Police Department

OTHER

Hawaiian Telcom
Maui Electric Company (MECO)



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 223
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF: CEPOH-EG-T

November 14, 2007

Civil Works Technical Branch

Mr. James A. Buika, Staff Planner
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

2007 NOV 15 AM 9 39
DEPARTMENT OF PLANNING
COUNTY OF MAUI
RECEIVED

Dear Mr. Buika:

Thank you for the opportunity to review and comment on the Special Management Area Use Permit and Draft Environmental Assessment (DEA) for the Proposed Expansion of the Maui Family YMCA, Kahului, Maui (TMK 3-8-7: 127). The flood hazard information provided on Page 12 of the DEA is correct.

The documents have been forwarded to our Regulatory Branch to determine Department of the Army permit requirements. They will respond to your office under separate cover. Should you require additional information, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

James Pennaz, P.E.
Chief, Civil Works Technical Branch

United States Department of Agriculture



Natural Resources Conservation Service
210 Imli Kala St. Ste 209
Wailuku, HI 96793
808-244-3100

faxed

242-1956

12/21

December 17, 2007

Mr. Jeffrey S. Hunt
Planning Department
County of Maui
250 S. High St.
Wailuku, HI 96793

Subject: Maui Family YMCA Expansion
TMK: 3-8-007: 127

Dear Mr. Hunt:

We have no comments at this time.

Sincerely,

Ranae Ganske-Cerizo
District Conservationist

Helping People Help the Land

An Equal Opportunity Provider and Employer



LINDA LINGLE
GOVERNOR

Jiam



RUSS K. SAITO
Comptroller

BARBARA A. ANNIS
Deputy Comptroller

2007 NOV 20 AM 10:00
STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
DEPARTMENT OF PLANNING SURVEY DIVISION
COUNTY OF MAUI P.O. BOX 119
HONOLULU, HAWAII 96810-0119
RECEIVED

Response refer to:
Ma-433(07)

November 16, 2007

MEMORANDUM

TO: Jeffrey S. Hunt, AICP, Planning Director
Maui County Planning Department

FROM: *RVA*
Reid K. Siarot, State Land Surveyor
DAGS, Survey Division

SUBJECT: I.D.: SM1 2007/0009
TMK: 3-8-07: 127
Project Name: Maui Family YMCA Expansion
Applicant: Chris Hart & Partners for Maui Family YMCA

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations or Benchmarks are affected. Survey has no objections to the proposed project

Should you have any questions, please call me at 586-0390.

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

IRON HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA B. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

November 15, 2007

The Honorable Jeffrey S. Hunt
Planning Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

Attention: Mr. James A. Buika, Staff Planner

Dear Mr. Hunt:

Subject: Maui Family YMCA Expansion, TMK 2-3-8-007: 127, SM1 2007/0009

Thank you for the opportunity to review the application for a Special Management Use Permit and the Draft Environmental Assessment report for the proposed Maui Family YMCA Expansion project located in Kahului, Maui. The Department of Hawaiian Home Lands has no comments to offer.

If you have any questions, please call me at (808) 586-3801 or call our Planning Office at 586-3836.

Aloha and mahalo,

A handwritten signature in black ink, appearing to read "Micah A. Kane".

Micah A. Kane, Chairman
Hawaiian Homes Commission

Handwritten initials "fn" in black ink.



HAWAII STATE
DEPARTMENT
OF HEALTH

Maui Environmental Health Services
Maui District Health Office

**F A X
TRANSMISSION**

FROM: Maui District Health Office Environmental Health
984-8230 FAX: 984-8237

TO: Chris Hart & Partners
Attn: Jason Medema

DATE: January 23, 2008

TOTAL NUMBER OF PAGES INCLUDING COVER: 3

SUBJECT: MAUI FAMILY YMCA EXPANSION

See attached response of December 5, 2007.

LINDA LINGLH
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M. D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M. D., M. P. H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102

December 5, 2007

12/5/07-

Mr. Jeffrey S. Hunt
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Attention: James A. Bulka

Dear Mr. Hunt:

Subject: Maui Family YMCA Expansion
TMK: (2) 3-8-007: 127
SM1 2007/0009

Thank you for the opportunity to comment on the proposed expansion of the Maui Family YMCA. The following comments are offered:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage is required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
3. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.

Mr. Jeffrey S. Hunt
Page 2
December 5, 2007

It is strongly recommended that the Standard Comments found at the Department's website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html be reviewed, and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Matsubayashi', enclosed within a hand-drawn oval shape.

Herbert S. Matsubayashi
District Environmental Health Program Chief



March 5, 2008

Mr. Herbert Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
Maui District Health Office
54 High Street
Wailuku, HI 96793

Dear Mr. Matsubayashi:

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nakoia Street and bordering Keopuolani Park, Wailuku, Maui, Hawaii; TMK Parcel No(2) 3-8-007:127.

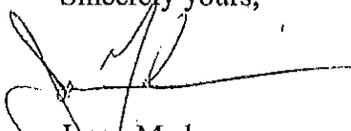
Thank you for your December 5, 2007 letter. We are pleased to address your specific comments as follows:

- 1. National Pollutant Discharge Elimination System (NPDES) Permit.** The applicant is aware that a NPDES permit is required for the proposed project. The Clean Water Branch will be contacted regarding the NPDES coverage.
- 2. Noise Impacts.** Activities associated with the construction phase of the project will comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control." The applicant notes that a noise permit may be required prior to commencement of work.
- 3. Allowable Sound Levels from Stationary Equipment.** The applicant understands that HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The location and placement of this type of equipment will be considered during the planning, design, and construction of the project.

Mr. Herbert Matsubayashi
March 5, 2008
Page 2

Thank you for your consideration of this application. Should you have any questions, please contact me at 242-1955.

Sincerely yours,



Jason Medema
LEED®-AP
Planner

cc. Mr. Michael Morris, CEO, Maui Family YMCA
Project File

242 ~~157~~ 1956

PHONE (808) 594-1888

FAX (808) 594-1885



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

'07 DEC 11 AM 15

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

HRD07/2920B

December 3, 2007

Jim Buika, Staff Planner
County of Maui Department of Planning
250 South High Street
Wailuku, Maui, HI 96793

**RE: Application for Special Management Area Use Permit, and Draft
Environmental Assessment (DEA) for Proposed Expansion of Maui YMCA,
Kahului, Maui, TMK: 3-8-007:127.**

Dear Mr. Buika,

The Office of Hawaiian Affairs (OHA) is in receipt of your request dealing with the proposed expansion of the Maui YMCA in Kahului on Maui. We have the following comments:

OHA is pleased that the applicant intends to use Energy Star appliances and solar hot water systems in an effort to conserve energy. This will help the project to comply with the new original portfolio standard goal set by Act 95 Session Laws of Hawai'i 2004, which stated that by 2020, 20% of our electricity is to be from renewable sources.

The DEA concluded that although many common to rare native plants are capable of growing in the project area, they are outcompeted by invasive alien species. OHA suggests that the project area be landscaped with drought tolerant native or indigenous species. Any invasive species should also be removed. Doing so would not only serve as practical water-saving landscaping practices, but also serve to further the traditional Hawaiian concept of mālama 'āina and create a more Hawaiian sense of place. Further, the presence of large numbers of the giant African snail (*Achatina fulica*) in the area should be addressed to make it possible for any of the rare dwarf naupaka (*Scaevola coriacea*) to survive in the project area.

OHA notes that the site's location in Pu'uone sand deposits raises the strong possibility that archaeological resources will be uncovered during construction activities. Therefore,

Jim Buika, Staff Planner
County of Maui Department of Planning
December 3, 2007
Page 2

and as the applicant states, an archaeological monitor must be present during all subsurface earthmoving activities scheduled for the Maui Family YMCA parcel.

Should any cultural deposits be located, the archaeological consultant and the contractor will be responsible for ensuring that on-site work is halted in the area of the find, and that the find is protected from any further damage through the use of appropriate protective measures (i.e., construction fencing, protective covering, etc.). The State Historic Preservation Division will recommend appropriate mitigation actions. The SHPD Burial Sites Program, the SHPD Maui office, and the Maui/Lana'i Islands Burial Council (MLIBC) will be consulted in the event that human remains are found.

In regards to the nearshore environment, OHA is concerned that this proposed project is a mere 1,300 feet from the shoreline. All Hawai'i state waters are classified as Class A or Class AA. Class A waters have strict pollution discharge regulations to protect them for recreational and aesthetic enjoyment. Class AA waters have regulations against discharge to protect the waters in a natural pristine state with an absolute minimum pollution or alteration of water quality from any human-caused source or action, according to the state Department of Health.

As such, Best Management Practices must be employed and adhered to during the construction phase of the project to minimize the potential of erosion and silt movement into coastal waters. OHA stresses that there should not be adverse impacts to nearshore waters from point and non-point sources of pollution from this proposed project.

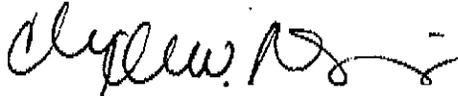
OHA also notes that if the water table is reached during subsurface excavation, a State Department of Health National Pollutant Discharge Permit under the Clean Water Act, Section 402 is required. This would also apply if any dewatering is required.

Because this project is so close to the coast, all outdoor lights should be fully shaded or full cut-off styles. Uplighting should be avoided. Every effort should be made to avoid lighting situations where light glare projects upwards or laterally. Large, high-intensity floodlights located on building tops or poles should also be avoided. Use of amber colored or other color (such as blue or green) filters or bulbs should be used to assist in decreasing risk of seabird attraction and the potential confusion of honu. For the same reasons, OHA also recommends the use of motion detection-activated lights to prevent lights from being on for extended periods of time. Also, the painting of buildings and other facilities should be in earth tones; white or reflecting colors are to be avoided.

If you have any further questions or concerns please contact Grant Arnold at (808) 594-0263 or grantfa@oha.org.

Jim Buika, Staff Planner
County of Maui Department of Planning
December 3, 2007
Page 3

Sincerely,



Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka, Community Resource Coordinator
Office of Hawaiian Affairs, Maui Office
140 Ho'ohana St., Ste. 206
Kahului, Hawai'i 96732



March 10, 2008

Mr. Clyde W. Namu'o
Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapi'olani Blvd.
Honolulu, Hawaii 96813

Dear Mr. Namu'o:

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nako Street and bordering Keopuolani Park., Wailuku, Maui, Hawaii; TMK Parcel No(2) 3-8-007:127.

Thank you for your letter dated December 3, 2007 regarding the above-referenced project. We are pleased to respond to your comments as follows:

- 1. Energy Efficient Appliances and Fixtures.** We note that you support the applicant's decision to include Energy Star appliances and solar hot water systems as part of the proposed project.
- 2. Use of Native Plants in Landscaping.** The project area will incorporate drought-tolerant native and indigenous plant material into the landscape design. The landscape plan does not, nor will it ever incorporate invasive plant species into the design. Addressing the mitigation of the African Snail in the surrounding area relates to the adjacent Keopuolani Park and is beyond the scope of the proposed project.
- 3. Archaeological Monitoring.** Archaeological monitoring will take place during all ground-altering activities associated with construction of the proposed project, as noted in the archaeological monitoring plan for the project, approved by SHPD in August of 2007. If any significant cultural deposits or human skeletal remains are encountered, work will stop in the immediate vicinity and the State Historic Preservation Division (SHPD), in addition to the Maui/Lanai Islands Burial Council, will be notified.

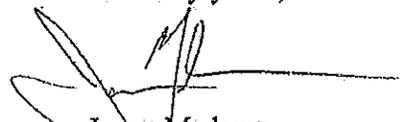
Mr. Clyde Namu'o
March 10, 2008
Page 2

4. **Protection of Nearshore Environment and Coastal Waters.** As indicated in the Preliminary Engineering and Drainage Reports which were included in the Draft EA, the post-development runoff generated by the project will not exceed pre-development runoff conditions. Furthermore, filter inlets will be installed at all drainage catch basins on the project site to remove petroleum and suspended solids. Therefore, the proposed project will not have any adverse impacts to coastal waters or the nearshore environment as a result of stormwater runoff. In addition, a National Pollutant Discharge Elimination System (NPDES) permit will be obtained as part of the proposed project.

5. **Project Lighting Impacts.** Parking lot lighting for the proposed project is not intended to exceed 12 feet in height and all lighting will be fully shielded downward. Uplighting is prohibited within the SMA and will not be used. As part of the sustainable design goals of this project, light trespass is not intended to extend beyond the boundaries of the project site. With regard to reflecting colors in the building color scheme, the new YMCA facility will retain the earth-tone color scheme used on the existing YMCA building.

Thank you for your consideration of this application. Should you have any questions, please contact me at 242-1955.

Sincerely yours,



Jason Medema
LEED® -AP
Planner

cc. Mr. Michael Morris, CEO, Maui Family YMCA
Project File

*fax sent to James Medema
12/21/07
01/07*

LINDA LINGLE
GOVERNOR



LILLIAN B. KOLLER, ESQ.
DIRECTOR

HENRY OLIVA
DEPUTY DIRECTOR

244-1956

242 1956

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
P. O. Box 339
Honolulu, Hawaii 96809
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
November 28, 2007

07:1082

Mr. James A. Buika, Staff Planner
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

RE: Application for Special Management Area Use Permit and
Draft Environmental Assessment, Maui Family YMCA Expansion

Dear Mr. Buika:

Thank you for the opportunity to review the application and draft environmental assessment for the Maui Family YMCA. The applicant proposes new construction and improvements to their existing building, construction of a new outdoor family swimming pool, paved parking and landscape plantings on their 4 acre Kahului site. The expansion and improvements are to meet the recreational needs of the surrounding Kahului-Wailuku community.

We have no comments to add at this time. If there are questions, please contact Gibby Fukutomi, Social Services Division Planner, at 586-5702 or Gfukutomi@dhs.hawaii.gov

Sincerely,

Lillian B. Koller
Director

Jason Medema

From: Jim Oster [Jim.Oster@co.maui.hi.us]
Sent: Monday, December 03, 2007 1:22 PM
To: James Buika
Cc: Wayne Boteilho
Subject: YMCA Expansion

Aloha James,

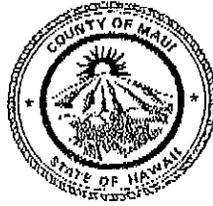
We have no comments regarding the Traffic Mitigation Plan for this project.

Jim Oster
DOT

County of Maui.

IT Security measures will reject attachments
larger than 12 MB, and will block or quarantine
high-risk file types in attachments.

CHARMAINE TAVARES
Mayor
CHERYL K. OKUMA, Esq.
Director
GREGG KRESGE
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2200 MAIN STREET, SUITE 175
WAILUKU, MAUI, HAWAII 96793

December 19, 2007

TRACY TAKAMINE, P.E.
Solid Waste Division

2007 DEC 20 11 12
DAVID TAYLOR, P.E.
Wastewater Reclamation
Division

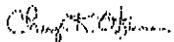
DEPARTMENT OF PLANNING
COUNTY OF MAUI
RECEIVED

faxed

242-1956

12/21

MEMO TO: JEFF HUNT, PLANNING DIRECTOR

FROM: CHERYL K. OKUMA, ESQ., DIRECTOR OF ENVIRONMENTAL
MANAGEMENT  Digitally signed by Cheryl K. Okuma
DN: cn=Cheryl K. Okuma, o=County of Maui, ou=Department of Environmental Management, email=cheryl.okuma@maui.gov, c=US

SUBJECT: MAUI FAMILY YMCA EXPANSION
SM1 2007/0009
TMK (2) 3-8-007:127, KAHULUI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments
 - a. None.
2. Wastewater Reclamation Division comments:
 - a. Although wastewater system capacity is currently available as of 12/4/07, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
 - b. Wastewater contribution calculations are required before building permit is issued.
 - c. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees.
 - d. Plans should show the existing sewer main fronting the property, the existing service lateral, and the existing property manhole. If a property manhole does not exist, one needs to be installed.
 - e. Non-contact cooling water and condensate should not drain to the wastewater system.

If you have any questions regarding this memorandum, please contact Gregg Kresge at 270-8230.



March 5, 2008

Ms. Cheryl Okuma, Esq.
Director of Environmental Management
Department of Environmental Management
2200 Main Street, Suite 175
Wailuku, Maui, Hawaii 96793

Dear Ms. Okuma:

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nakoia Street and bordering Keopuolani Park., Wailuku, Maui, Hawaii; TMK Parcel No(2) 3-8-007:127.

Thank you for your letter dated December 19, 2007, regarding the above-referenced project. We are pleased to address your comments as follows:

1. We understand from your letter that wastewater system capacity cannot be ensured until issuance of the building permit.
2. Wastewater contribution calculations are provided in the preliminary engineering and drainage report, to be included with the Final EA/SMA documents.
3. The developer will pay assessment fees for treatment plant expansion costs in accordance with the ordinance setting forth such fees.
4. Plans will show existing sewer main, existing service lateral, and existing property service manhole.
5. Non-contact cooling water and condensate will not drain to the wastewater system.

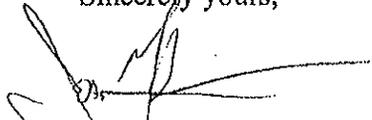
LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING

115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

Ms. Cheryl Okuma
March 5, 2008
Page 2

Thank you for your consideration of this application. Should you have any questions, please contact me at 242-1955.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jason Medema", is written over a horizontal line.

Jason Medema
LEED®-AP
Planner

cc. Mr. Michael Morris, CEO, Maui Family YMCA
Project File

**CHARMAINE TAVARES
MAYOR**

Jim



**CARL M. KAUPALOLO
CHIEF**

**NEAL A. BAL
DEPUTY CHIEF**

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

2007 NOV 26 AM 11 39

780 ALUA STREET
WAILUKU, HAWAII 96793
(808) 244-9161
FAX (808) 244-1363

DEPARTMENT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 23, 2007

Mr. James Buika, Staff Planner
Department of Planning, County of Maui
250 South High Street
Wailuku, Hawaii 96793

Subject: SM1 2007/0009 Maui Family YMCA, Maui
TMK (2)3-8-007:127

Dear Mr. Buika,

We have no specific comments at this time concerning the subject project. Our office will look at the plans in detail during the building permit process.

Feel free to contact myself if there are any questions or concerns.

Sincerely,

Valeriano F. Martin
Captain
Fire Prevention Bureau

CHARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 2, 2007

OCT 05 2007
Chris Hart & Partners
Landscape Architecture & Planning

cc. Jason
06/05/07

Mr. Jason Medema
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii 96793

Dear Mr. Medema:

SUBJECT: PRE-FINAL DRAFT SPECIAL MANAGEMENT AREA APPLICATION COMMENTS AND DRAFT ENVIRONMENTAL ASSESSMENT COMMENTS FOR THE PROPOSED EXPANSION OF THE MAUI FAMILY YMCA AT 250 KANALOA AVENUE, KAHULUI, MAUI, HAWAII, TMK: 3-8-007:127 (SM1 2007/0009)

The Maui Planning Department (Department) received your request for Pre-Final Draft Special Management Area (SMA) Use Permit Application Comments and Draft Environmental Assessment (EA) Comments, dated August 16, 2007, regarding the proposed construction of a two-story, 18,000 square foot expansion of the existing YMCA facility, to include a new gymnasium, locker rooms, outdoor swimming pool, and other fitness facilities, as well as related improvements. On November 29, 2006, the Department provided pre-consultation comments in preparation of a Draft Environmental Assessment for the proposed action.

The purpose of this letter is to provide you with additional Department review comments regarding completeness of the SMA Use Permit Application for transmittal for additional agency review, review by the Maui Planning Commission, and for transmittal to the Office of Environmental Quality Control (OEQC) for publication in order to begin the 30-day public comment period for the EA.

Based on the foregoing, and upon initial review, on August 20, 2007, the Department provided you with the following comments via email:

1. **Consolidation and Completion of Required Submittals for Special Management Area Use Permit Application.** The submitted document is the *Application for Special Management Area Use Permit*

Mr. Mason Medema
October 2, 2007
Page 2

[for the] Maui Family YMCA TMK: 3-8-007:127 Kahului, Maui, Hawaii, August 2007. This consolidated document begins with a portion of the SMA Use Permit Application. The remainder of the SMA Application is answered throughout the Environmental Assessment including documentation in Appendices and Figures. For completeness sake and organization, please consolidate the entire SMA Use Permit Application at the beginning of the report by including pertinent application information regarding the *Environmental Assessment Significance Criteria*, located on pages 36-39, at the beginning of the SMA application document. Appendices and Figures can still be referenced as is. The consolidated SMA Application will expedite Maui Planning Commission and additional agency review and comment.

2. **Required documentation for the SMA Use Permit Application.** The application requires a Zoning and Flood Confirmation Request Form signed by the Zoning and Enforcement Division of the Maui County Planning Department and a notarized copy of the Letter of Authorization.

On September 14, 2007, the Department received the requested documentation under 1 and 2, above.

Upon further review of the application, the Department has the following additional comments that should be addressed in the Final EA. Since the proposed action will intensify the use of the facilities and area, please address the following:

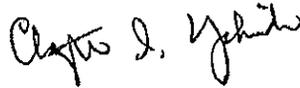
3. **Changes in Membership Fee Structure.** For the SMA User Permit Application, please provide an explanation of the existing membership fee structure and provide information on any anticipated changes to the membership fee structure caused by the additional costs and maintenance due to the proposed action. Please include this information under section III.F.4. *The proposed action will not substantially affect the economic or social welfare and activities of the community, county, or state.*
4. **Required Mitigation During Times of Anticipated Peak Use.** The project will add a basketball court and additional swimming facilities for family use. Please address any anticipated peak-use requirements, such as overflow parking that may be required for morning pre-work-hours usage, basketball tournaments, or swim meets.

Mr. Jason Medema
October 2, 2007
Page 3

At this time, the SMA Use Permit Application is deemed complete and ready for transmittal to agencies and the Draft Environmental Assessment is deemed ready for transmittal to the OEQC for publication as well as for the Maui Planning Commission review and comment.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Jim Buika of this office at 270-6271.

Sincerely,



CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

xc: James Buika, Staff Planner
Thorne E. Abbott, Coastal Resource Planner

CIY:JAB:bv

General File
Project File

K:\WP_DOCS\PLANNING\SM1\2007\0009_YMCA Expansion\PreFinalDraftSMAApplicatonComments.wpd



March 5, 2008

Mr. Clayton I. Yoshida, AICP
Planning Program Administrator
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nakoia Street and bordering Keopuolani Park, Wailuku, Maui, Hawaii; TMK Parcel No. (2) 3-8-007:127.

Thank you for your letter dated October 2, 2007, regarding the above-referenced project. We are pleased to address your comments as follows:

1. Changes in Membership Fee Structure. Current membership fees at the Maui Family YMCA range from \$19 to \$63 monthly, in addition to a one-time joining fee. Dues and joining fees are on a sliding scale according to the following membership types:

- Family
- Single Parent Family
- Adult
- Teen/Student (ages 13-19)
- Youth (12 and under)

Monthly fees continue monthly until canceled by the member. There are no contracts. The YMCA also provides financial assistance for programs and membership to those in need who cannot afford the full fee.

Membership fees, along with program fees and contributions, are used to fund the day-to-day operations of the YMCA. Membership rates at the present time typically increase on an annual basis from 3 to 4%. The intent of the proposed expansion is to accommodate existing membership, and therefore

Mr. Clayton I. Yoshida
March 5, 2008
Page 2

there is no anticipated change in current procedure regarding membership fee structure with the new facility.

This information will be included in the Final Environmental Assessment under Section III.F.4: *The proposed action will not substantially affect the economic or social welfare and activities of the community, County or State.*

2. Required Mitigation During Times of Anticipated Peak Use.

The purpose of the proposed expansion is to provide adequate facilities for the YMCA's current membership. Thus, there are no significant near-term changes in peak-hour use anticipated as a result of this project.

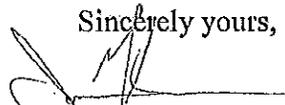
Growth in membership will continue after the new facilities are open; however, future plans for YMCA expansion include facilities in Kihei and Lahaina to reduce the amount of use in Kahului. Currently 24% of YMCA members come from the Kihei and Lahaina areas.

Required parking under Maui County Code for indoor recreation space is one (1) parking stall per 600 square feet for pool, gym, and wellness center and one (1) stall per 300 square feet for all other space. The proposed project totals approximately 35,000 square feet with 11,000 square feet of gymnasium and wellness center, and approximately 8,000 square feet of pool space. $19,000/600 = 32$ spaces. $16,000/300 = 53$ spaces. Total required parking for the proposed project is 85 parking stalls. Current plans provide 117 stalls.

Future expansion in Kihei and Lahaina is anticipated to somewhat reduce the use of the Kahului facility. Overbuilding parking facilities at this time could result in unnecessary loss of green space, increase in impervious surface and increase in heat island effect on the site.

Thank you for your consideration of this application. Should you have any questions, please contact me at 242-1955.

Sincerely yours,



Jason Medema
LEED®-AP
Planner

cc. Mr. Michael Morris, CEO, Maui Family YMCA
Mr. James Buika, County of Maui, Department of Planning
Project File

CHARMAINE TAVARES

Mayor

JEFFREY S. HUNT

Director

COLLEEN M. SUYAMA

Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 6, 2008

Ms. Johanna Amorin, Chair
Maui Planning Commission
250 South High Street
Wailuku, Hawaii 96793

Dear Ms. Amorin:

SUBJECT: Special Management Area Use Permit Application for the Proposed Expansion of the Maui Family YMCA located at 250 Kanaloa Avenue, Kahului, Maui, Hawaii; TMK: (2)-3-8-007:127 (SM1 2007/0009)

At its regular meeting on February 19, 2007, the Maui Urban Design Review Board (UDRB) reviewed the design, landscaping, architectural plans, and related aspects of the proposed project referenced above. Based upon those considerations within the UDRB's purview and discussions with the applicant and architect, the Board's recommendations are listed below:

1. That since the YMCA will be responsible for maintaining the landscaping and as part of the Landscape Planting Plan, the Urban Design Review Board requires salinity testing of the planned irrigation water source in order for the Applicant to determine the choice of tree types with the highest survivability rate for the chosen irrigation source with known salinity content; and
2. That the Urban Design Review Board has requested the Applicant to consider the flexibility to add regular lighting in addition to the planned solar lighting noting that solar lighting can be as much as three times the maintenance costs of regular lighting and that solar lighting requires heavy metal batteries to store the solar-generated electricity.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793

MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7634

CURRENT DIVISION (808) 270-8205; LONG RANGE DIVISION (808) 270-7214; ZONING DIVISION (808) 270-7253

Ms. Johanna Amorin
March 6, 2008
Page 2

Thank you for your cooperation. If additional clarification is required, please contact Mr. James A. Buika, Staff Planner, at james.buika@mauicounty.gov or at 270-6271.

Sincerely,



JEFFREY S. HUNT, AICP
Planning Director

For: John Sprinzel, Chair
Maui County Urban Design Review Board

JSH:JAB:bg

c: Clayton I. Yoshida, AICP, Planning Program Administrator
Ann T. Cua, Staff Planner
Jim A. Buika, Staff Planner
UDRB File
General File
Project File

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242 1956

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

CHARMAINE TA
Mayor
MILTON M. ARAKAWA
Director
MICHAEL M. MIY
Deputy Direc

Post-It® Fax Note	7671	Date	12/18	# of pages	
To	JASON Medema	From	Jimi Bunker		
Co./Dept.		Co.			
Phone #		Phone #	270 6271		
Fax #	242 1956	Fax #			

Telephone: (808) 2
Fax: (808) 270-7955

DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

December 12, 2007

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

07
DEC 18
AM 8:16

MEMO TO: JEFFREY S. HUNT, A.I.C.P., PLANNING DIRECTOR

FROM: *JM* MILTON M. ARAKAWA, A.I.C.P., DIRECTOR OF PUBLIC WORKS

SUBJECT: **APPLICATION FOR SPECIAL MANAGEMENT AREA USE PERMIT
FOR MAUI FAMILY YMCA
TMK: (2) 3-8-007:127
SM1 2007/0009**

We reviewed the subject application and have the following comments:

1. The architect and owner are advised that the project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145 pertaining to flood hazard districts.
2. A verification shall be provided by a Registered Civil Engineer that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
3. A detailed and final drainage report and a Best Management Practices (BMP) Plan shall be submitted with the grading plans for review and approval prior to issuance of grading permits. The drainage report shall include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules and Design of Storm Drainage Facilities in the County of Maui" and must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The BMP plan shall show the location and details of structural and non-structural measures to control erosion and sedimentation to the maximum extent practicable.

Memo to Jeffrey S. Hunt, A.I.C.P., Planning Director
December 12, 2007
Page 2

4. During construction of this project, all construction employee parking shall be accommodated on the project site and not within the County road right-of-way.
5. All existing features such as structures, driveways, drainage ways, edge of pavement, etc. shall be shown on the project plat plan.
6. A site plan and a sight distance report to determine required sight distance and available sight distance at existing and proposed street intersections shall be provided for our review and approval.
7. Sight distance setbacks and easements will not be allowed for all roadways, public or private. Road right-of-way must accommodate sight distance allowances.
8. A detailed final Traffic Impact Assessment Report for the entire development shall be submitted for our review and approval. The report shall also address regional traffic impacts and include assessments from the local community police officer.
9. For all infrastructure that may be dedicated to the County, preliminary construction plan submittal shall include a completed technical assistance review performed by the Disability and Communication Access Board (DCAB) for compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for all facilities. All technical and structural infeasible assessments shall be the responsibility of the developer and an agreement waiving the County of Maui of any future liability, including redesign and reconstruction for said facility, shall be recorded with the State Bureau of Conveyances.
10. The applicant shall be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code and rules and regulations.
11. Construction plans shall be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standard Details for Public Works Construction 1984, as amended.
12. Worksite traffic-control plans/devices shall conform to "Manual on Uniform Traffic Control Devices for Streets and Highways" 2003.

Memo to Jeffrey S. Hunt, A.I.C.P., Planning Director
December 12, 2007
Page 3

13. The traffic impact assessment report recommends a second access to the project parking lot due to an increase in parking stalls. We would not support this concept since traffic conflicts already exist in this area due to the merge lane for traffic heading in the Kahului Beach Road direction being in close proximity to the entrance. The current access should be relocated to the northeast end of the parking lot and include a deceleration lane on Kanaloa Avenue to avoid potential conflicts with backups on Kanaloa encroaching upon the through lane. Additional rights-of-way may be required for the road widening.

If you have any questions regarding this memorandum, please call Michael Miyamoto at 270-7845.

MMA:MMM:ls

xc: Highways Division
Engineering Division

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March 10, 2008

Mr. Milton W. Arakawa, A.I.C.P.
Director
Department of Public Works
and Environmental Management
200 South High Street, Room 322
Wailuku, Maui, Hawaii 96793

Dear Mr. Arakawa:

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nakoa Street and bordering Keopuolani Park., Wailuku, Maui, Hawaii; TMK Parcel No(2) 3-8-007:127.

Thank you for your letter dated December 12, 2007, regarding the above-referenced project. We are pleased to address your specific comments as follows:

- 1. Tsunami and Flood Inundation.** As noted in the Draft EA, the project site is located in Flood Zone "C." Flood Zone "C" represents areas of minimal flooding and therefore it is not anticipated that the project will be impacted by flood and tsunami related hazards. We acknowledge that in extreme cases the proposed project may be subject to tsunami and flood inundation, and as such should conform to Ordinance No. 1145 pertaining to flood hazard districts. This will be addressed in greater detail during the building permit application process.
- 2. Impacts of Grading and Runoff Water on Downstream Properties.** Prior to issuance of grading and building permits, verification will be provided by a Registered Civil Engineer that grading and runoff water generated by the project will not have an adverse impact on adjacent and downstream properties.
- 3. Drainage Report and BMP Plan.** A detailed and final drainage report and Best Management Practices (BMP) plan will be submitted with grading plans for review and approval prior to the issuance of grading permits.

4. **Construction Employee Parking.** During construction of the project, all construction employee parking will be accommodated on the project site and not within the County road right-of-way.
5. **Show Existing Features.** All existing features such as structures, driveways, drainage ways, edge of pavement, etc. will be shown on the project plat plan.
6. **Site Plan and Sight Distance Report.** A site plan and sight distance report will be provided for review and approval as part of the building permit process.
7. **Sight Distance Setbacks.** We acknowledge that sight distance setbacks and easements will not be allowed for all roadways, public or private. Road right-of-way will accommodate sight distance allowances. These matters will be address in detail during the building permit process.
8. **Final TIAR.** A detailed, final Traffic Impact Assessment Report (TIAR) will be submitted for review and approval prior to the issuance of building permits. The report will address regional traffic impacts and include assessments from the Maui Police Department.
9. **DCAB Review.** For all infrastructure that may be dedicated to the County, preliminary construction plan submittals shall include a completed technical assistance review by the Disability and Communication Access Board for compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). For any technically or structurally infeasible elements, an agreement will be executed waiving County of Maui of any future liability, including redesign or reconstruction of the facility.
10. **Required Improvements.** We acknowledge that the applicant will be responsible for all required improvements as set forth by Hawaii Revised Statutes, Maui County Code, and associated rules and regulations.
11. **Construction Plans.** Construction plans will be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction, dated 2005, and Standard Details for Public Works Construction 1984, as amended.
12. **Worksite Traffic Control Plans.** Worksite Traffic Control Plans will conform to "Manual on Uniform Traffic Control Devices for Streets and Highways," 2003.
13. **Project Driveway Location.** We note from your letter your suggestion that the current access driveway be relocated to the northeast corner of the lot. This solution is not feasible, since it would necessitate ingress and egress

Mr. Milton W. Arakawa
March 10, 2008
Page 3

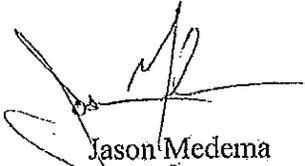
through Keopuolani Park and would cause undue maintenance and security liability for the Department of Parks and Recreation.

A meeting between the project Civil Engineer and representatives of the Department of Public Works clarified that the letter should have read "northwest corner, and not "northeast corner." Relocating the project driveway to the northwest corner of the parking lot would also not be a desirable solution, due to sight distance concerns and safety concerns associated with close proximity to the adjacent Keopuolani Park driveway, as well as grading concerns.

The applicant is proposing widening the existing driveway to three lanes: inbound; right turn out; and left turn out. Combined with this, the applicant is proposing to provide striping along Kanaloa Avenue to create a right-turn deceleration lane of greater distance than currently exists, and also implementing measures to improve circulation within the project parking lot. These measures should suffice to prevent potential conflicts with backups on Kanaloa Avenue encroaching on the through lane.

Thank you for your consideration of the application. Should you have any questions, please contact me at 270-1564.

Sincerely yours,



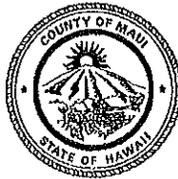
Jason Medema
LEED®-AP
Planner

cc. Mr. Mike Morris, CEO, Maui Family YMCA
Project File

CHARMAINE TAVARES
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director



RALPH M. NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 18, 2008

Mr. Jason Medema
CHRIS HART & PARTNERS, INC.
115 N. MARKET STREET
WAILUKU, MAUI, HAWAII 96793-1706

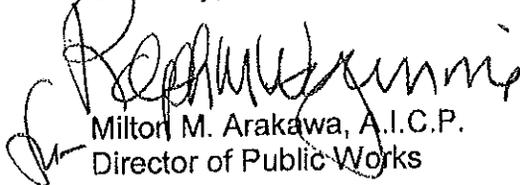
Subject: APPLICATION FOR SPECIAL MANAGEMENT AREA USE PERMIT
FOR MAUI FAMILY YMCA
TMK (2) 3-8-007:127
SM1 2007/0009

Dear Mr. Medema:

We reviewed your responses to the comment letter dated December 12, 2007 and have no further comments at this time.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,



Milton M. Arakawa, A.I.C.P.
Director of Public Works

Is
xc: Highways Division
Engineering Division
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RECEIVED

MAR 20 2008

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CHARMAINE TAVARES
MAYOR



JEFFREY K. ENG
DIRECTOR
ERIC H. YAMASHIGE, P.E., L.S.
DEPUTY DIRECTOR

'07 DEC 19 10:03

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
Telephone (808) 270-7816 • Fax (808) 270-7833

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

December 10, 2007

Mr. James A. Buika, Staff Planner
Department of Planning
County of Maui
250 South High Street
Wailuku HI 96793

Re: I.D.: SM1 2007/0009
TMK: (2) 3-8-007:127
Project Name: Maui Family YMCA Expansion

Dear Mr. Buika:

Thank you for the opportunity to comment on this application. Please find attached our comment letter dated November 2, 2006. We have the following additional comments.

As stated, fire and domestic calculations will be required. Additional upgrades may not be available until new sources are on-line.

We recommend that the conservation measures and Best Management Practices stated in our comment letter of November 2, 2006 be implemented.

Should you have any questions, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,

Jeffrey K. Eng, Director
cmb/mlb

By Water All Things Find Life

James A. Buika
Page 2

cc: engineering division

Attachments:

November 2, 2006 Comment Letter
A Checklist of Water Conservation Ideas for Commercial Buildings
Low Flow Fixture Ordinance
A Checklist of Water Conservation Ideas for the Home
Plant Brochure: "Saving Water in the Yard"

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By Water All Things Find Life

ALAN M. ARAKAWA
Mayor



GEORGE Y. TENGAN
Director

ERIC H. YAMASHIGE, P.E., L.S.
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

November 2, 2006

Mr. Jason Medema, Planner
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku HI 96793

Re: Proposed Maui Family YMCA expansion, TMK: 3-8-07:127

Dear Mr. Medema:

Thank you for the opportunity to comment on this project.

Source Availability and Consumption

The project area is served by the Central Maui System. The main sources of water for this system are the designated Iao aquifer, Waihee aquifer, the Iao tunnel and the Iao-Waikapu Ditch. New source development projects include Waikapu South well and Maluhia well. Daily demand for this project would be about 24,000 gallons based on system standards. The property is served by 2 two-inch meters. Meter adequacy will be determined in the building permit process. Larger or additional meter, if needed, may not be available until new sources are on-line.

System Infrastructure

The property is fronted by a 12-inch waterline and two fire hydrants. The fire protection system will be reviewed in detail in the building permit process. A backflow preventor will be required, if not already present on site.

Conservation

We recommend that the following water conservation measures be included in project design and implemented:

Use Non-potable Water: Use brackish or reclaimed water for landscaping and other non-potable purposes when available. Reclaimed water or brackish water should be used for dust control

"By Water All Things Find Life"

The Department of Water Supply is an Equal Opportunity provider and employer. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington DC 20250-9410. Or call (202) 720-5964 (voice and TDD)

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during construction.

Use Climate-adapted Plants: We recommend using climate-adapted native plants for all landscaping purposes. The project is located in the "Maui County Planting Plan" - Plant Zone 5. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.

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

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: Establish a simple, regular program of repair and maintenance. It can prevent the loss of hundreds or even thousands of gallons a day.

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

Pollution Prevention

The project overlies the Iao aquifer. In order to protect ground and surface water sources in the area, we encourage the applicant to utilize Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction. Mitigation measures are enumerated below and should be implemented during construction.

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the water
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work
- Retain ground cover until the last possible date
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments, fertilizers and temporary irrigation. Use high seeding rates to ensure rapid stand establishment
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site
- Construct drainage control features, such as berms
- Maintain drainage structures, detention, silting and debris basins
- Control dust by proper stockpiling and use non-potable water for dust control

Jason Medema

Page 3

- Cover open vehicles carrying soils, gravel or other particulate matter.

Should you have any questions, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,


George Y. Tengan, Director
emb

cc:
engineering
attachment:

Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
A Checklist of Water Conservation Ideas for the Commercial Buildings
Saving Water in the Yard-What and How to Plant in your Area

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March 5, 2008

Mr. Jeffrey K. Eng, Director
Department of Water Supply
200 South High Street
Wailuku, HI 96793

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nako Street and bordering Keopuolani Park, Wailuku, Maui, Hawaii; TMK Parcel No(2) 3-8-007:127.

Dear Mr. Eng,

Thank you for your December 10, 2007 letter. We are pleased to address your specific comments as follows:

Fire and Domestic Calculations. Fire and domestic water demand calculations will be provided during the building permit process. The applicant is aware that additional upgrades may not be available until new source are on line.

Source Availability and Consumption. The applicant acknowledges that water meter adequacy will be determined during the building permit process, and that a larger or additional meter, if needed, may not be available until new sources come online.

System Infrastructure. The applicant acknowledges that the fire protection system will be reviewed in detail during the building permit process. Construction drawings of the project's water system will be provided to your department as part of the building permit process. The applicant acknowledges that a backflow preventer will be required for the project.

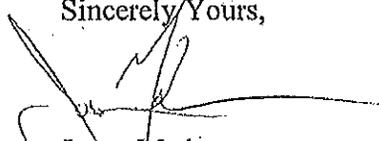
Conservation. Water conservation measures such as those identified in your November, 2006 letter will be carefully examined during the project's detailed design and engineering phase, and appropriate measures will be implemented.

Mr. Jeffrey K. Eng
March 5, 2008
Page 2

Pollution Prevention. To minimize infiltration and runoff from commercial operations, Best Management Practices, such as those described in your November, 2006 letter, will be examined and appropriate measures implemented.

Thank you for your consideration of this application. Should you have any questions, please contact me at 242-1955.

Sincerely Yours,



Jason Medema
LEED®-AP
Planner

cc: Mr. Michael Morris, CEO, Maui Family YMCA
Project File



COPY

POLICE DEPARTMENT
COUNTY OF MAUI



CHARMAINE TAVARES
MAYOR

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

THOMAS M. PHILLIPS
CHIEF OF POLICE

OUR REFERENCE
YOUR REFERENCE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

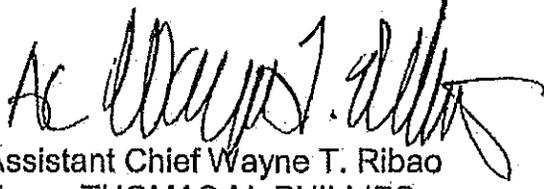
November 26, 2007

MEMORANDUM

TO : JEFFREY S. HUNT, PLANNING DIRECTOR
FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE
SUBJECT : I.D. : SM1 2007/0009
TMK : (2) 3-8-007:127
Project
Name : Maui Family YMCA Expansion
Applicant : Chris Hart & Partners for Maui Family YMCA

- No recommendation or comment to offer.
- Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.


Assistant Chief Wayne T. Ribao
For: THOMAS M. PHILLIPS
Chief of Police

Enclosure

ORIGINAL

11-29-07 FORWARD TO DEPT. OF PLANNING.
DC Orikasa 11/21/07

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI
VIA : CHANNELS *CONCUR WITH SGT. ORIKASA.*
FROM : STEPHEN ORIKASA, ADMINISTRATIVE SERGEANT, WAILUKU PATROL DIVISION *AC Wayne K. Ibarra 11/20/07*
SUBJECT : RESPONSE TO REQUEST FOR COMMENTS & RECOMMENDATIONS REGARDING THE MAUI FAMILY YMCA EXPANSION AT TMK: (2) 3-8-007:127, WAILUKU, HAWAII

This communication is submitted as a response to a request for comments and recommendations, by County of Maui, Department of Planning, Staff Planner, James A. Buika, regarding the Maui Family YMCA expansion project.

REVIEW & RESPONSE:

Following a review of the supporting documents provided by Chris Hart & Partners Inc. and early consultation response submitted by Sergeant Scott Migita of the Maui Police Department on 11/08/06, the same areas of traffic and safety concerns apply.

During the construction phase of this project, there will be an increase of heavy equipment and vehicles entering, exiting and within the project site. With the existing popularity of the Maui Family YMCA's amenities along with the adjacent Keopuolani Park, there are many pedestrians in the area. Measures must be taken to ensure their safety and minimize any hindering of activities.

There is a limited amount of street parking along Kanaloa Avenue, which should remain open for public use and not utilized by the heavy equipment and vehicles rendering service to the project. Increased traffic from this project appears it will likely be sporadic. If not, Kanaloa Avenue is wide enough for the use traffic control devices and qualified personnel to be implemented to mitigate traffic.

Adequate screen or barrier devices should be erected to minimize impacts from the noise, dust and debris on the surrounding residential areas and Keopuolani Park.

Respectfully submitted for your review and approval.

[Signature]
Stephen T. Orikasa E#716
Administrative Sergeant/Wailuku Patrol Division
11/20/07 @ 0740 Hours

Forward for review. Appropriate measures should be implemented to address concerns.

[Signature]
A/Capt Wayne K. Ibarra 9229
11/20/07



March 10, 2008

Mr. Thomas M. Phillips
Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, Hawaii 96793

Dear, Mr. Phillips:

RE: Draft Environmental Assessment (EA) and Special Management Area (SMA) Permit for the Maui Family YMCA expansion, located on property on the east side of Kanaloa Avenue, north of Halia Nakoa Street and bordering Keopuolani Park., Wailuku, Maui, Hawaii; TMK Parcel No(2) 3-8-007:127.

Thank you for your letter dated November 26, 2007 regarding the above-referenced project. We are pleased to address your specific comments as follows:

We note your concern that construction vehicle traffic and its impacts upon the safety of park users during the construction phase of the project. A construction phase traffic management plan will be implemented to ensure pedestrian safety and minimize any hindering of activities at Keopuolani Park.

In response to your comment regarding on-street parking along Kanaloa Avenue, parking and staging areas for construction vehicles and equipment will be provided on site. The location of parking and staging areas will be determined prior to applying for building permits. Street parking along Kanaloa Avenue will not be utilized by vehicles and equipment associated with construction of the proposed project.

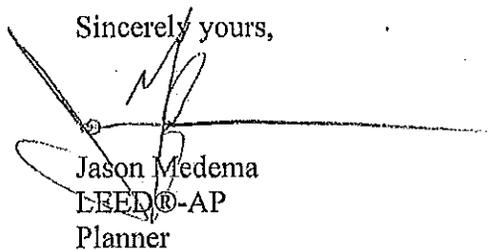
Regarding your comments concerning impacts from dust, noise and debris, a Best Management Practices (BMP) Plan will be implemented during the construction phase to mitigate impacts on the Park and surrounding residential areas. The BMP Plan will be addressed during the building permitting phase of the project. As noted in our response to your letter dated November 16, 2006 regarding early consultation for the proposed

Mr. Thomas M. Phillips
March 10, 2008
Page 2

project, the developer will limit construction activities to normal daylight hours and activities associated with the construction phase of the project will comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control".

Thank you for your consideration of this application. Should you have any questions, please contact me at 242-1955.

Sincerely yours,

A handwritten signature in black ink, appearing to read "JM", is written over a horizontal line. The signature is stylized and somewhat abstract.

Jason Medema
LEED®-AP
Planner

cc. Mr. Michael Morris, CEO, Maui Family YMCA
Project File

Jason Medema

From: Thomas Hutchison [Thomas.Hutchison@hawaiiantel.com]
Sent: Monday, January 14, 2008 4:12 PM
To: james.buika@mauicounty.gov
Subject: RE: SM1 2007/0009 YMCA

James,

Thanks for the opportunity to review the application for SMA on the above project. Hawaiian Telcom has no comment or recommendations at this time.

Thomas Hutchison
OSP Engineer
Hawaiian Telcom
808/242-5107

COPY

December 4, 2007

County of Maui -- Department of Planning
Attn: Mr. James A. Buika, Staff Planner
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Buika,

Subject: Application for Special Management Area Use Permit and Draft Environmental
Assessment - Maui Family YMCA Expansion
Kahului, Maui, Hawaii
TMK: (2) 3-8-007:127

Thank you for allowing us to comment on the Special Management Area Use Permit Application for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the project at this time. However, we highly encourage the customer's electrical consultant to submit the electrical demand requirements and project time schedule as soon as practical so that service can be provided on a timely basis.

Should you have any other questions or concerns, please call Ray Okazaki at 871-2340.

Sincerely,



Neal Shinyama
Manager, Engineering

NS/ro:lh

APPENDIX B:
Archaeological Monitoring Plan and
SHPD Letter of Approval

**A GENERAL ARCHAEOLOGICAL MONITORING PLAN
FOR SCHEDULED AND FUTURE
ON-SITE AND/OR OFF-SITE IMPROVEMENTS
FOR THE MAUI FAMILY YMCA,
WAILUKU AHUPUA`A, WAILUKU DISTRICT,
MAUI ISLAND
(TMK: [2] 3-8-007: 127)**

Prepared on behalf of:

**Mr. Michael Morris, CEO
Maui Family YMCA
Kahului, Maui**

Prepared by:

**Xamanek Researches, LLC
Pukalani, Maui
Erik Fredericksen**

11 February 2007

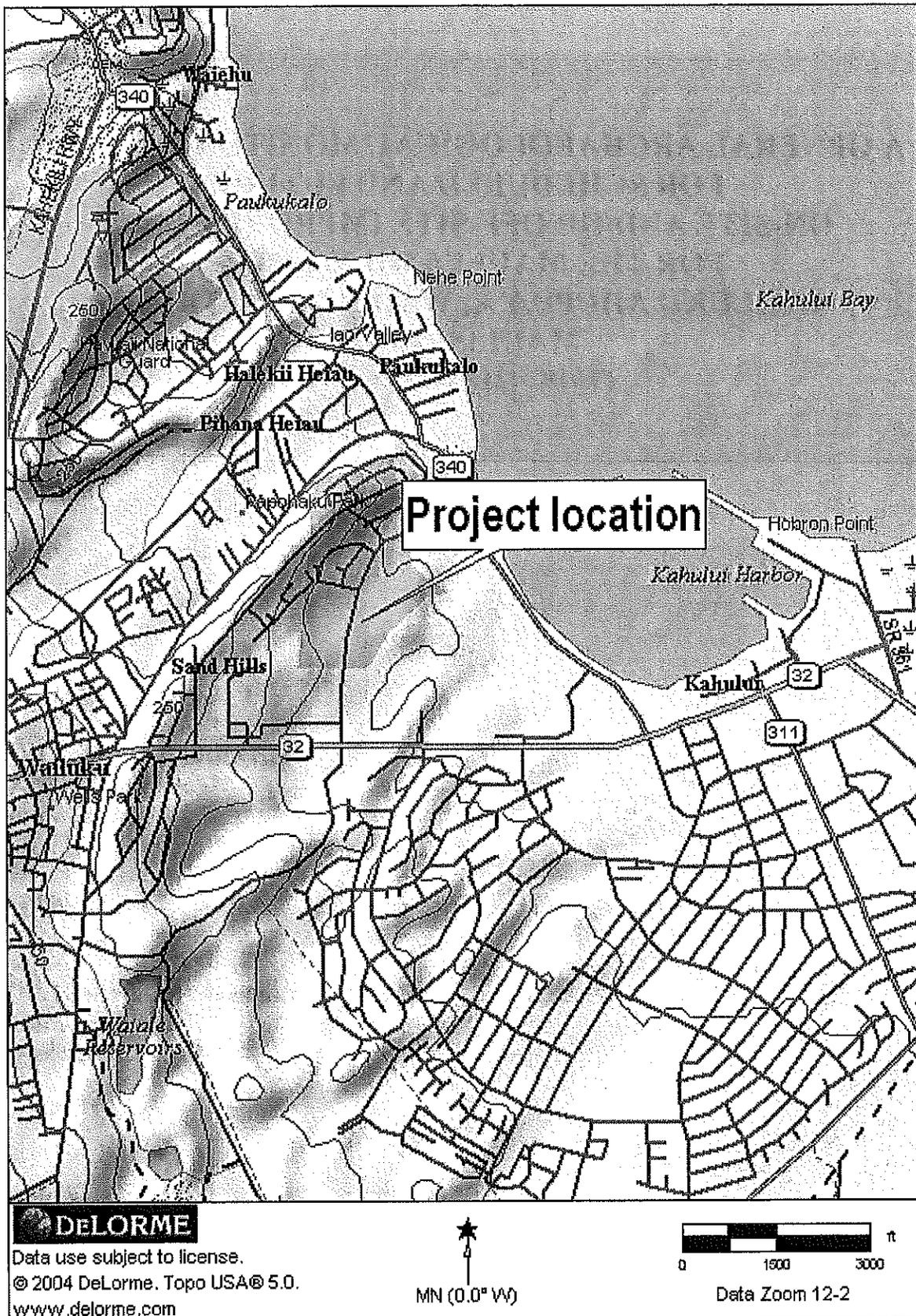
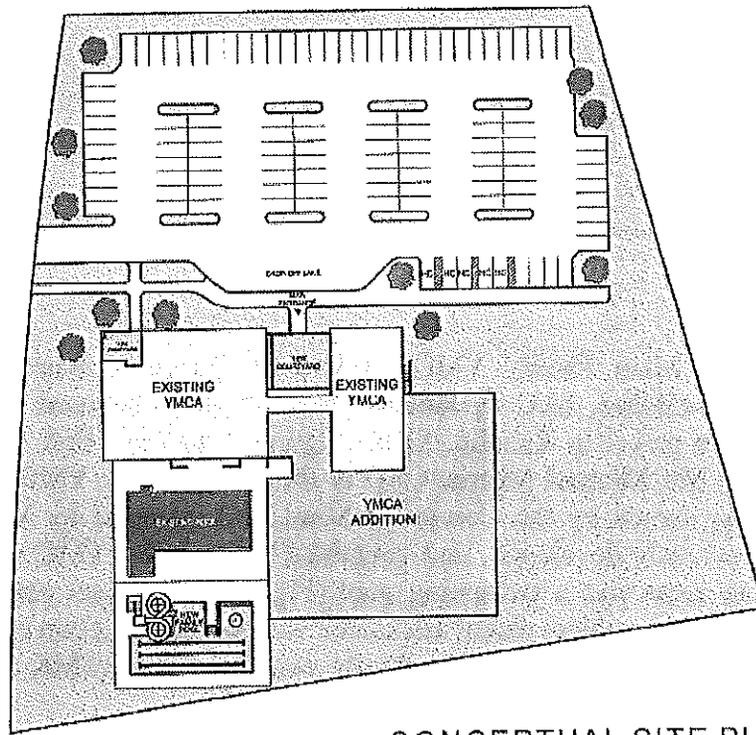


Figure 1: Location of the Maui Family YMCA project area.

A VISION FOR THE FUTURE



CONCEPTUAL SITE PLAN

Current Sq. Ft.= approx. 17,284

Final Build Out= Approximately 36,415 Sq. Ft.

Figure 2: Planned Maui Family YMCA improvements (TMK: [2] 3-8-007: 127).

INTRODUCTION

Mr. John Kean, Maui Family YMCA Board of Directors member, initially contacted Xamanek Researches, LLC in January 2007 about a proposed construction project in on a c. 4 acre parcel in Kahului, Maui (Figures 1 and 2). Erik Fredericksen subsequently contacted Mr. Michael Morris, CEO of the Maui Family YMCA about the project. The property, owned by the County of Maui, and operated by Maui Family YMCA, had been previously developed, and contained the existing YMCA facility, as well as paved parking areas and a swimming pool (Figure 2). Project plans included earthmoving activities on the subject parcel associated with the construction of a new two story addition to the facility, as well as a new family swimming pool (TMK (2) 3-8-007: 127).

Anticipated subsurface disturbance activities will include the demolition of portions of building foundations, as well as the excavation of new footings, along with trenching for various utilities. Given that the subject parcel is located in Pu'uone sand deposits, the State Historic Preservation Division (SHPD) has indicated that archaeological monitoring will be necessary. This requirement has been made, because previously documented sites are located in the general vicinity. These identified cultural resources consist of habitation area remnants, some of which include associated Native Hawaiian human burials, and isolated and clustered human burials

The following archaeological monitoring plan has been prepared in order to meet the requirements of SHPD. The following monitoring plan has been prepared at no charge on behalf of the Maui Family YMCA. This monitoring plan covers earthmoving activities associated with the construction of the new addition as well as on-site or off-site improvements to the general property.

BACKGROUND INFORMATION

Study area

The project area lies in Kahului on the windward side of the isthmus of the island of Maui. Marine sand and dune sand deposits are present in this region, which is part of the large Pu'uone dune system. As noted above, the parcel has been previously developed with existing YMCA infrastructure, building, and swimming pool. Observed vegetation in the vicinity of the project area includes alien weeds and grasses, along with a few isolated landscaping plants. The mostly level parcel lies an estimated 25-30 ft AMSL. This portion of Maui receives between 20 and 30 inches of annual rainfall.

The subject parcel is located in relatively close proximity to the shoreline of the windward Maui coastline. The proposed construction project will consist of subsurface excavation activities associated with construction of a two-story structure, scheduled improvements to the existing grounds as well as new construction on the subject parcel (TMK (2) 3-8-007: 127). As previously noted, portions of the subject parcel have been disturbed in the past. This general sand dune region of Maui is noted for containing isolated and clustered burials, as well as subsurface habitation deposits (typically closer to the ocean).

Project Area

The Maui Family YMCA is located adjacent to the residential community known as Sand Hills in Wailuku *ahupua'a*, Wailuku District, Maui (Figure 1). Native Hawaiians utilized this area in the past for habitation and burial purposes prior to European contact. This general area has subsequently been used in post-contact times for a variety of purposes including housing and business related activities. The project area is located in the County of Maui right-of-way. Several previously documented sites have been located in the general area.

Four of these sites were identified during a March 2005 archaeological inventory survey for the Kanaloa Avenue Improvements project (Fredericksen, March 2005).¹ Xamanek Researches² conducted fieldwork for this earlier survey over an extended

¹ Kanaloa Avenue borders the YMCA facility.

² All of the fieldwork for this inventory survey was carried out before Xamanek Researches was converted to a Hawai'i-based Limited Liability Company in February 2005.

period of time beginning in 2002 and ending in early 2005. The first of the identified sites is Site 5660, which is interpreted as a possible precontact habitation area remnant. This site was deemed significant for its information content under Criterion "d" of Federal and State historic preservation guidelines. This site is located in the COM right-of-way along Kanaloa Avenue. Site 5496, a precontact habitation area with an associated waterworn basalt pavement (Feature 1), is also deemed significant under Criterion "d" for its information content. This latter site is also considered to be culturally significant under Criterion "e" because of its association with the Site 5495 human remains. This site and Site 5495 are located in Keopuolani Park within c. 250 m northeast of the current project area. The four finds of Site 5495 human remains, designated Finds 3-6 (Features A-D), are interpreted as Native Hawaiian remains that are over 50 years old. These human remains qualify for significance under Criterion "d" as well as Criterion "e" because of their cultural importance to Native Hawaiians. Sites 5471 and 5472 were tentatively interpreted as a Native Hawaiian burial and previously disturbed human remains, respectively. Both of these finds are significant under Criterion "e" as well, and were found in the COM right-of-way of Kanaloa Avenue to the northeast of the Maui Family YMCA facility.

Two other nearby sites were located during work associated with the Nisei Veterans Memorial Project, which lies to the northeast of the project area. In February of 1992, Xamanek Researches conducted an inventory survey on this c. 2-acre parcel of land near the intersection of Lower Main and Wai'ehu Beach Road (Fredericksen and Fredericksen, December 1992). The most notable surface feature was the former Kahului Railroad bed that ran essentially the length of the property (Site 3112). An extensive subsurface habitation area was identified and designated Site 3120.

Test excavations at Site 3120 produced a number of artifacts, including coral files, bone picks, an unfinished fishhook, and worked bone, along with large quantities of food midden. Data recovery research indicated that Site 3120 is a large precontact habitation site, which contains associated human burials. Several fire pit features were recovered and a series of 12 radiocarbon dates were obtained. They range from the very early date mentioned above (AD 233-410) to AD 1200-1740, with the majority of the precontact dates falling in a range of AD 1400 to 1700 (Fredericksen, et al., 1998).

Archaeological monitoring followed the completion of data recovery work, and a total of 38 additional burials (Site 4668) were located in the southwestern corner of the 2-acre parcel near the crest of the dune in an early phase of this work. A radiocarbon date from carbon recovered in a large double posthole beneath a portion of one of the burials returned a conventional radiocarbon age of 620 +/- 50, and a calibrated date range of AD 1285-1420. The field work portion of this extended monitoring program was completed in late 2006. Four *in situ* burials as well as finds of unarticulated human remains have been located at the Nisei Veterans Memorial project during the last phase of the monitoring program.

ARCHAEOLOGICAL MONITORING PLAN

Scope of monitoring

The scope of this monitoring plan includes having an archaeological monitor present during all subsurface earthmoving activities scheduled for the COM Maui Family YMCA parcel. Actual on-site time and specific actions to be followed in the event of inadvertent discoveries will be discussed and agreed upon by the general contractor and the archaeological consultant at a pre-construction meeting held for this purpose. Additional meetings may be called, if either the monitoring archaeologist or contractor believes that other relevant information should be disseminated. As previously mentioned, this plan covers this current project as well as any future on-site or off-site improvements for the subject parcel (TMK (2) 3-8-007: 127).

Monitoring methodology

Given the near coastal location of the project area, there is a possibility that significant material culture remains may be inadvertently disturbed during earthmoving activities in this portion of Kahului, Maui. Possible cultural materials could include subsurface habitation deposits remnants (such as Site 4753), human burials and/or human skeletal remains (such as Site 5495).

Close cooperation between the monitoring archaeologist and construction personnel is important to a successful monitoring program. The monitoring program will follow the 12 conditions listed below:

- 1) The contractor shall be responsible for ensuring that the archaeological consultant is aware of all pertinent construction schedules and that the monitor is present for all subsurface excavation activities on this coastal parcel.
- 2) Both the archaeological consultant and the contractor are responsible for ensuring that on-site work is halted in an area of significant findings and to protect any such find from any further damage (i.e., construction fencing, protective covering, etc.). The State Historic Preservation Division will recommend appropriate mitigation actions. The SHPD Burial Sites Program, the SHPD Maui office, and the Maui/Lana'i Islands Burial Council (MLIBC) will be consulted in the event that human remains are found. (Change work order)

- 3) In the event of the discovery of human remains, work shall cease in the immediate find area. The monitoring archaeologist will be responsible for notifying the SHPD Maui office and the Historic Preservation Division Burial Sites Program (HPDBSP), which, in consultation with the Maui/Lana`i Islands Burial Council, will determine the appropriate mitigation measures. This notification will include accurate information regarding the context and composition of the find (Change work order).
- 4) Xamanek Researches, LLC will work in compliance with Hawai`i Revised Statutes Chapter 6E (procedures Relating to Inadvertent Discoveries).
- 5) The monitoring archaeologist will have the authority to closedown construction activities in areas where potentially significant discoveries have been made until they have been properly evaluated. Normally, construction activities may continue in unaffected portions of the project area. (Change work order)
- 6) Field procedures to be followed for documentation of discovered cultural features or human skeletal remains: a) standard field methods including recordation of profiles showing stratigraphy, cultural layers, etc.; b) mapping and photographing of finds other than human remains; c) and excavation of cultural materials and/or exposed features.
- 7) The SHPD Maui archaeologist shall be notified and consulted with regarding treatment of identified features such as cultural layers, artifact or midden concentrations, structural remains, etc., considered to be of significance under S13-279-2 (definitions).
- 8) The contractor should take into account the necessity for machine excavation at a speed slow enough to allow for reasonable visual inspection of the work. The monitoring archaeologist must make a "best effort" to search for significant material culture remains (i.e. artifacts, features, midden, skeletal remains, etc.). Machine excavation speed will need to be slowed in an area where significant material culture remains have been identified. (Change work order)
- 9) Significant archaeological discoveries, if they occur, shall be protected and identified by construction "caution" tape, fencing, or other reasonable means, until the SHPD Maui office and the archaeological consultant decide appropriate mitigation actions. All recovered material culture remains—with the possible exception of charcoal samples for radiometric analysis—will remain on Maui. Standard laboratory methods shall be utilized by the archaeological consultant in the event that cultural materials are recovered

during monitoring and/or mitigation work. Cultural materials will be curated by the archaeological consultant (change work order)

- 10) One monitor in most instances will carry out the necessary fieldwork. Tasks will include observation of grubbing and earth-moving activities. However, the SHPD and the MLIBC require that one archaeological monitor be assigned to each piece of major earth-moving equipment in sand dune areas or other culturally sensitive locations. (Change work order if more than one piece of machinery is to be utilized)
- 11) In the event of night work, the general contractor shall supply adequate lighting for the onsite monitor.
- 12) Chapter 6E-11 (a) specifies the following “It shall be unlawful for any person or corporate, to take, appropriate, excavate, injure, destroy, or alter any historic property or aviation artifact located on the private lands of any owner thereof without the owner’s written permission being first obtained. It shall be unlawful for any person, natural or corporate, to take, appropriate, excavate, injure, destroy, or alter any historic property located upon lands owned or controlled by the State or any of its political subdivisions, except as permitted by the department.”

Field methods utilized shall include photographic recordation (where appropriate), artifact excavation (recovery and recordation), profile documentation of cultural layers and stratigraphy, excavation and recordation of exposed features, and mapping of all pertinent features on an appropriate site map. A daily log (field notes) of activities and findings will also be kept. Gathered information shall be utilized in the preparation of the monitoring report to be submitted to the SHPD.

In the event human skeletal remains are inadvertently disturbed, the SHPD Maui office, the HPDBSP and the Maui/Lana`i Islands Burial Council shall be notified, and appropriate mitigation actions determined (photographs of human skeletal remains will not be taken).

A supervisory archaeologist may periodically visit the monitoring site as often as is necessitated by the nature of the construction activities and archaeological findings. If significant discoveries are made, appropriate mitigation measures will be discussed with the SHPD Maui office.

Xamanek Researches, LLC shall curate all cultural materials recovered from this monitoring project on Maui, with the exception of human remains. When analysis is completed, recovered material culture remains will be turned over to the appropriate parties. Long-term curation arrangements of such materials will be approved by the SHPD.

A draft monitoring report detailing the results of the monitoring program will be prepared. This draft report shall be submitted to the State Historic Preservation Division within 180 days of the completion of fieldwork, for comment and approval. Approved changes and corrections will result in the final monitoring report for this construction project for the Maui Family YMCA. Any future on-site or off-site improvements for the subject parcel (TMK (2) 3-8-007: 127) will be covered by this monitoring plan, but will require separate monitoring reports.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

LAURA H. THIELER
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ALLAN A. SMITH
INTERIM DEPUTY DIRECTOR - LAND

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
HAWAIIAN ISLAND RESERVE COMMISSION
LAND
STATEPARKS

August 21, 2007

Mr. Erik Fredericksen
Xamanek Researches, LLC
P.O. Box 880131
Pukalani, Hawai'i 96788

LOG NO: 2007.0592
DOC NO: 0708JP04
Archaeology

Dear Mr. Fredericksen:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Archaeological Monitoring Plan for Scheduled and Future
On-site and/or Off-site Improvements for the Maui Family YMCA
Wailuku Ahupua'a, Wailuku District, Maui Island
TMK: (2) 3-8-007:127**

Thank you for the opportunity to review the archaeological monitoring plan, which was received by our staff on February 16, 2007 (Fredericksen 2007, *A General Archaeological Monitoring Plan for Scheduled and Future On-site and/or Off-site Improvements for a Portion of Land in Waikapu Ahupuaa, Wailuku District, Maui Island [TMK: (2) 3-8-007:Portion of 101]*)...Xamanek Researches, LLC, ms. We appreciate your patience and cooperation in the SHPD review and acceptance of the submitted plan.

The parcel is owned by the County of Maui and has previously been developed for the operation of the Maui Family YMCA. The subject parcel currently contains the existing YMCA facility, paved parking areas, and a swimming pool. Proposed plans involve the construction of a new two-story addition to the facility and a new family swimming pool. Archaeological monitoring will occur for the anticipated subsurface disturbance activities including the demolition of portions of building foundations, as well as the excavation of new footings, along with trenching for various utilities.

The proposed activities will occur in a sand dune network (Pu'u One) on the windward side of the central Maui isthmus. There have been several significant historic properties documented in the vicinity consisting of pre- and post-Contact habitation area remnants (cultural deposits), Native Hawaiian human burials and clustered human burials. It is possible that there are undisturbed historic properties within the subsurface deposits of the subject parcel. Additionally, previously disturbed cultural remains and/or human skeletal remains may be identified in the previously disturbed/filled deposits on the subject parcel. We understand that all ground altering activities associated with the project (on- and/or off- site) will be archaeologically monitored on a full-time basis.

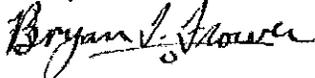
Mr. Erik Fredericksen
Page 2

The plan conforms to Hawaii Administrative Rules Chapter 13-279 which governs the standards for monitoring. The subject plan includes the following provisions: an archaeologist will be on site on a full-time basis and will have the authority to halt excavation in the event that cultural materials are identified.

Consultation with the Maui State Historic Preservation Division (SHPD) will occur in this event, to determine an acceptable course of action. If human burials are identified, work will cease, the SHPD Burial Sites Program, Maui SHPD, O'ahu SHPD and the Maui/Lana'i Islands Burial Council will be notified, and compliance with procedures outlined in HRS 6.E-43 will be followed. Coordination meetings with the construction crew will be held prior to project initiation. The plan further indicates that an acceptable report will be submitted to this office within 180 days of project completion.

The plan is acceptable. Please notify our Maui and O'ahu offices, via facsimile, at onset and completion of the project and monitoring program. We believe it is unlikely that any historic properties will be affected with the implementation of this accepted monitoring plan. If you have any questions, please contact the Maui SHPD at (808) 243-1285 or (808) 243-4641.

Aloha,



for Melanie Chinen, Administrator
State Historic Preservation Division

JP:kf:jen

c: Director, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
Maui Cultural Resources Commission, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
DPWEM, County of Maui

APPENDIX C:
Cultural Impact Assessment

**A CULTURAL IMPACT ASSESSMENT
OF A FOUR-ACRE LAND PARCEL LOCATED IN WAILUKU
AHUPUA`A, WAILUKU DISTRICT,
MAUI ISLAND, HAWAII
[TMK 3-8-07: por. 127]**

Prepared By:
Leann McGerty, B.A.
and
Robert L. Spear, Ph.D.
April 2007

Prepared For:
Michael Morris
Chief Executive Officer
Maui Family YMCA
250 Kanaloa Avenue
Kahului, HI 96732

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INTRODUCTION

At the request of the Maui Family YMCA., Scientific Consultant Services, Inc. (SCS) conducted a Cultural Impact Assessment, on a piece of property (TMK: 3-8-07: por. 127) located in Wailuku Ahupua`a, Wailuku District, Maui Island (Figure 1). Documents submitted by Maui Family YMCA, describe the proposed the development of a two-story building, as well as improvements to the existing building, a new outdoor swimming pool, and other fitness facilities (Figure 2).

The Constitution of the State of Hawai`i clearly states the duty of the State and its agencies is to preserve, protect, and prevent interference with the traditional and customary rights of native Hawaiians. Article XII, Section 7 requires the State to “protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by *ahupua`a* tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778” (2000). In spite of the establishment of the foreign concept of private ownership and western-style government, Kamehameha III (Kauikeaouli) preserved the peoples traditional right to subsistence. As a result in 1850, the Hawaiian Government confirmed the traditional access rights to native Hawaiian *ahupua`a* tenants to gather specific natural resources for customary uses from undeveloped private property and waterways under the Hawaiian Revised Statutes (HRS) 7-1. In 1992, the State of Hawai`i Supreme Court, reaffirmed HRS 7-1 and expanded it to include, “native Hawaiian rights...may extend beyond the *ahupua`a* in which a native Hawaiian resides where such rights have been customarily and traditionally exercised in this manner” (Pele Defense Fund v. Paty, 73 Haw.578, 1992).

Act 50, enacted by the Legislature of the State of Hawaii (2000) with House Bill 2895, relating to Environmental Impact Statements, proposes that:

...there is a need to clarify that the preparation of environmental assessments or environmental impact statements should identify and address effects on Hawaii’s culture, and traditional and customary rights... [H.B. NO. 2895].

Act 50 requires state agencies and other developers to assess the effects of proposed land use or shore line developments on the “cultural practices of the community and State” as part of the HRS Chapter 343 environmental review process (2001). Its purpose has broadened, “to promote and protect cultural beliefs, practices and resources of native Hawaiians [and] other

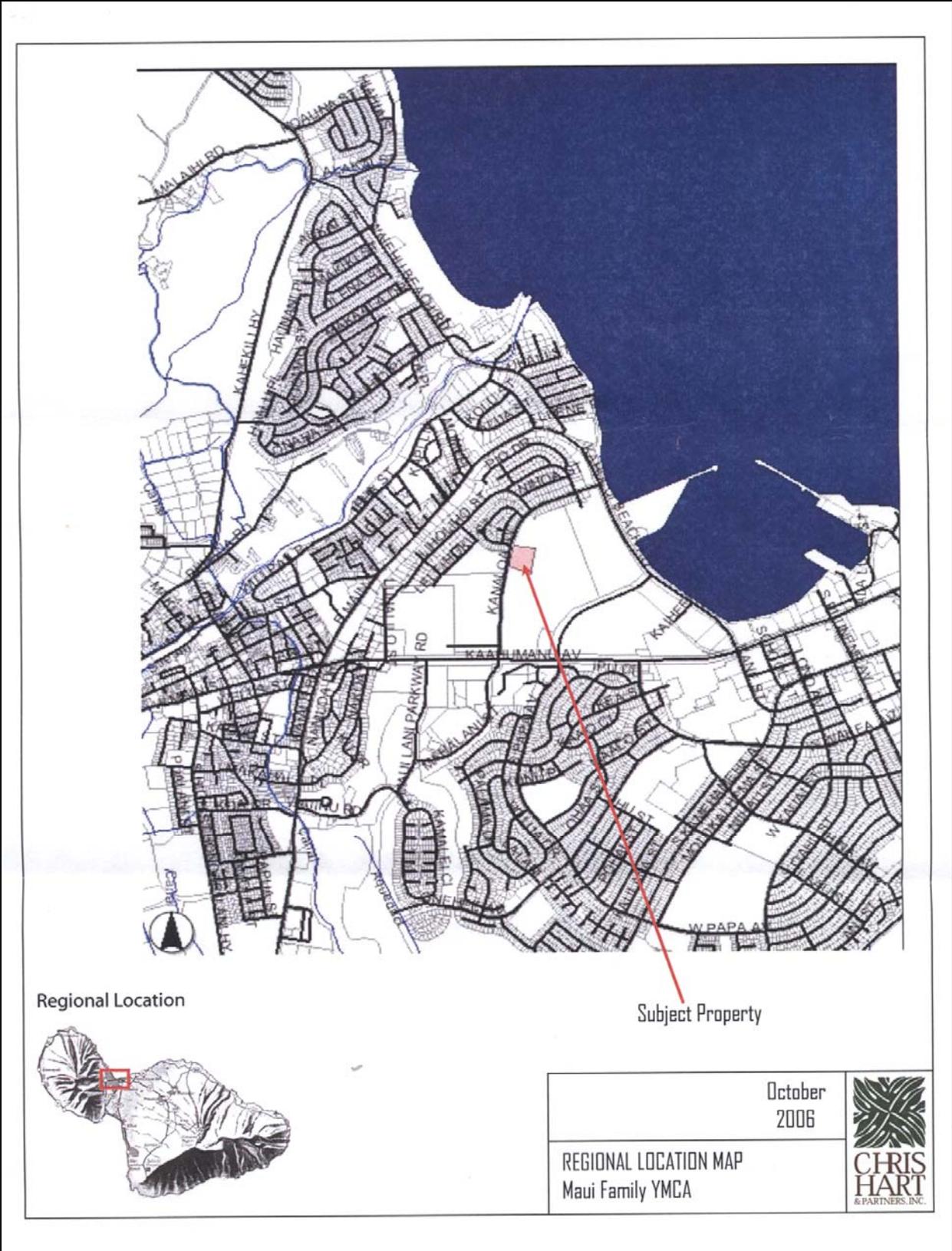
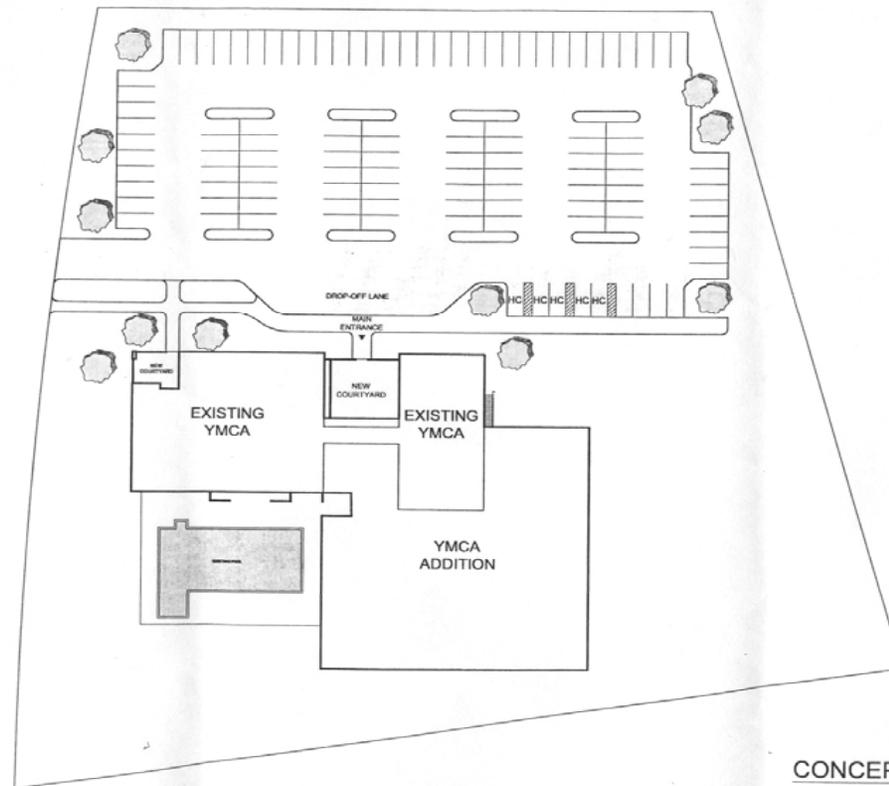


Figure 1: USGS Quadrangle Map Showing Project Area Location.

2002



CONCEPTUAL SITE PLAN

CONCEPTUAL YMCA
FILE NAME: CPI-151E-Kahului-11-Jan-02.dwg
SCALE: 1" = 50'-0"

MAUI FAMILY YMCA
Kahului, Hawaii



YMCA of the USA
107 N. Wacker Drive
Chicago, Illinois 60606
(800) 872-9822

© 2002 YMCA OF THE USA

Figure 2: Proposed YMCA Maui Floor Plan.

ethnic groups, and it also amends the definition of ‘significant effect’ to be re-defined as “the sum of effects on the quality of the environment including actions that are...contrary to the State’s environmental policies...or adversely affect the economic welfare, social welfare, or cultural practices of the community and State” (H.B. 2895, Act 50, 2000).

Thus, Act 50 requires an assessment of cultural practices to be included in the Environmental Assessments and the Environmental Impact Statements, and to be taken into consideration during the planning process. The concept of geographical expansion is recognized by using, as an example, “the broad geographical area, e.g. district or *ahupua`a*” (OEQC 1997). It was decided that the process should identify ‘anthropological’ cultural practices, rather than ‘social’ cultural practices. For example, *limu* (edible seaweed) gathering would be considered an anthropological cultural practice, while a modern-day marathon would be considered a social cultural practice.

According to the Guidelines for Assessing Cultural Impacts established by the Hawaii State Office of Environmental Quality Control (OEQC 1997):

The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religions and spiritual customs. The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both manmade and natural, which support such cultural beliefs.

This Cultural Impact Assessment involves evaluating the probability of impacts on identified cultural resources, including values, rights, beliefs, objects, records, properties, and stories occurring within the project area and its vicinity cultural values and rights within the project area and its vicinity (H.B. 2895, Act 50, 2000).

METHODOLOGY

This Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). In outlining the “Cultural Impact Assessment Methodology”, the OEQC state:

...information may be obtained through scoping, community meetings, ethnographic interviews and oral histories... (1997).

The report contains archival and documentary research, as well as communication with organizations having knowledge of the project area, its cultural resources, and its practices and beliefs. This Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). The assessment concerning cultural impacts should address, but not be limited to, the following matters:

- (1) a discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints or limitations which might have affected the quality of the information obtained;
- (2) a description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken;
- (3) ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained;
- (4) biographical information concerning the individuals and organizations consulted, their particular expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area;
- (5) a discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken, as well as the particular perspective of the authors, if appropriate, any opposing views, and any other relevant constraints, limitations or biases;
- (6) a discussion concerning the cultural resources, practices and beliefs identified, and for the resources and practices, their location within the broad geographical area in which the proposed action is located, as well as their direct or indirect significance or connection to the project site;
- (7) a discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area, affected directly or indirectly by the proposed project;
- (8) an explanation of confidential information that has been withheld from public disclosure in the assessment;

- (9) a discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs;
- (10) an analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place, and;
- (11) the inclusion of bibliography of references, and attached records of interviews, which were allowed to be disclosed.

Based on the inclusion of the above information, assessments of the potential effects on cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

ARCHIVAL RESEARCH

Archival research focused on a historical documentary study involving both published and unpublished sources. These included legendary accounts of native and early foreign writers; early historical journals and narratives; historic maps and land records such as Land Commission Awards, Royal Patent Grants, and Boundary Commission records; historic accounts, and previous archaeological project reports.

INTERVIEW METHODOLOGY

Interviews are conducted in accordance with Federal and State laws and guidelines. Individuals and/or groups who have knowledge of traditional practices and beliefs associated with a project area or who know of historical properties within a project area are sought for consultation. Individuals who have particular knowledge of traditions passed down from preceding generations and a personal familiarity with the project area are invited to share their relevant information. Often people are recommended for their expertise, and indeed, organizations, such as Hawaiian Civic Clubs, the Island Branch of Office of Hawaiian Affairs, historical societies, Island Trail clubs, and Planning Commissions are depended upon for their recommendations of suitable informants. These groups are invited to contribute their input, and suggest further avenues of inquiry, as well as specific individuals to interview.

If knowledgeable individuals are identified, personal interviews are sometimes taped and then transcribed. These draft transcripts are returned to each of the participants for their review and comments. After corrections are made, each individual signs a release form, making the information available for this study. When telephone interviews occur, a summary of the

information is often sent for correction and approval, or dictated by the informant and then incorporated into the document. Key topics discussed with the interviewees vary from project to project, but usually include: personal association to the *ahupua`a*, land use in the project's vicinity; knowledge of traditional trails, gathering areas, water sources, religious sites; place names and their meanings; stories that were handed down concerning special places or events in the vicinity of the project area; evidence of previous activities identified while in the project vicinity.

In this case, letters briefly outlining the development plans along with maps of the project area were sent to individuals and organizations whose jurisdiction includes knowledge of the area with an invitation for consultation. Consultation was sought from Kai Markell, the Director of Native Rights, Land and Culture, Office of Hawaiian Affairs on O`ahu; Thelma Shimaoka, Coordinator of the Maui branch of the Office of Hawaiian Affairs; the Central Maui Hawaiian Civic Club; Hinano Rodrigues, Cultural Historian with State Historic Preservation Division; and the Cultural Resources Commission of the Maui Planning Department. If cultural resources are identified based on the information received from these organizations and additional informants, an assessment of the potential effects on the identified cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

PROJECT AREA AND VICINITY

The project area is located in Wailuku Ahupua`a in Keopuolani Park. It is bordered on the west by Kanaloa Avenue, and by Keopuolani Park on the other three sides (Figure 3). The project area is level and terraced and presently contains the current Maui Family YMCA building, swimming pool, and 114 parking spaces.

CULTURAL HISTORICAL CONTEXT

The island of Maui ranks second in size of the eight main islands in the Hawaiian Archipelago. Pu`u Kukui, forming the west end of the island (1,215m above mean sea level), is composed of large, heavily eroded amphitheater valleys that contain well-developed permanent stream systems that watered fertile agricultural lands extending to the coast. The deep valleys of West Maui and their associated coastal regions have been witness to many battles in ancient times and were coveted productive landscapes.

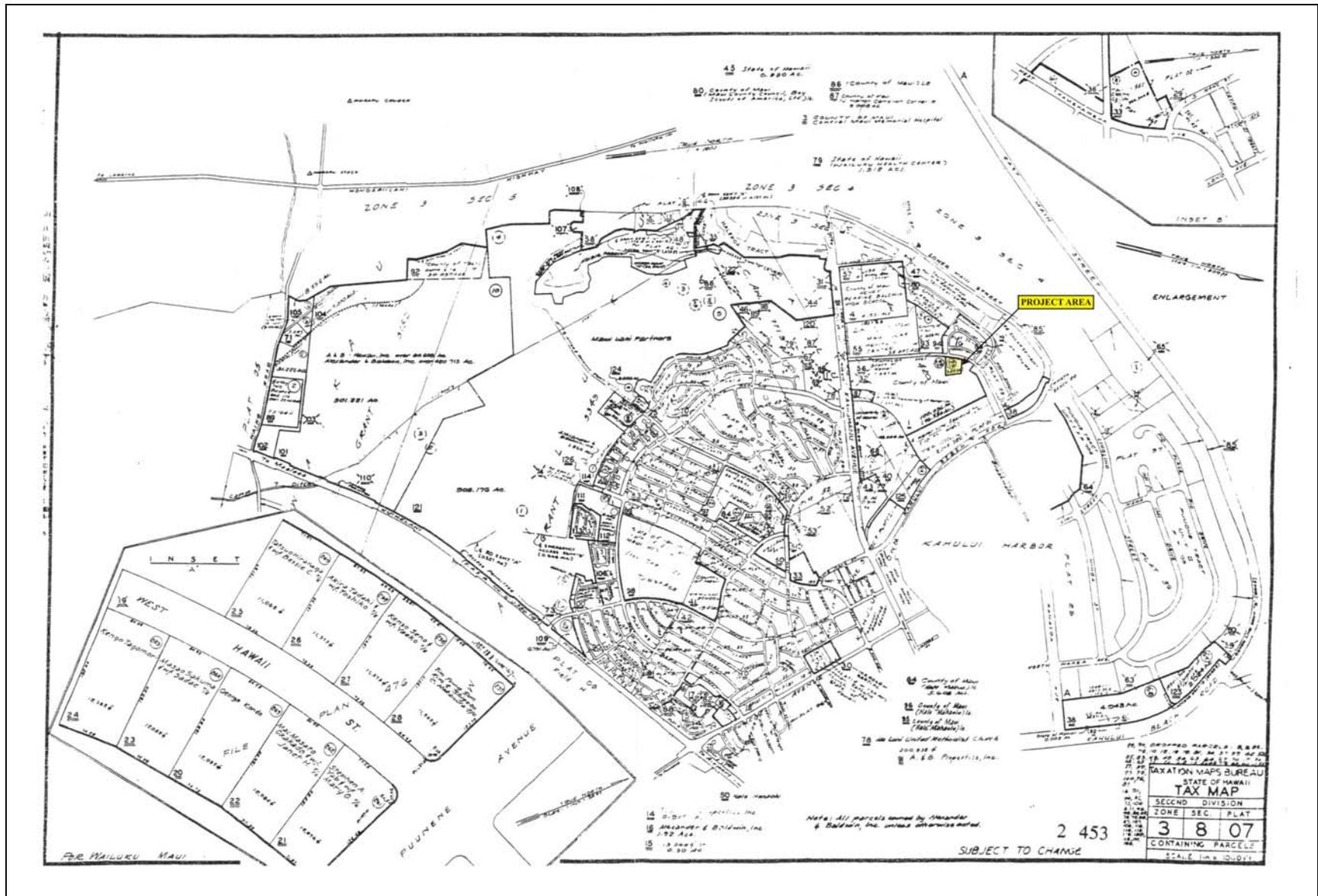


Figure 3: Tax Map Key [TMK] Showing Project Area.

PAST POLITICAL BOUNDARIES

Traditionally, the division of Maui's lands into districts (*moku*) and sub-districts was performed by a *kahuna* (priest, expert) named Kalaiha`ōhia, during the time of the *ali`i Kaka`alaneo* (Beckwith 1940:383; Fornander places Kaka`alaneo at the end of the 15th century or the beginning of the 16th century [Fornander 1919-20, Vol. 6:248]). Land was considered the property of the king or *ali`i `ai moku* (the *ali`i* who eats the island/district), which he held in trust for the gods. The title of *ali`i `ai moku* ensured rights and responsibilities pertaining to the land, but did not confer absolute ownership. The king kept the parcels he wanted, his higher chiefs received large parcels from him and, in turn, distributed smaller parcels to lesser chiefs. The *maka`ānana* (commoners) worked the individual plots of land.

In general, several terms, such as *moku*, *ahupua`a*, *`ili* or *`ili`āina* were used to delineate various land sections. A district (*moku*) contained smaller land divisions (*ahupua`a*) which customarily continued inland from the ocean and upland into the mountains. Extended household groups living within the *ahupua`a* were therefore, able to harvest from both the land and the sea. Ideally, this situation allowed each *ahupua`a* to be self-sufficient by supplying needed resources from different environmental zones (Lyons 1875:111). The *`ili`āina* or *`ili* were smaller land divisions next in importance to the *ahupua`a* and were administered by the chief who controlled the *ahupua`a* in which it was located (*ibid*:33; Lucas 1995:40). The *mo`o`āina* were narrow strips of land within an *`ili*. The land holding of a tenant or *hoa`āina* residing in a *ahupua`a* was called a *kuleana* (Lucas 1995:61). The project area is located in the *ahupua`a* of Wailuku, which translated literally means "waters of destruction" (Pukui *et al.*:225).

TRADITIONAL SETTLEMENT PATTERNS

The Hawaiian economy was based on agricultural production and marine exploitation, as well as raising livestock and collecting wild plants and birds. Extended household groups settled in various *ahupua`a*. During pre-Contact times, there were primarily two types of agriculture, wetland and dry land, both of which were dependent upon geography and physiography. River valleys provided ideal conditions for wetland *kalo* (*Colocasia esculenta*) agriculture that incorporated pond fields and irrigation canals. Other cultigens, such as *kō* (sugar cane, *Saccharum officinarum*) and *mai`a* (banana, *Musa* sp.), were also grown and, where appropriate, such crops as *`uala* (sweet potato, *Ipomoea batatas*) were produced. This was the typical agricultural pattern seen during traditional times on all the Hawaiian Islands (Kirch and Sahlins 1992, Vol. 1:5, 119; Kirch 1985). Between A.D. 600-1100, sometimes referred to as the Developmental Period, the major focus of permanent settlement continued to be the fertile and

well-watered windward valleys, such as those in the West Maui mountains in close proximity to Kahului (Kirch 1985).

WAHI PANI (LEGENDARY PLACES)

Scattered amongst the agricultural and habitation sites were other places of cultural significance to the *kama`āina* of the district. Near the project area were the *kuapa* (fishponds) of Kanaha and Mau`oni, also known as the twin ponds of Kapi`ioho (a chief of O`ahu and half of Moloka`i in the early 18th century; Cordy 2002). It was told that stones were passed hand-to-hand by a line of men extending from Makawela to Kanaha during the building of the banks. Kapi`ioho was killed before they were finished and Kamehamehanui (brother of Kahekili) finished their construction and placed a *kapu* on the bank dividing the two ponds (Sterling 1998). Another version published in *Ka Nupepa Kuokoa* stated that after Kapi`ioho was killed, Kihapi`ilani began the construction of the ponds and it was he who separated the water with a wall, giving it two names (August 23, 1884). The twin ponds supplied mullet to the population during the times of fishing *kapu* (Bartholomew 1994).

Wailuku District was a center of political power often at war with its rival in Hana. By the end of the 18th century, Kahekili resided with his entourage in Wailuku and it was on the sand dunes that Kahekili and his warriors engaged those of Kalani`ōpu`ū, Chief from Hawai`i Island.

In his bid to conquer Kahekili and obtain Maui, Kalani`ōpu`u brought his famous and fearless `Ālapa warriors who were slaughtered by Kahekili's men. "The dead lay in heaps strewn like *kukui* branches; corpses lay heaped in death; they were slain like fish enclosed in a net..." (Kamakau 1961:85-89).

George W. Bates recounted his journey from Wailuku to Kahului in 1854:

Leaving Wai-lu-ku [town], and passing along toward the village Kahului, a distance of three miles, the traveler passes over the old battle-ground named after the village. It is distinctly marked by moving sand-hills, which owe their formation to the action of the northeast trades. Here these winds blow almost with the violence of a sirocco, and clouds of sand are carried across the northern side of the isthmus to a height of several hundred feet. These sand-hills constitute a huge "Golgotha" for thousands of warriors who fell in ancient battles. In places laid bare by the action of the winds, there were human skeletons projecting, as if in the act of struggling for resurrection from their lurid sepulchers. In many portions of the plain who cart-loads were exposed in this way. Judging of the

numbers of the dead, the contest of the old Hawaiians must have been exceedingly bloody. . . .[*Sandwich Island Notes*, 309]

The 1776 encounter between Kahekili and Kalani`ōpu`ū resulted in a temporary truce which was broken in 1790 by the battle of Kepaniwai, when Kamehameha I consolidated his control over Maui Island. There were so many warriors and canoes invading from Hawai`i Island that it was called the Great Fleet. During Kamehameha's campaign, it was recorded that the bay from Kahului to Hopukoa was filled with war canoes and they extended to Kalae`ili`ili at Waihe`e and below Pu`uhele and Kamakailima:

. . . Kamehameha and his chiefs went on to the principal encounter at Wailuku. The bay from Kahului to Hopukoa was filled with war canoes. For two days there was constant fighting in which many of the most skilful warriors of Maui took part, but Kamehameha brought up the cannon, Lopaka, with men to haul it and the white men, John Young and Isaac Davis, to handle it; and there was great slaughter. (Kamakau 1961: 148).

From Kahului, Kamehameha marched on to Wailuku Village where Kalanikupule, Kahekili's son, waited with his warriors.

In 1837, the village of Kahului consisted of twenty-six *pili*-grass houses living close to the sea and depending on fishing in the coastal waters for the majority of their food (Bartholomew 1994). Mullet was still harvested from the twin ponds in the early 1900s and people swam in the spring waters that were continuously refreshed (*ibid.*). Thomas Hogan built the first western building, a warehouse, near the shoreline of Kahului in 1863 (Clark 1980). The dredging of Kahului harbor through the years filled in large sections of the ponds, eventually blocking the outlet to the sea.

As the sugar industry developed, Kahului became a cluster of warehouses, stores, wheelwright and blacksmith shops close to the harbor. A small landing was constructed in 1879 to serve the sugar company (Clark 1980). In the late 1800s, Kahului possessed a new custom house, a saloon, Chinese restaurants, a railroad and a small population of residents. Kahului's main focus was shipping. The 1900 bubonic plague outbreak destroyed much of the town as officials decided to burn down the Chinatown area in an effort to contain the epidemic. The Chinese, Japanese and Hawaiian residents were displaced by this action. To further insure isolation, authorities encircled the entire town with corrugated iron rat-proof fences which ended the spread of the plague (Bartholomew 1994). The Kahului Railroad Company built a 1,800 foot

long rubble-mound breakwater in 1910 and dredging of the harbor now allowed ships with a 25-foot draft to dock at the new 200-foot wharf (Clark 1980).

THE GREAT MĀHELE

In the 1840s, traditional land tenure shifted drastically with the introduction of private land ownership based on western law. While it is a complex issue, many scholars believe that in order to protect Hawaiian sovereignty from foreign powers, Kamehameha III was forced to establish laws changing the traditional Hawaiian economy to that of a market economy (Kame`eleihiwa 1992:169-70, 176; Kelly 1983:45, 1998:4; Daws 1962:111; Kuykendall 1938 Vol. I:145). The Great Māhele of 1848 divided Hawaiian lands between the king, the chiefs, the government, and began the process of private ownership of lands. The subsequently awarded parcels were called Land Commission Awards (LCAs). Once lands were thus made available and private ownership was instituted, the *maka`āinana* (commoners), if they had been made aware of the procedures, were able to claim the plots on which they had been cultivating and living. These claims did not include any previously cultivated but presently fallow land, *`okipū* (on O`ahu), stream fisheries, or many other resources necessary for traditional survival (Kelly 1983; Kame`eleihiwa 1992:295; Kirch and Sahlins 1992). If occupation could be established through the testimony of two witnesses, the petitioners were awarded the claimed LCA and issued a Royal Patent after which they could take possession of the property (Chinen 1961:16).

There were over 400 *kuleana* awarded in the district of Wailuku, but none were identified in the project area.

HISTORIC LAND USE

Kahului was Maui's main harbor during the 20th century and provided employment to residents through the railroad, as dock workers, clerks, cannery workers and in the cane fields (Bartholomew 1994). Stands of *kiawe*, plantation camps and plantation stores were scattered across Kahului town (*ibid.*).

In January of 1942, Japanese submarines shelled Kahului Harbor as part of a harassment scheme and 75 mm shoreline artillery returned fire (Clark 1980). After WW II, the Kahului development company built houses that were sold to the employees of HC&S.

SUMMARY

The "level of effort undertaken" to identify potential effect by a project to cultural resources, places or beliefs (OEQC 1997) has not been officially defined and is left up to the

investigator. A good faith effort can mean contacting agencies by letter, interviewing people who may be affected by the project or who know its history, research identifying sensitive areas and previous land use, holding meetings in which the public is invited to testify, notifying the community through the media, and other appropriate strategies based on the type of project being proposed and its impact potential. Sending inquiring letters to organizations concerning development of a piece of property that has already been totally impacted by previous activity and is located in an already developed industrial area may be a “good faith effort”. However, when many factors need to be considered, such as in coastal or mountain development, a good faith effort might mean an entirely different level of research activity.

In the case of the present parcel, letters of inquiry were sent to organizations whose expertise would include the project area. Consultation was sought from Kai Markell, the Director of Native Rights, Land and Culture, Office of Hawaiian Affairs on O`ahu; Thelma Shimaoka, Coordinator of the Maui branch of the Office of Hawaiian Affairs; the Central Maui Hawaiian Civic Club; Hinano Rodrigues, Cultural Historian with the State Historic Preservation Division, Maui; and Cultural Resources Commission for the Maui Planning Department. Clifford Nae`ole, Hōkōlani Holt-Padilla and Lisa Raymond, were suggested as additional informants and were contacted by phone.

Historical and cultural source materials were extensively used and can be found listed in the References Cited portion of the report. Such scholars as I`i, Kamakau, Beckwith, Chinen, Kame`eleihiwa, Fornander, Kuykendall, Kelly, Handy and Handy, Puku`i and Elbert, Thrum, Sterling, and Cordy have contributed, and continue to contribute to our knowledge and understanding of Hawai`i, past and present. The works of these and other authors were consulted and incorporated in the report where appropriate. Land use document research was supplied by the Waihona `Aina 2007 Data base.

CIA INQUIRY RESPONSE

As suggested in the “Guidelines for Accessing Cultural Impacts” (OEQC 1997), CIAs incorporating personal interviews should include ethnographic and oral history interview procedures, circumstances attending the interviews, as well as the results of this consultation. It is also permissible to include organizations with individuals familiar with cultural practices and features associated with the project area.

As stated above, consultation was sought from the Director of Native Rights, Land and Culture, Office of Hawaiian Affairs on O`ahu; the Maui branch of the Office of Hawaiian Affairs; the Central Maui Hawaiian Civic Club; the Cultural Historian with the State Historic Preservation Division, Maui; and the Maui Planning Department. Except for OHA acknowledging the receipt of our letter, none of the native Hawaiian organizations, or the Maui Planning Department that is mandated “to preserve and protect customary and traditional practices of Native Hawaiians” (94 Haw. 31, 45, 2000) responded with information concerning the potential for cultural resources to occur in the project area (TMK 3-8-06:004), or with additional suggestions for further contacts. Three additional informants, Clifford Nae`ole, Hōkōlani Holt-Padilla, and Lisa Raymond were suggested as knowledgeable contacts for the project vicinity.

Clifford Nae`ole, Cultural Resource Advisor/Public Relations for the Ritz-Carlton Hotel in Kapalua was originally from the Wailuku area. He was unaware of any specific cultural activities in the project vicinity, but cautioned, that because of the project area’s proximity to sand dunes, there is a possibility of burials being present (pers. comm.. April 24, 2007).

Hōkōlani Holt-Padilla Cultural Program Director of the Maui Arts and Cultural Center had several concerns. Noting that a two-story building is proposed, she mentioned the view plane and the importance in Hawaiian culture to have an unobstructed view from the mountains to the sea. With more and more construction taking place, there is a tendency to ignore, or forget the traditional names for natural phenomenon that might be present. For example, many *ahupua`a* have particular winds and other natural resources that in the past were known by specific names. Hōkōlani would like to see the information preserved and people become aware of this knowledge as development occurs. She was also concerned about the possibility of unidentified burials in the project area (pers. comm. April 26, 2007).

Lisa Raymond of the Maui Nui Botanical Garden, Inc. was also contacted by phone. The Maui Nui Botanical Garden is located next to the project area. Ms. Raymond stated that in as long as they were not expanding their property, there would be no impact to native plants. Again, she expressed concern of the possibility of unidentified burials.

Analysis of the potential effect of the project on cultural resources, practices or beliefs, its potential to isolate cultural resources, practices or beliefs from their setting, and the potential of the project to introduce elements which may alter the setting in which cultural practices take place is a requirement of the OEQC (No. 10, 1997). To our knowledge, the project area has not

been used for traditional cultural purposes within recent times. Based on historical research and no response from the above listed contacts, it is reasonable to conclude that Hawaiian rights related to gathering, access or other customary activities within the project area will not be affected and there will be no direct adverse effect upon cultural practices or beliefs. The visual impact of the project from surrounding vantage points, e.g. the highway, mountains, and coast would appear to be minimal. However, in the interest of satisfying all aspects of cultural values, SCS recommends consultation between the developers and a Cultural Resource person before construction to avoid any inadvertent impact. Hinano Rodrigues, Cultural Historian with the State Historic Preservation Division, should be contacted for recommendations for a qualified Cultural Resource Practitioner.

CULTURAL ASSESSMENT

Based on organizational response, information received from individual informants, Clifford Nae`ole, Hōkōlani Holt-Padilla, and Lisa Raymond, as well as archival research, it is reasonable to conclude that, pursuant to Act 50, the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be affected by development activities on a parcel 127. Because there were no cultural activities identified within the project area, there are no adverse effects.

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APPENDIX D:
Preliminary Engineering and Drainage Reports

PRELIMINARY ENGINEERING REPORT

FOR

MAUI FAMILY YMCA

Wailuku, Maui, Hawaii

T.M.K.: (2) 3-8-007: Por. 001

Prepared for:

**Maui Architectural Group
2331 W. Main Street
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April 2007

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**PRELIMINARY ENGINEERING REPORT
FOR
MAUI FAMILY YMCA
T.M.K.: (2) 3-8-007: POR. 001**

1.0 INTRODUCTION

The purpose of this report is to provide information on the existing infrastructure which will be servicing the proposed project. It will also evaluate the adequacy of the existing infrastructure and anticipated improvements which may be required for the proposed project.

The subject parcel is identified as T.M.K.: (2) 3-8-007: 001, which encompasses an area of 3.852 acres. It is also Lot 3-B-2-B of the Recreational Complex Subdivision. The project site is bordered by Keopuolani Park to the north and east, the Maui County Zoo to the south, and Kanaloa Avenue to the west. The existing YMCA facility consists of offices, kitchen, child watch area, multi-purpose area, swimming pool, showers, locker rooms, racquetball courts, weight room and paved parking.

The proposed project includes an aerobic exercise room, offices, lounge, basketball court, storage areas, showers, locker rooms, family pool, modification of the front parking area, and new paved parking area. The proposed improvements will be constructed adjacent to the existing facilities. Associated improvements include grading, utility connections, and landscaping.

2.0 EXISTING INFRASTRUCTURE

2.1 ROADWAYS

Kaahumanu Avenue and Kahului Beach Road are the major roadways which link Kahului and Wailuku. Both roadways are owned by the State of Hawaii.

Kaahumanu Avenue is a four-lane, north-south roadway with a terminus in Wailuku town. At that point Kaahumanu Avenue turns into Main Street which is a two-lane roadway.

Kahului Beach Road connects to Kaahumanu Avenue at its southern terminus and heads in a northerly direction to its terminus at the intersection of Waiehu Beach Road. At this intersection, Kahului Beach Road turns into Lower Main Street which continues into Wailuku town.

Kanaloa Avenue is a four-lane, County-owned roadway which connects Kaahumanu Avenue and Kahului Beach Road. There is an existing driveway from Kanaloa Avenue which currently provides access to the YMCA facility.

2.2 DRAINAGE

The project site currently contains the existing YMCA facilities. The elevation of the project site ranges from approximately 60 feet above mean sea level at the southwest corner of the lot to 42 feet above mean sea level at the northeast corner, averaging approximately 3.3%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soils within the project site are classified as Puuone sand (PZUE). Puuone sand is characterized as having rapid permeability near the surface, slow runoff, and a moderate to severe wind erosion hazard.

It is estimated that the existing 50-year storm runoff from the project site is 9.13 cfs. Presently, onsite runoff sheet flows across the project site in the west to east direction into Keopuolani Park. There are no drainage facilities within the existing YMCA site. All of the runoff generated onsite sheet flows into Keopuolani Park and percolates into the ground.

According to Panel Number 150003 0190 D of the Flood Insurance Rate Map, March 16, 1995, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding.

2.3 SEWER

Wastewater generated from the existing YMCA facility is conveyed to an existing 12-inch sewerline on Kanaloa Avenue. Wastewater collected from the project will be transported to the Kahului Wastewater Treatment Plant in Naska.

The Kahului Wastewater Treatment Plant has a capacity of 7.9 million gallons per day (mgd). Presently, it treats an average of approximately 5.5 mgd. However, according to the Wastewater Reclamation Division (WRD), County of Maui, the total allocation, including projects already permitted is 6.9 mgd.

2.4 WATER

Domestic water and fire flow for the project area are serviced from the 3.0 million gallon Mokuhou tank and wells in Happy Valley, which is at elevation of 358 feet. There is an existing 12-inch waterline on Kanaloa Avenue which

provides domestic water and fire protection to the project site. Presently, there are two 2-inch water meters serving the existing YMCA facility. Based on the water records provided by the YMCA, the present average daily water usage is approximately 3,820 gallons per day.

As part of the building permit process, domestic water and fire flow calculations will be provided to determine the adequacy of the existing water system, in accordance with the rules of the Department of Water Supply.

2.5 ELECTRIC AND TELEPHONE

The existing electrical, telephone and cable TV distribution systems on Kanaloa Avenue are located underground. These underground facility serves the developed properties in the area.

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

3.1 ROADWAYS

Access to the proposed expansion of the YMCA facility will continue to be from Kanaloa Avenue. The existing driveway will be used for ingress and egress to the existing parking area and the proposed parking expansion.

3.2 DRAINAGE

After the development of the proposed project, it is estimated that the 50-year storm runoff will be 12.32 cfs, a net increase of 3.19 cfs over the existing conditions. Grated inlet catch basins will collect a portion of the surface runoff from the project site within the paved parking lot and landscape areas and conveyed to onsite subsurface drainage systems. The subsurface drainage system consists of a perforated drainline embedded in crushed rock which will be wrapped with a layer of filter fabric. Surface runoff entering the perforated pipe will be allowed to exfiltrate into the ground. Overflows from the subsurface drainage system will be released on the lower end of the project site and continue toward Keopuolani Park. The remainder of the surface runoff from the project site will continue to sheet flow along its existing drainage pattern toward Keopuolani Park.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. This is in accordance with Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui.

3.3 SEWER

The sewer system for the new facility will be connected to the existing facility. The YMCA facility currently serves approximately 400 members daily. It is anticipated that the proposed project will increase membership by 25 percent. It is estimated that the increase in membership usage will generate an additional 1,500 gallons of wastewater daily. The wastewater will be conveyed to the existing 12-inch sewerline on Kanaloa Avenue and ultimately be transported to the Kahului Wastewater Treatment Facility.

According to the Wastewater Reclamation Division, the treatment plant has sufficient capacity to accommodate the additional wastewater generated from the project.

3.4 WATER

It is anticipated that there will be a 25 percent increase in the membership after the construction of the proposed improvements. Based on the current water usage, it is anticipated that the total average water demand will increase to 4,775 gallons per day. The existing water meters have sufficient capacity to accommodate the additional water demand.

Additional fire hydrants will be installed as required to meet the requirements of the Fire Department. This determination will be made during the building permit phase.

3.5 ELECTRIC AND TELEPHONE

The proposed electrical, telephone and cable TV distribution systems to the subject project will be installed from the existing underground facilities currently servicing the project site. Within the project site, the electric and telephone systems will be installed in accordance with the utility companies rules and regulations.

PRELIMINARY DRAINAGE REPORT

FOR

MAUI FAMILY YMCA

Wailuku, Maui, Hawaii

T.M.K.: (2) 3-8-007: Por. 001

Prepared for:

**Maui Architectural Group
2331 W. Main Street
Wailuku, Maui, Hawaii 96793**



Prepared by:



CONSULTING CIVIL ENGINEERS
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PHONE: (808) 242-0032
FAX: (808) 242-5779

April 2007

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- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
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- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

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**PRELIMINARY DRAINAGE REPORT
FOR
MAUI FAMILY YMCA
T.M.K.: (2) 3-8-007: POR. 001**

I. INTRODUCTION

The purpose of this report is to examine both the existing and proposed drainage conditions for the proposed project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 3-8-007: Por. of 01 and encompasses an area of approximately 3.852 acres. It is also Lot 3-B-2-B of the Recreational Complex Subdivision. The project site is bordered by Keopuolani Park to the north and east, the Maui County Zoo to the south, and Kanaloa Avenue to the west. The existing YMCA facility consists of offices, kitchen, child watch area, multi-purpose area, swimming pool, showers, locker rooms, racquetball courts, weight room and paved parking.

The proposed project includes an aerobic exercise room, offices, lounge, basketball court, storage areas, showers, locker rooms, family pool, modification of the front parking area, and new paved parking area. The proposed improvements will be constructed adjacent to the existing facilities. Associated improvements include grading, utility connections, and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site currently contains the existing YMCA facilities. The elevation of the project site ranges from approximately 60 feet above mean sea level at the southwest corner of the lot to 42 feet above mean sea level at the northeast corner, averaging approximately 3.3%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soils within the project site are classified as Puuone sand (PZUE). Puuone sand is characterized as having rapid permeability near the surface, slow runoff, and a moderate to severe wind erosion hazard.

IV. EXISTING DRAINAGE CONDITIONS

It is estimated that the existing 50-year storm runoff from the project site is 9.13 cfs. Presently, onsite runoff sheet flows across the project site in the west to east direction into Keopuolani Park. There are no drainage facilities within the existing YMCA site. All of the runoff generated onsite sheet flows into Keopuolani Park and percolates into the ground.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0190 D of the Flood Insurance Rate Map, March 16, 1995, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding.

VI. PROPOSED DRAINAGE PLAN

After the development of the proposed project, it is estimated that the 50-year storm runoff will be 12.32 cfs, a net increase of 3.19 cfs. Grated inlet catch basins will collect a portion of the surface runoff from the project site within the paved parking lot and landscape areas and convey it to onsite subsurface drainage systems. The subsurface drainage system consists of a perforated drainline embedded in crushed rock which will be wrapped with a layer of filter fabric. Surface runoff entering the perforated pipe will be allowed to infiltrate into the ground. Overflow from the subsurface drainage system will be released on the lower end of the project site and continue toward Keopuolani Park. The remainder of the surface runoff from the project site will continue to sheet flow along its existing drainage pattern toward Keopuolani Park.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff.

VII. HYDROLOGIC CALCULATIONS

The hydrologic calculations are based on the "Drainage Master Plan for the County of Maui," and the "Rainfall Frequency Atlas of the Hawaiian Islands," Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

I = rainfall intensity for a duration equal to the time of concentration (inches/hour)

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. CONCLUSION

The proposed development is expected to generate a 50-year storm runoff of 12.32 cfs, with an increase of 3.19 cfs. Grated inlet catch basins will collect a portion of the surface runoff from the project site within the paved parking lot and landscape areas and convey it to onsite subsurface drainage systems. The proposed subsurface drainage systems will reduce the after development surface runoff volume from continuing downstream. There will be no increase in runoff sheet flowing from the project site into Keopuolani Park after the proposed improvements are completed. Therefore, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining or downstream properties.

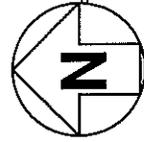
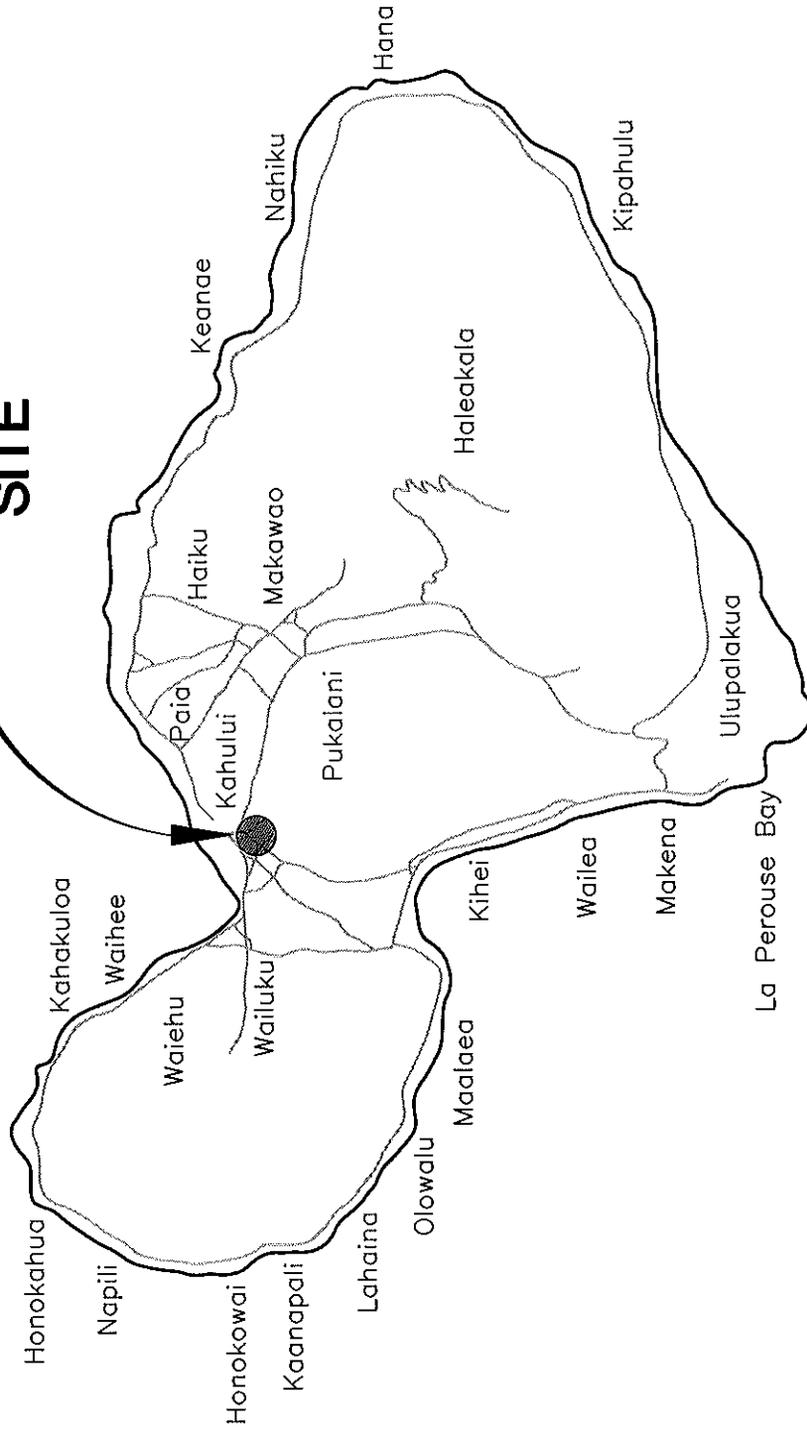
IX. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.
- C. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.
- D. Flood Insurance Rate Maps of the County of Maui, March, 1995.
- E. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.

EXHIBITS

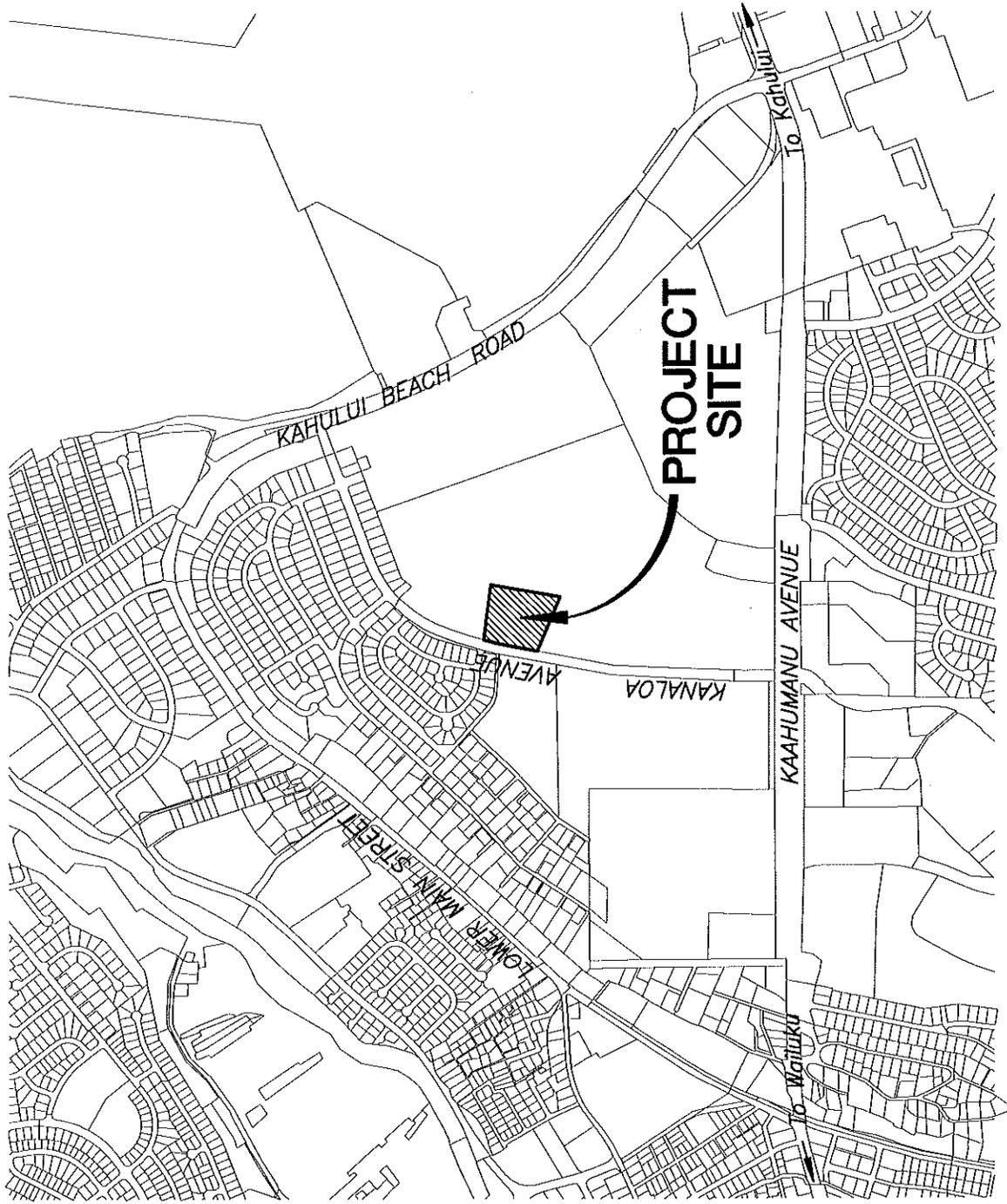
- 1 Location Map**
- 2 Vicinity Map**
- 3 Soil Survey Map**
- 4 Flood Insurance Rate Map**

**PROJECT
SITE**

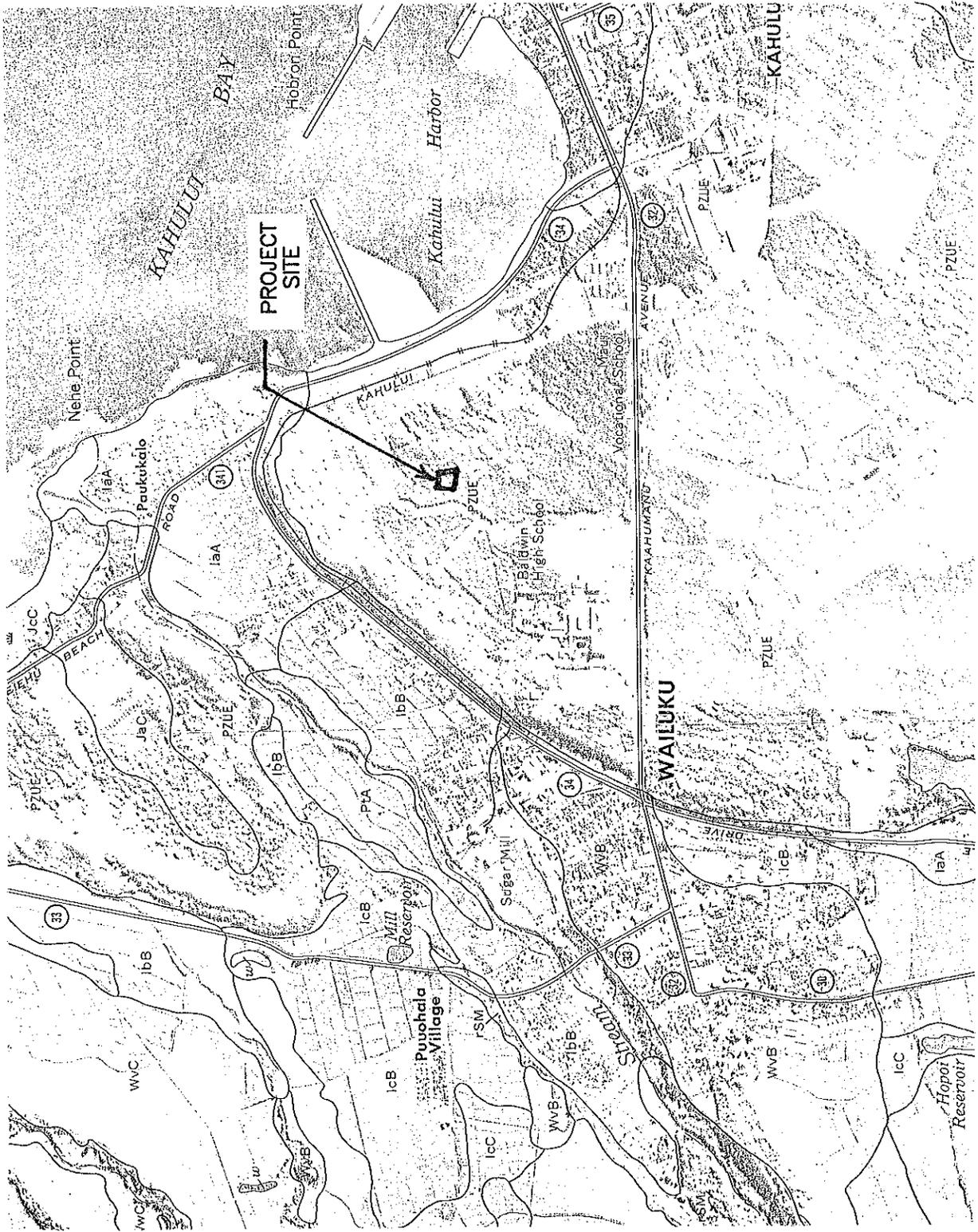


ISLAND OF MAUI

NOT TO SCALE

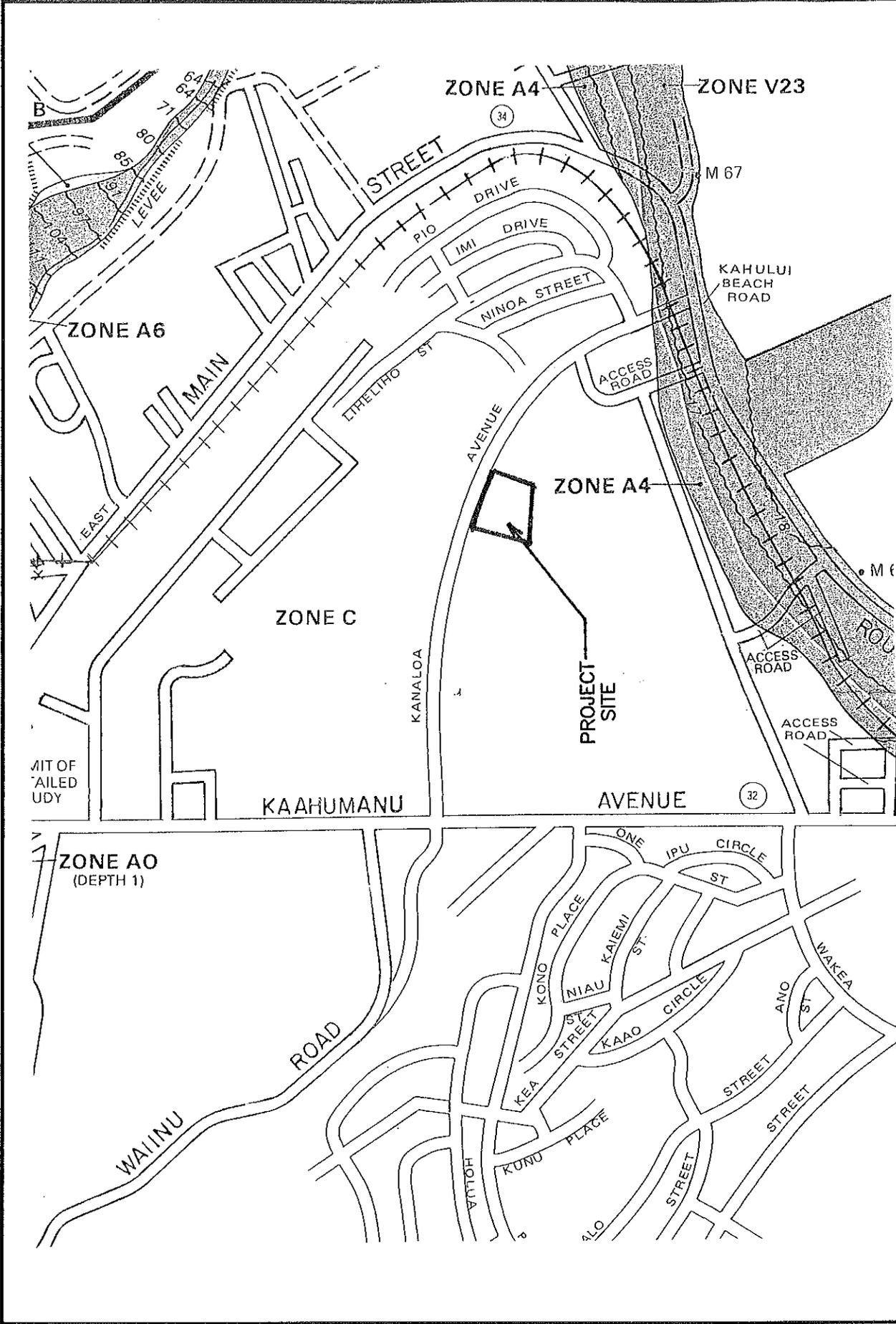


VICINITY MAP
EXHIBIT 2



SOIL SURVEY MAP
EXHIBIT 3

FLOOD INSURANCE
RATE MAP
EXHIBIT 4



APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 50-year storm.

A. Determine the Runoff Coefficient (C):

PAVEMENT AREAS:

Infiltration (Negligible)	= 0.20
Relief (Flat)	= 0.00
Vegetal Cover (None)	= 0.07
Development Type (Pavement)	= <u>0.55</u>
C	= 0.82

ROOF AREAS:

Infiltration (Negligible)	= 0.20
Relief (Steep)	= 0.08
Vegetal Cover (None)	= 0.07
Development Type (Roof)	= <u>0.55</u>
C	= 0.90

LANDSCAPED AREAS:

Infiltration (High)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (High)	= 0.00
Development Type (Landscape)	= <u>0.15</u>
C	= 0.22

EXISTING CONDITION:

Pavement Areas = 0.98 Acres
Roof Areas = 0.31 Acres
Landscaped Areas = 2.56 Acres
WEIGHTED C = 0.43

DEVELOPED CONDITION:

Pavement Areas = 1.54 Acres
Roof Areas = 0.66 Acres
Landscaped Areas = 1.65 Acres
WEIGHTED C = 0.58

- B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 9 \text{ minutes}$$
$$I = 5.52 \text{ inches/hour}$$

Developed Condition:

$$T_c = 9 \text{ minutes}$$
$$I = 5.52 \text{ inches/hour}$$

- C. Drainage Area (A) = 3.85 Acres

- D. Compute the 50-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$Q = (0.43)(5.52)(3.85)$$
$$= 9.13 \text{ cfs}$$

Developed Conditions:

$$Q = (0.58)(5.52)(3.85)$$
$$= 12.32 \text{ cfs}$$

The increase in runoff due to the proposed development is $12.32 - 9.13 = 3.19$ cfs.

Hydrograph Plot

English

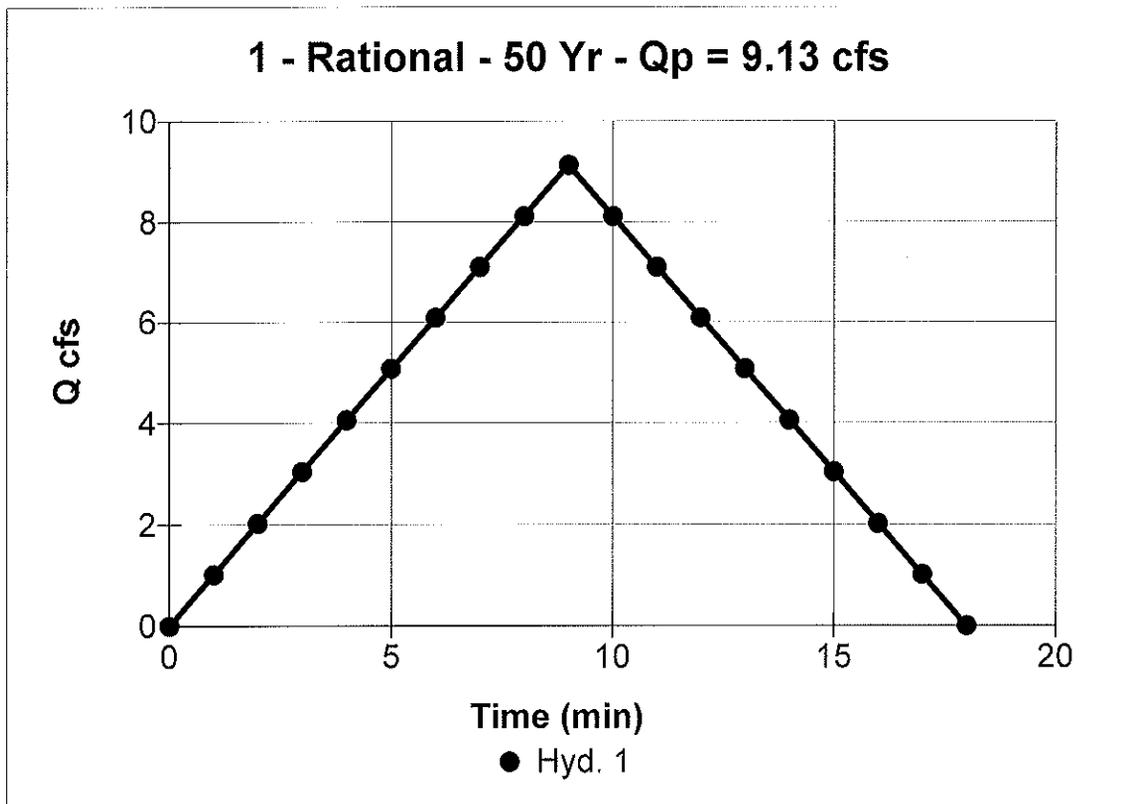
Hyd. No. 1

Existing Conditions

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 3.8 ac
Intensity = 5.52 in
I-D-F Curve = 2-5.IDF

Peak discharge = 9.13 cfs
Time interval = 1 min
Runoff coeff. = 0.43
Time of conc. (Tc) = 9 min
Reced. limb factor = 1

Total Volume = 4,931 cuft



Hydrograph Plot

English

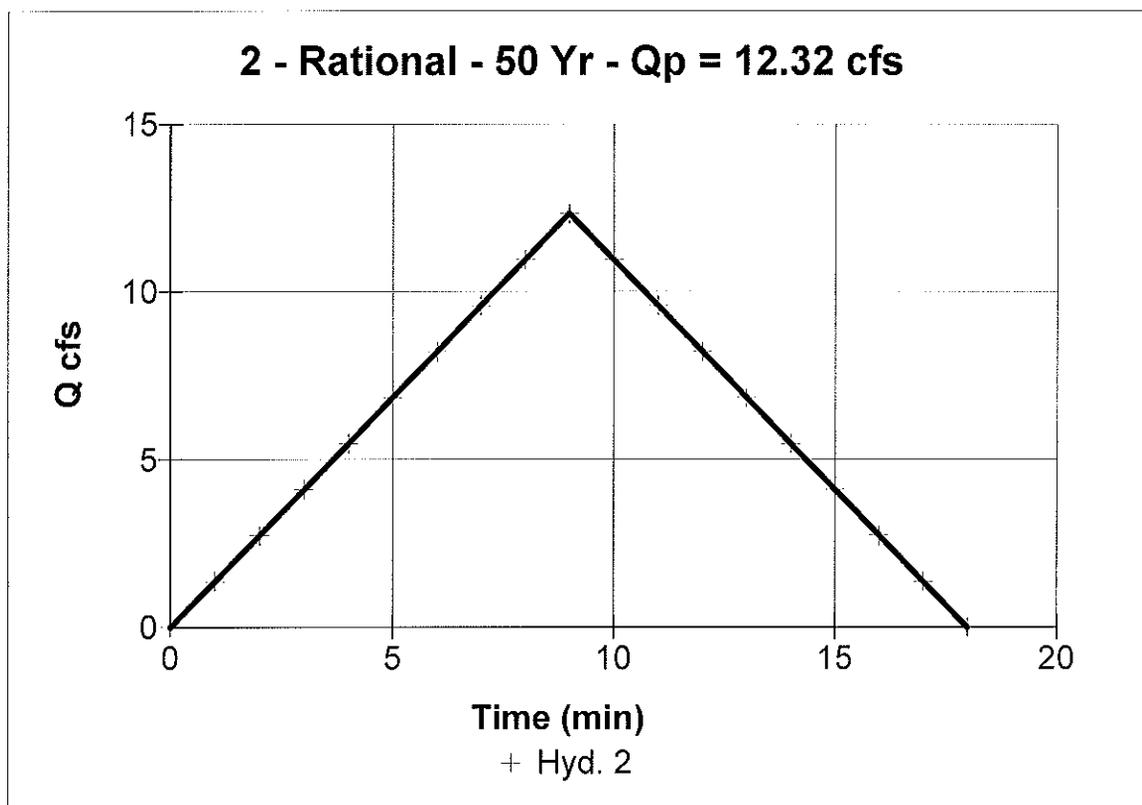
Hyd. No. 2

Developed Conditions

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 3.8 ac
Intensity = 5.52 in
I-D-F Curve = 2-5.IDF

Peak discharge = 12.32 cfs
Time interval = 1 min
Runoff coeff. = 0.58
Time of conc. (Tc) = 9 min
Reced. limb factor = 1

Total Volume = 6,651 cuft



APPENDIX E:
Traffic Impact Assessment

TRAFFIC IMPACT ASSESSMENT REPORT FOR

MAUI FAMILY YMCA EXPANSION

IN WAILUKU, MAUI, HAWAII

Prepared For

CHRIS HART & PARTNERS, INC.

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Email: prowell@hawaiiantel.net

June 19, 2007

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1. INTRODUCTION

Phillip Rowell and Associates has been retained to prepare a Traffic Impact Assessment Report for a proposed expansion of the Maui Family YMCA in Maui. This study is required as part of the Environmental Assessment and Special Management Area (SMA) Permit for the proposed project.

This introductory chapter discusses the location of the project, the proposed development plan, and the study methodology.

Project Location and Description

The project is summarized as follows:

1. The project is the expansion of the existing Maui Family YMCA facility located east of Kanaloa Avenue in Wailuku. [See Figure 1.](#)
2. The existing facility is 17,000 square feet. A new 35,000 square foot facility will be constructed adjacent to the existing building. Conceptual plans for the proposed facility are presented as [Appendix A.](#)
3. Primary access and egress will be via an existing driveway along the east side of Kanaloa Avenue. This is a full service driveway meaning that all traffic movements are allowed.

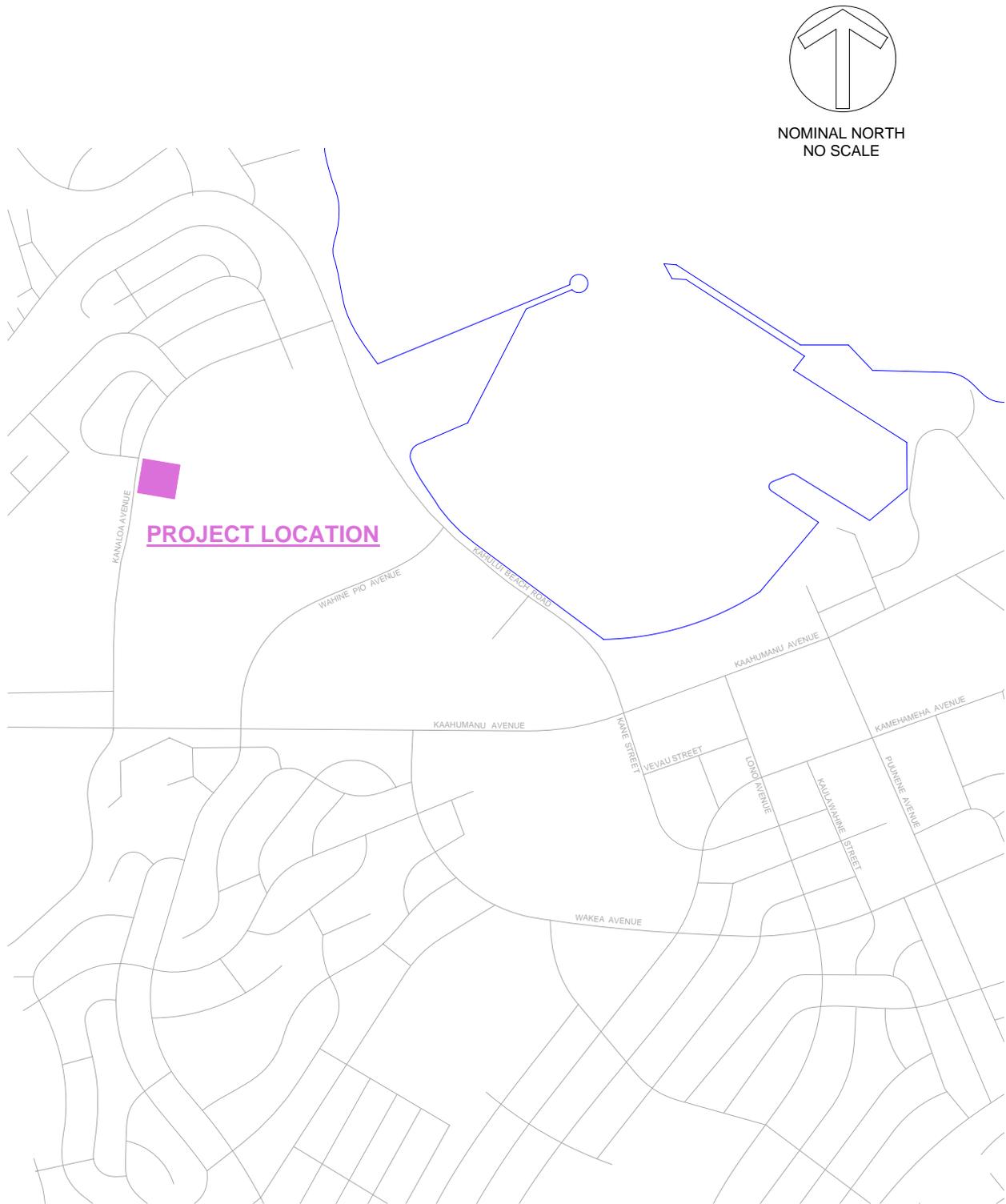


Figure 1
PROJECT LOCATION MAP

Study Methodology

The study area and the scope of work was defined using criteria established by the Institute of Transportation Engineers¹ (See [Table 1](#)) and a preliminary trip generation analysis that determined the proposed project would generate approximately 225 trips during the morning peak hour and 265 trips during the afternoon peak hour.

The following is a summary list of the tasks performed:

1. A field reconnaissance was performed to identify existing roadway cross-sections, intersection lane configurations, traffic control devices, and surrounding land uses.
2. Existing traffic volumes were obtained for the study intersections.
3. Existing levels-of-service of the study intersections were determined using the methodology described in the *2000 Highway Capacity Manual*.
4. A list of related development projects within and adjacent to the study area that will impact traffic conditions at the study intersections was compiled. This list included both development projects and anticipated highway improvement projects.
5. Future background traffic volumes at the study intersections without traffic generated by the study project were estimated.
6. Peak hour traffic that the proposed project will generate was estimated using trip generation analysis procedures recommended by the Institute of Transportation Engineers.
7. Project generated traffic was assigned to the adjacent roadway network.
8. A level-of-service analysis for future traffic conditions with traffic generated by the study project was performed.
9. The impacts of traffic generated by the proposed project at the study intersections was quantified and summarized.
10. Locations that project generated traffic significantly impacts traffic operating conditions were identified.
11. If required, improvements or modifications necessary to mitigate the traffic impacts of the project and to provide adequate access to and egress from the site were formulated.
12. A report documenting the conclusions of the analyses performed and recommendations was prepared.

¹ Institute of Transportation Engineers, *Transportation and Land Development, Second Edition*, Washington, D.C., 2002, pages 3-1 thru 3-16.

Table 1 Suggested Requirements for Various Types of Traffic Impact Analyses⁽²⁾

	Trip Generation Threshold			
	Access Location & Design Review	Small Development: Traffic Impact Assessment	Medium Development: Traffic Impact Statement	Large Development: Regional Traffic Analysis
	T ≤ 100 Peak Hour Trips	100 < T ≤ 500 Peak Hour Trips	500 < T ≤ 1000 Peak Hour Trips	T > 1000 Peak Hour Trips
Pre-application meeting or discussion	✓	✓	✓	✓
Analysis of Roadway Issues				
Existing condition analysis within study area	✓	✓	✓	✓
Sight distance evaluation	✓	✓	✓	✓
Nearby driveway locations	?	✓	✓	✓
Existing traffic conditions at nearby intersections and driveways		✓	✓	✓
Future road improvements		?	✓	✓
Crash experience in proximity to site	?	✓	✓	✓
Trip generation of adjacent development		?	✓	✓
Trip distribution analysis		✓	✓	✓
Background traffic growth		?	✓	✓
Future conditions analysis at nearby intersections		?	✓	✓
Mitigation identification and evaluation		?	?	✓
Site Issues				
Traffic generation	✓	✓	✓	✓
Traffic distribution	?	✓	✓	✓
Evaluate number, location & spacing of access points	?	✓	✓	✓
Evaluate access design, queuing, etc.	✓	✓	✓	✓
Evaluate site circulation	✓	✓	✓	✓
Other Analyses				
Gap analysis for unsignalized locations		?	?	✓
TSM/TDM ⁽³⁾ Mitigation measures (car- or van-pooling, transit, etc.)- transit agency participation			?	✓
Effect on traffic signal progression, analysis of proposed signal locations			?	✓
Notes:				
(1) Key: ✓ = required, ? = may be appropriate on a case-by-case basis				
(2) Source: Institute of Transportation Engineers, <i>Transportation and Land Development</i> , Washington, D.C., 2002, p.3-6				
(3) TSM/TDM = Transportation System Management/Transportation Demand Management				
(4) A traffic signal should not be permitted				

Study Area

The study area for the project includes the following intersections:

1. Kanaloa Avenue at Project Driveway
2. Kanaloa Avenue at Kaahumanu Avenue
3. Kanaloa Avenue at Kahului Beach Road

Order of Presentation

Chapter 2 describes existing traffic conditions, the Level-of-Service (LOS) concept and the results of the Level-of-Service analysis of existing conditions.

Chapter 3 describes the process used to estimate 2012 background traffic volumes and the resulting background traffic projections. Background conditions are defined as future background traffic conditions without traffic generation by the study project.

Chapter 4 describes the methodology used to estimate the traffic characteristics of the proposed project, including 2012 background plus project traffic projections.

Chapter 5 discusses the results of the traffic impact analysis and identifies potential mitigation measures.

2. EXISTING CONDITIONS

This chapter discusses existing traffic conditions on the roadways adjacent to the proposed project. The level-of-service (LOS) concept and the results of the LOS analysis for existing conditions are also presented. The purpose of this analysis is to establish the base conditions for the determination of the impacts of the project which are described in Chapter 5.

Existing Roadway and Traffic Conditions

Adjacent to the Maui Family YMCA, Kanaloa Avenue is a two-lane, two-way roadway. There is a separate left turn lane for traffic turning into the YMCA's parking lot. There is also a bike lane along both sides of the road and there is parallel parking along the opposite side of the street. The posted speed limit is 30 miles per hour.

Kahului Beach Road is a major State roadway connecting Kahului with Wailuku. In the vicinity of Kanaloa Avenue, Kahului Beach Road is a four-lane, divided highway. The intersection with Kanaloa Avenue is signalized with protected-permissive left turns.

Kaahumanu Avenue is also a four-lane, divided State highway. The intersection with Kanaloa Avenue is signalized. The eastbound and westbound left turns are protected. The northbound and southbound movements are split phases.

[Figure 2](#) is a schematic drawing indicating the existing lane configuration and right-of-way controls.

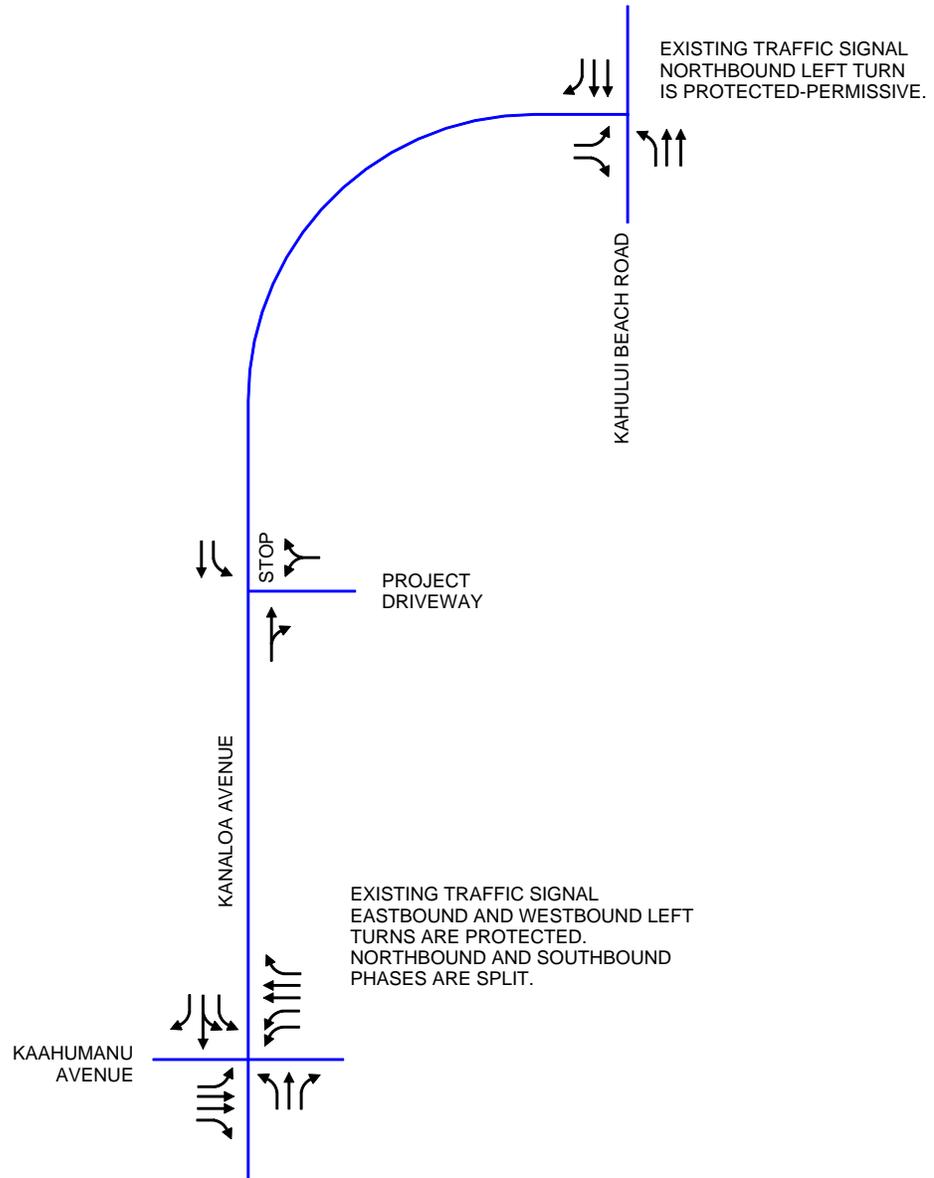
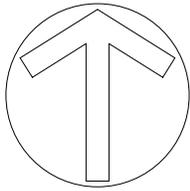


Figure 2
EXISTING LANE CONFIGURATIONS AND RIGHT-OF-WAY CONTROLS

Existing Peak Hour Traffic Volumes

The existing peak hour traffic volumes are shown in [Figure 3](#).

1. The traffic counts include buses, trucks, motorcycles, mopeds and other large vehicles. Bicycles and pedestrians were not counted.
2. All intersections were counted from 6:30 AM to 9:00 AM and from 3:30 PM to 6:00 PM on weekdays.
3. The traffic volumes shown are the peak hourly volume of each movement rather than the peak sum of all approach volumes.
4. The traffic volumes of adjacent intersections may not match the volumes shown for an adjacent intersection because the peak hours of the adjacent intersections may not coincide and there are driveways between the intersections.
5. Pedestrian activity was negligible during the traffic counts.
6. During the traffic counts, the following was observed:
 - a. Traffic turning left out of the YMCA's parking lot uses the painted median as a left turn refuge lane.
 - b. Only two vehicles used the on-street parking. The drivers of both were observed going into the YMCA. One of the vehicles was there all day, the other was a bus that was there for only a short period.
 - c. On two occasions, traffic entering the parking lot backed up onto Kanaloa Avenue. This is because parking stalls are located too close to the driveway and drivers were waiting for vehicles to either pull into or back out of the parking stall. This should be corrected in the design of the parking lot for the new facility.

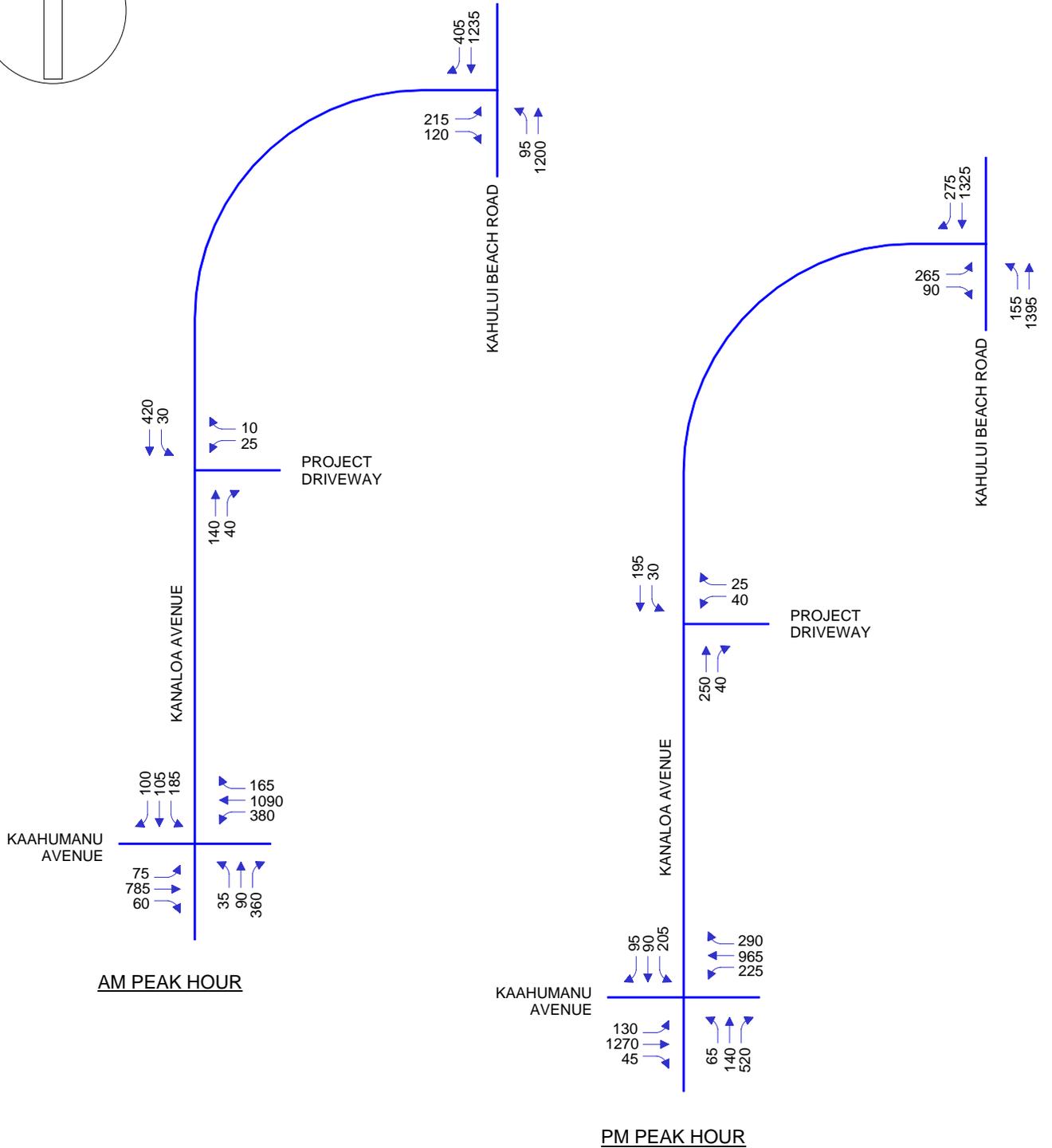
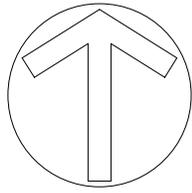


Figure 3
EXISTING (2007) PEAK HOUR TRAFFIC VOLUMES

Level-of-Service Concept

Signalized Intersections

"Level-of-Service" is a term which denotes any of an infinite number of combinations of traffic operating conditions that may occur on a given lane or roadway when it is subjected to various traffic volumes. Level-of-service (LOS) is a qualitative measure of the effect of a number of factors which include space, speed, travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience.

There are six levels-of-service, A through F, which relate to the driving conditions from best to worst, respectively. The characteristics of traffic operations for each level-of-service are summarized in [Table 1](#). In general, LOS A represents free-flow conditions with no congestion. LOS F, on the other hand, represents severe congestion with stop-and-go conditions. **Level-of-service D is typically considered acceptable for peak hour conditions in urban areas.**²

Corresponding to each level-of-service shown in the table is a volume/capacity ratio. This is the ratio of either existing or projected traffic volumes to the capacity of the intersection. Capacity is defined as the maximum number of vehicles that can be accommodated by the roadway during a specified period of time. The capacity of a particular roadway is dependent upon its physical characteristics such as the number of lanes, the operational characteristics of the roadway (one-way, two-way, turn prohibitions, bus stops, etc.), the type of traffic using the roadway (trucks, buses, etc.) and turning movements.

Table 2 Level-of-Service Definitions for Signalized Intersections⁽¹⁾

Level of Service	Interpretation	Volume-to-Capacity Ratio ⁽²⁾	Stopped Delay (Seconds)
A, B	Uncongested operations; all vehicles clear in a single cycle.	0.000-0.700	<10.0
C	Light congestion; occasional backups on critical approaches.	0.701-0.800	10.1-20.0
D	Congestion on critical approaches but intersection functional. Vehicles must wait through more than one cycle during short periods. No long standing lines formed.	0.801-0.900	20.1-35.0
E	Severe congestion with some standing lines on critical approaches. Blockage of intersection may occur if signal does not provide protected turning movements.	0.901-1.000	35.1-80.0
F	Total breakdown with stop-and-go operation.	>1.001	>80.0

Notes:

(1) Source: *Highway Capacity Manual*, 2000.

(2) This is the ratio of the calculated critical volume to Level-of-Service E Capacity.

² Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, Washington, D.C., 1991, p.39.

Unsignalized Intersections

Like signalized intersections, the operating conditions of intersections controlled by stop signs can be classified by a level-of-service from A to F. However, the method for determining level-of-service for unsignalized intersections is based on the use of gaps in traffic on the major street by vehicles crossing or turning through that stream. Specifically, the capacity of the controlled legs of an intersection is based on two factors: 1) the distribution of gaps in the major street traffic stream, and 2) driver judgement in selecting gaps through which to execute a desired maneuver. The criteria for level-of-service at an unsignalized intersection is therefore based on delay of each turning movement. Table 3 summarizes the definitions for level-of-service and the corresponding delay.

Table 3 Level-of-Service Definitions for Unsignalized Intersections⁽¹⁾

Level-of-Service	Expected Delay to Minor Street Traffic	Delay (Seconds)
A	Little or no delay	>10
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	See note (2) below	>50.1

Notes:

(1) Source: *Highway Capacity Manual*, 2000.

(2) When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement of the intersection.

Existing Levels-of-Service

The level-of-service of study intersections was determined using the operations method described in the *Highway Capacity Manual*. The results of this level-of-service analysis are summarized in [Table 4](#). For the signalized intersections, the volume-to-capacity ratios, delays and levels-of-service are shown. For the unsignalized intersection (the project’s driveway), only the delays and levels-of-service are shown as the HCM methodology does not calculate the volume-to-capacity ratio for unsignalized intersections. As shown, all movements operate at Level-of-Service D or better, except for the left turn from eastbound Kaahumanu Avenue to northbound Kanaloa Avenue during the afternoon peak hour.

Table 4 Existing (2007) Levels-of-Service

Intersection, Approach and Movement	AM Peak Hour			PM Peak Hour		
	V/C	Delay ¹	LOS ²	V/C	Delay	LOS
Kanaloa Avenue at YMCA	NC	NC	NC	NC	NC	NC
Southbound Left	NC	7.7	A	NC	8.0	A
Westbound Left & Right	NC	12.0	B	NC	11.6	B
Kanaloa Avenue at Kaahumanu Avenue	0.69	33.8	C	0.72	29.5	C
Eastbound Left	0.55	45.1	D	0.68	58.8	E
Eastbound Thru	0.74	30.5	C	0.87	34.8	C
Eastbound Right	0.04	21.5	C	0.03	0.0	A
Westbound Left	0.77	44.4	D	0.70	58.0	E
Westbound Thru	0.85	30.4	C	0.68	28.4	C
Westbound Right	0.11	17.8	B	0.20	0.3	B
Northbound Left	0.12	33.1	C	0.28	48.0	A
Northbound Thru	0.30	35.7	D	0.57	55.8	E
Northbound Right	0.50	40.9	D	0.36	0.6	A
Southbound Left	0.52	41.3	D	0.55	52.8	D
Southbound Thru	0.53	41.5	D	0.56	52.9	D
Southbound Right	0.07	32.5	C	0.07	0.1	A
Kanaloa Avenue at Kahului Beach Road	0.66	11.8	B	0.72	13.5	B
Eastbound Left	0.68	34.9	C	0.77	38.3	D
Eastbound Right	0.08	26.1	C	0.06	24.5	C
Northbound Left	0.38	8.6	A	0.71	22.6	C
Northbound Thru	0.52	6.3	A	0.62	7.9	A
Southbound Thru	0.66	13.0	B	0.73	15.2	B
Southbound Right	0.28	9.1	A	0.19	0.3	A

NOTES:

- (1) Delay in seconds per vehicle.
- (2) LOS denotes Level-of-Service calculated using the operations method described in *Highway Capacity Manual*. Level-of-Service is based on delay.
- (3) NC = Not Calculated. The *Highway Capacity Manual* methodology does not calculate volume-to-capacity ratio or delay and levels-of-service for the overall intersection.

3. PROJECT BACKGROUND TRAFFIC CONDITIONS

The purpose of this chapter is to discuss the assumptions and data used to estimate 2012 background traffic conditions. Background traffic conditions are defined as future traffic volumes without the proposed project.

Future traffic growth consists of two components. The first is ambient background growth that is a result of regional growth and cannot be attributed to a specific project. The second component is estimated traffic that will be generated by other development projects in the vicinity of the proposed project.

Design Year for Traffic Forecasts

The design, or horizon, year of a project is the future year for which background traffic conditions are estimated. For the projects the size of the study project, the anticipated opening or completion year is suggested by the Institute of Transportation Engineers³. As we do not have a scheduled completion date for the project, we have assumed a design year of 2012. Five years is typically used for projects of this size for which a firm completion date is not yet available.

It should be noted that 2012 is consistent with the design year used for the Kahului Town Center, the Kane Street Retail and Lono Street Student Housing projects. These projects are included as related projects for this traffic report.

³ Institute of Transportation Engineers, *Transportation and Land Development*, 2nd Edition, Washington, D.C., 2002, p. 3-13.

Background Traffic Growth

The *Maui Long Range Transportation Plan*⁴ provides base year (1990) and future (2020) traffic projections for Kahului Beach Road and Kaahumanu Avenue in the vicinity of Kanaloa Avenue. Average annual growth rates were calculated using the data provided for these stations. These calculations are shown in [Table 5 and 6](#). Also shown are the growth rates used in the analysis.

Table 5 Calculation of Background Growth Rate Along Kahului Beach Road¹

Year	AM Peak Hour		PM Peak Hour	
	Northbound	Southbound	Northbound	Southbound
1990	948	771	968	889
2020	2,091	1,559	2,220	2,035
Average Annual Growth Rate ²	2.67%	2.37%	2.81%	2.80%
% Used in Study	2.70%	2.40%	2.80%	2.80%

Notes:
 1. Source: Kaku & Associates, *Maui Long Range Land Transportation Study*, February 1997, p. 67
 2. Compounded growth rate.

Table 6 Calculation of Background Growth Rate Along Kaahumanu Avenue¹

Year	AM Peak Hour		PM Peak Hour	
	Eastbound	Westbound	Eastbound	Westbound
1990	608	814	674	963
2020	801	673	659	783
Average Annual Growth Rate ²	0.92%	-0.63%	-0.08%	-0.69%
% Used in Study	1.00%	1.00%	1.00%	1.00%

Notes:
 1. Source: Kaku & Associates, *Maui Long Range Land Transportation Study*, February 1997, p. 67
 2. Compounded growth rate.

These average annual growth rates were used to estimate the background growth between 2007 and 2012, which is the design year for this project. The growth factor was calculated using the following formula:

$$F = (1 + i)^n$$

where F = Growth Factor
 i = Average annual growth rate
 n = Growth period, or 5 years

⁴ Kaku Associates, *Maui Long Range Land Transportation Plan*, October 1997
 Phillip Rowell and Associates

Separate growth factors were calculated for northbound and southbound directions and morning and afternoon peak hours. The growth factor was applied to the northbound and southbound movements along Kahului Beach Road and the eastbound and westbound movements along Kaahumanu Avenue.

Related Projects

The second component in estimating background traffic volumes is traffic resulting from related projects. Related projects are defined as those projects in the immediate vicinity of the study project that would significantly impact traffic in the study area. Related projects are typically projects that are under construction or have been approved for construction, but often includes adjacent vacant parcels that have a high probability of being developed within the design period. Related projects may be development projects or roadway improvements.

The projects that were identified as related projects and the estimated number of peak hour trips generated by each are summarized in [Table 7](#). The locations of these projects are shown on [Figure 4](#). Traffic from these projects was assigned to the appropriate traffic movements at the study intersections.

Table 7 Trip Generation Summary of Related Projects

	Related Project	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
A	Hobron Triangle	55	44	99	41	44	85
B	Maui Beach Hotel	39	32	71	48	35	83
C	Kahului Town Center	473	360	833	668	736	1,404
D	Maui Business Park Phase 2	1,172	471	1,643	2,099	2,585	4,684
E	Lono Street & Kane Street Projects	59	98	157	166	145	311
F	Maui Lani	<u>1,224</u>	<u>1,409</u>	<u>2,633</u>	<u>1,862</u>	<u>1,786</u>	<u>3,648</u>
TOTALS		3,022	2,414	5,436	4,884	5,331	10,215

2012 Background Traffic Projections

2012 background traffic projections were calculated by expanding existing traffic volumes by the appropriate growth rates and then superimposing traffic generated by related projects. The resulting 2012 background peak hour traffic volumes are shown in [Figure 5](#).

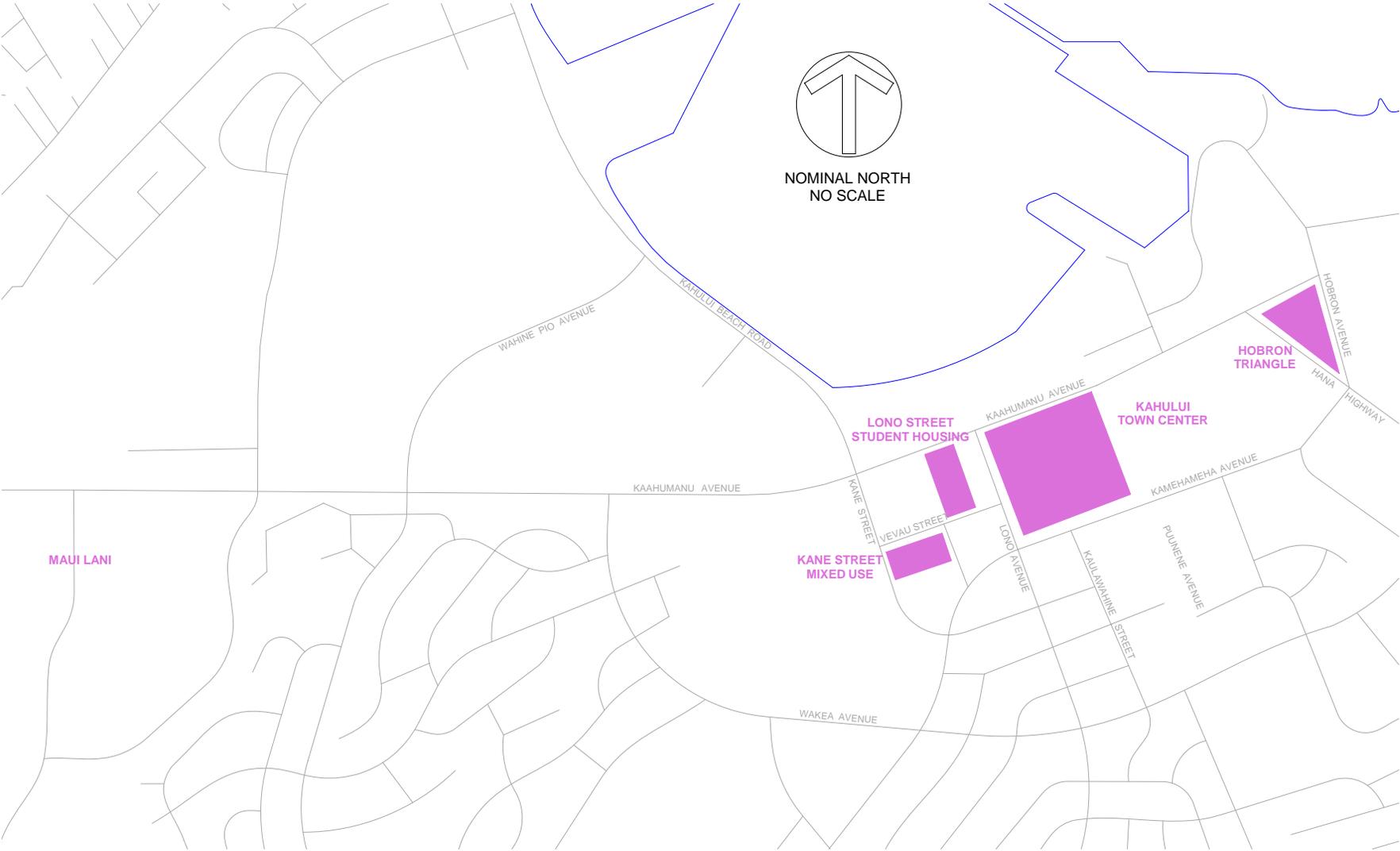


Figure 4
LOCATIONS OF RELATED PROJECTS

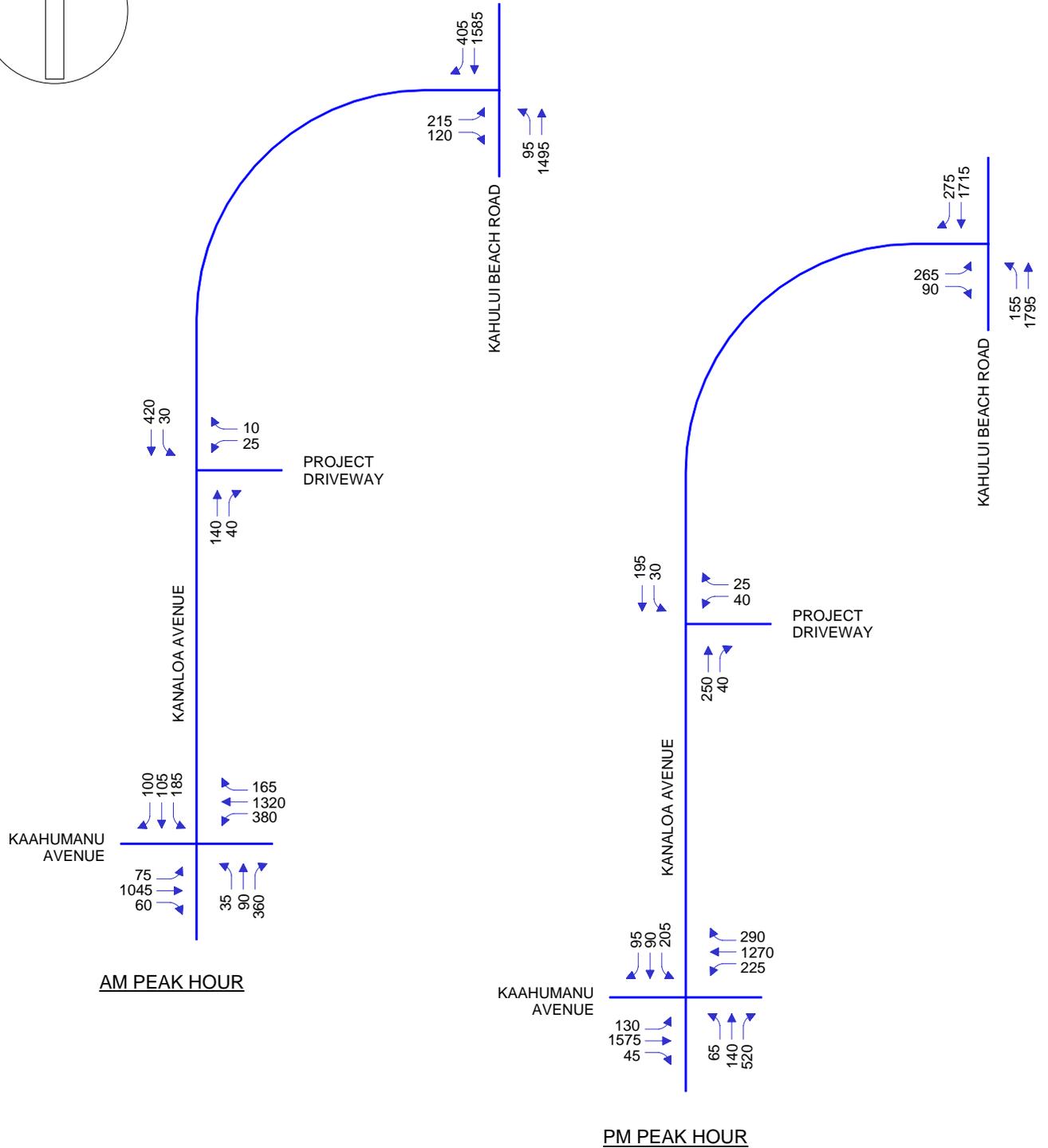
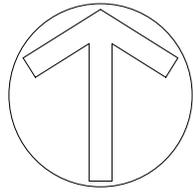


Figure 5
2012 BACKGROUND PEAK HOUR TRAFFIC PROJECTIONS

4. PROJECT-RELATED TRAFFIC CHARACTERISTICS

This chapter discusses the methodology used to identify the traffic-related impacts of the proposed project. Generally, the process involves the determination of weekday peak-hour trips that would be generated by the proposed project, distribution and assignment of these trips on the approach and departure routes, and finally, determination of the levels-of-service at affected intersections and driveways subsequent to implementation of the project. This chapter presents the generation, distribution and assignment of project generated traffic and the background plus project traffic projections. The results of the level-of-service analysis of background plus project conditions is presented in the following chapter.

Project Trip Generation

Future traffic volumes generated by the project were estimated using the procedures described in the *Trip Generation Handbook*⁵ and data provided in *Trip Generation*⁶. This method uses trip generation rates to estimate the number of trips that a proposed project will generate during the morning and afternoon peak hours.

Trip Generation contains no trip generation data for the type of project proposed. In cases when there are no comparable land uses in the references, the *Trip Generation Handbook* recommends that a trip generation study be performed for a comparable land use in the area and that the data used to estimate the trips that the proposed project will generate. In this case, the traffic counts of the YMCA's driveway were used to estimate trip generation rates for the proposed project since the expansion will have similar traffic characteristics of the

⁵ Institute of Transportation Engineers, *Trip Generation Handbook*, Washington, D.C., 1998, p. 7-12

⁶ Institute of Transportation Engineers, *Trip Generation*, Washington, D.C., 1997
Phillip Rowell and Associates

existing YMCA facility.

The calculation of trip generation rates for the exiting YMCA and the trip generation analysis for the proposed expansion is summarized in [Table 8](#). The trips shown are the peak hourly trips generated by the project, which typically coincide with the peak hour of the adjacent street. As shown, the project will generate 225 trips during the morning peak hour, 145 inbound and 80 outbound. During the afternoon peak hour, this phase will generate 140 inbound and 125 outbound trips for a total of 265 trips.

Table 8 Trip Generation Analysis

Period & Direction		Existing Trips			New Trips	
		Trips ⁽¹⁾	Existing SF	Trips per 1,000 SF	New SF	Trips ⁽²⁾
AM	Total	109	17.0	6.412	35.0	225
Peak	Inbound	70		1.000		145
Hour	Outbound	39		0.557		80
PM	Total	128		1.829		265
Peak	Inbound	66		0.943		140
Hour	Outbound	62		0.886		125

Notes:

- (1) Determined from traffic counts at the project driveway.
- (2) Numbers are rounded to nearest five (5).

Trip Distribution and Assignments

The project generated traffic was distributed along the logical approach and departure routes, considering the adjacent land uses, and existing traffic patterns at the study intersection. This distribution plan was then used to assign project generated traffic to the appropriate traffic movements at the study intersections. The resulting peak hour trip assignments are shown in [Figure 6](#).

2012 Background Plus Project Projections

Background plus project traffic conditions are defined as 2012 background traffic conditions plus project related traffic. The incremental difference between background and background plus project is the traffic impact of the project under study.

2012 background plus project traffic volumes with the project were estimated by superimposing the peak hourly traffic generated by the proposed project on the 2012 background peak hour traffic volumes presented in Chapter 3. The traffic projections for 2012 background plus project conditions are shown on [Figure 7](#).

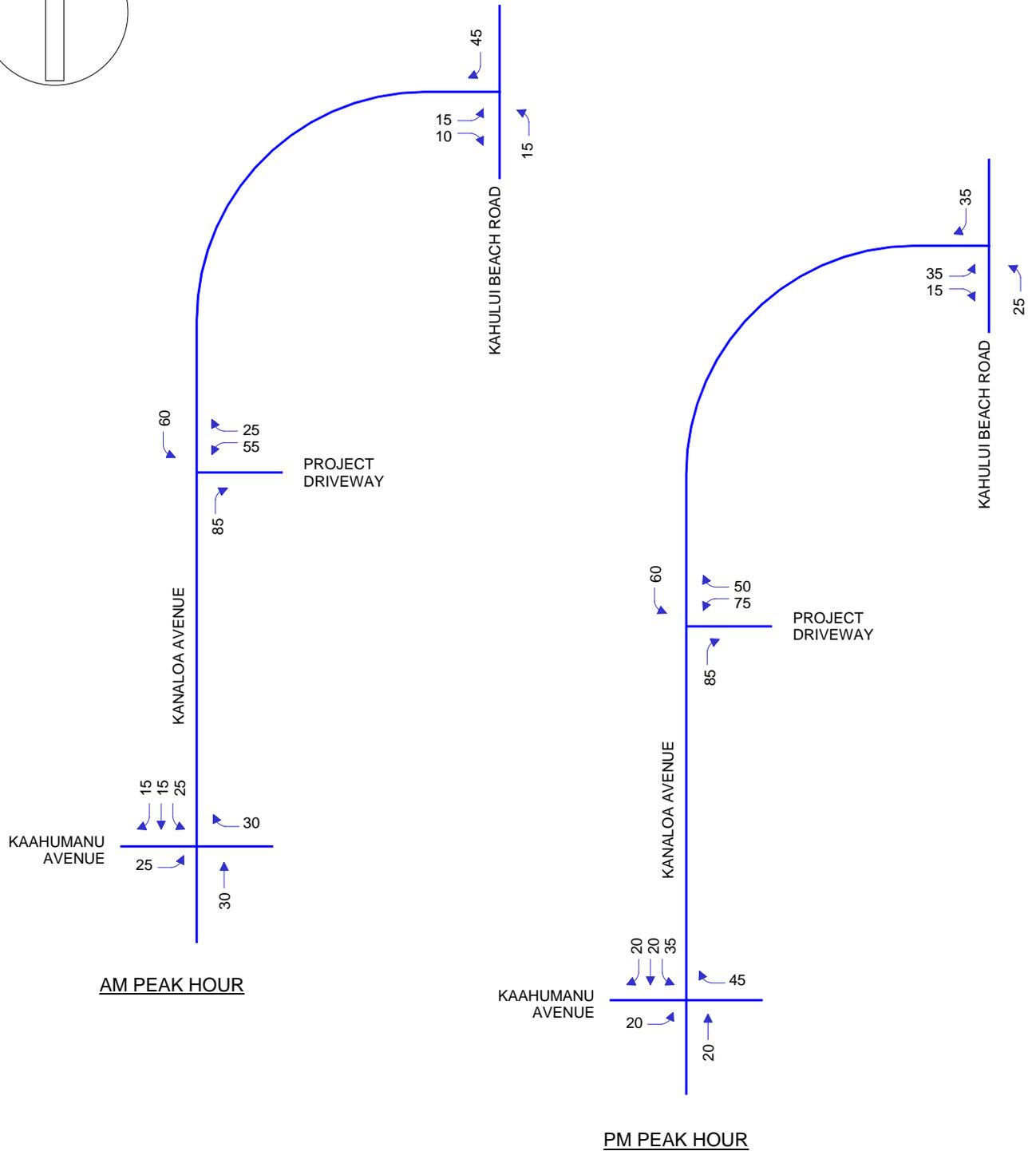
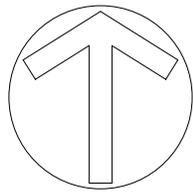


Figure 6
PROJECT TRIP ASSIGNMENTS

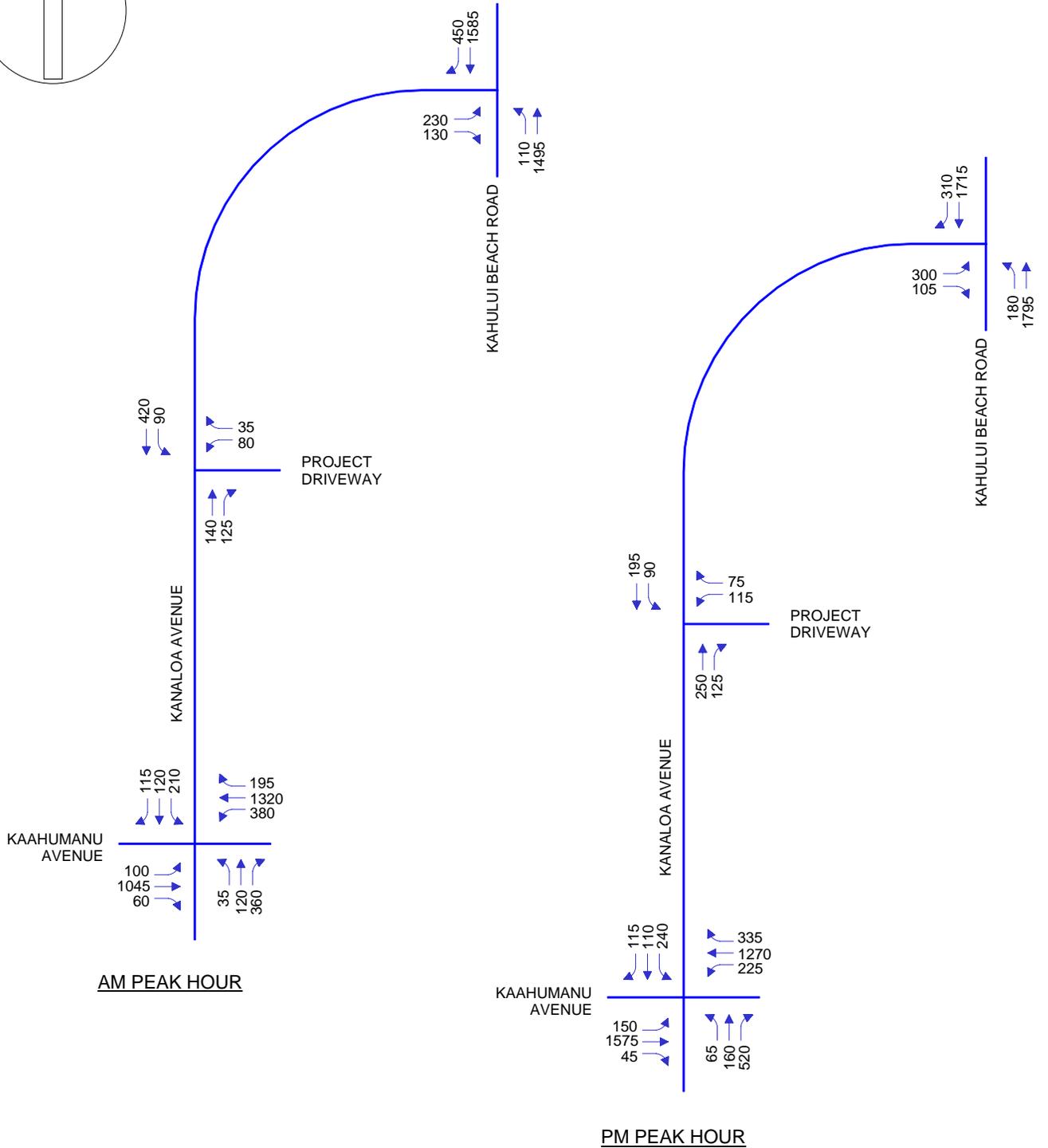
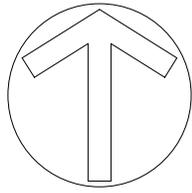


Figure 7
2012 BACKGROUND PLUS PROJECT PEAK HOUR TRAFFIC PROJECTIONS

5. TRAFFIC IMPACT ASSESSMENT

The purpose of this chapter is to summarize the results of the level-of-service analysis of future conditions with the proposed project. This analysis identifies any potential traffic operational deficiencies. If deficiencies are anticipated, mitigation measures are identified and assessed.

The impact of the project was assessed by analyzing the changes in traffic volumes and levels-of-service at the study intersections. Mitigation measures are described in the following chapter.

Changes in Total Intersection Volumes

An analysis of the project's share of 2012 background plus project intersection approach volumes at the study intersections is summarized in [Table 9](#). The table summarizes the project's share of total 2012 peak hour approach volumes at each intersection. Also shown are the percentage of 2012 background plus project traffic that is the result of background growth and traffic generated by related projects. The YMCA driveway was not included in this analysis. As shown, project generated traffic represents approximately 3.5% of the peak hour traffic at the intersection of Kanaloa Avenue at Kaahumanu Avenue and 2.5% of the peak hour traffic at the intersection of Kanaloa Avenue at Kahului Beach Road.

An analysis of the project's pro rata share of the increase of traffic volumes between 2005 and 2012 summarized in [Table 10](#). This table summarizes the growth between 2005 and 2012 and indicates the percentage of growth resulting from background growth and related projects and the percentage growth resulting from project generated traffic. As shown, project generated traffic represents approximately 21% of the traffic growth at the intersection of Kanaloa Avenue at Kaahumanu Avenue and approximately 12% at the intersection of Kanaloa Avenue at Kahului Beach Road. This compares to 79% and 88% of the growth that is the result of background growth and traffic generated by related projects.

Table 9 Analysis of Project’s Share of Total Intersection Approach Volumes ⁽¹⁾

Intersection	Period	Existing	2012 Background	2012 Background Plus Project	Background Growth		Project Traffic	
					Trips	Percent of Total Traffic ⁽²⁾	Trips	Percent of Total Traffic ⁽³⁾
Kanaloa Av at Kaahumanu Av	AM	3430	3920	4060	490	12.1%	140	3.4%
	PM	4040	4650	4810	610	12.7%	160	3.3%
Kanaloa Av at Kahului Beach Rd	AM	3270	3915	4000	645	16.1%	85	2.1%
	PM	3505	4295	4405	790	17.9%	110	2.5%

Notes:

- (1) Volumes shown are total intersection approach volumes or projections.
- (2) Percentage of total 2012 background plus project traffic.

Table 10 Analysis of Project’s Pro Rata Share of Intersection Traffic Growth ⁽¹⁾

Intersection	Period	Existing	2012 Background	Background Plus Project	Background Growth ⁽²⁾		Project Trips ⁽³⁾	
					Volume	% of 2005 to 2012 Growth	Volume ⁽⁴⁾	% of 2005 to 2012 Growth
Kanaloa Av at Kaahumanu Av	AM	3430	3920	4060	490	77.8%	140	22.2%
	PM	4040	4650	4810	610	79.2%	160	20.8%
Kanaloa Av at Kahului Beach Rd	AM	3270	3915	4000	645	88.4%	85	11.6%
	PM	3505	4295	4405	790	87.8%	110	12.2%

Notes:

- (1) Volumes shown are total intersection approach volumes or projections.
- (2) Background versus existing.
- (3) Background plus project versus background.
- (4) Project generated traffic

Methodology for Level-of-Service Analysis

1. As previously noted, State Department of Transportation (Honolulu) has requested the Synchro software package be used to performed level-of-service analyses. Accordingly, Synchro 6 was used to analyze the signalized intersections. The Highway Capacity Software was used to analyze the unsignalized intersections. Both software packages are based on the *Highway Capacity Manual*.
2. Neither Synchro nor the Highway Capacity Software results report a volume-to-capacity ratio for unsignalized intersections or results for the overall unsignalized intersection.
3. We have used the Institute of Transportation Engineers standard that a Level-of-Service D is the minimum acceptable level-of-service and that the criteria is applicable to the overall intersection and the major movements on the major roadways rather than each controlled lane group. If project generated traffic causes the level-of-service to drop below Level-of-Service D, then mitigation should be provided to improve the level-of-service to Level-of-Service C or better. Minor movements, such a left turns and side street approaches may operate at Level-of-Service E for short periods. “Although this level is generally considered undesirable for a signalized intersection, Level-of-Service E is sometimes tolerated for minor movements such as left turns when there are no feasible mitigating measures or if it helps maintain the main through movements at acceptable levels-of-service.”⁷

⁷ M&E Pacific, Inc. *Traffic Impact Analysis Report for Lihue Civic Center Master Plan*, October 2005, p. 25

4. As the *Highway Capacity Manual* defines level-of-service by delay, we have used the same definitions.

Results of Level-of-Service Analysis

The level-of-service analysis for 2012 conditions was performed using the following assumptions:

1. All intersection configurations are the same as existing.
2. Level-of-Service D is the minimum level-of-service acceptable. Minor movements, such as left turns and side street approaches may operate at Level-of-Service E or F so that the major movements operate at Level-of-Service D, or better.

Signalized Intersections

The results of the level-of-service analysis for the signalized intersection is shown in Tables [11](#) and [12](#). Shown in the table are volume-to-capacity ratio, control delay per vehicle and Levels-of-Service for each lane group and the overall intersection.

Kanaloa Avenue at Kaahumanu Avenue

During the morning peak hour all movements will operate at Level-of-Service D without and with the project. During the afternoon peak hour, the eastbound and westbound left turns and the northbound and southbound approaches will operate at Level-of-Service E, without and with project generated traffic. However, the volume-to-capacity ratios all indicate Level-of-Service C, or better. This implies that the long delays and therefore the low levels-of-service are a function of the traffic signal timing rather than insufficient lane capacity. Additional lanes would result in shorter delays or a higher level-of-service.

Kanaloa Avenue at Kahului Beach Road

All movements will operate at Level-of-Service D or better, without and with project generated traffic during both peak periods.

Table 11 2012 Levels-of-Service - Kanaloa Avenue at Kaahumanu Avenue

Intersection and Movement	Without Project			With Project			Change	
	V/C	Delay ¹	LOS ²	V/C	Delay	LOS	V/C	Delay
AM Peak Hour	0.77	40.7	D	0.80	42.6	D	0.03	1.9
Eastbound Left	0.57	48.2	D	0.68	53.7	D	0.11	5.5
Eastbound Thru	0.90	39.1	D	0.90	39.1	D	0.00	0.0
Eastbound Right	0.04	20.8	C	0.04	20.8	C	0.00	0.0
Westbound Left	0.80	48.8	D	0.81	49.1	D	0.01	0.3
Westbound Thru	0.96	41.2	D	0.98	45.8	D	0.02	4.6
Westbound Right	0.11	17.8	B	0.13	17.8	B	0.02	0.0
Northbound Left	0.13	35.6	D	0.13	35.7	D	0.00	0.1
Northbound Left	0.32	38.5	D	0.42	40.9	D	0.10	2.4
Northbound Right	0.59	47.2	D	0.61	48.0	D	0.02	0.8
Southbound Left	0.55	45.0	D	0.63	48.4	D	0.08	3.4
Southbound Thru	0.56	45.1	D	0.64	48.6	D	0.08	3.5
Southbound Right	0.07	34.8	C	0.08	35.1	D	0.01	0.3
PM Peak Hour	0.81	34.7	C	0.85	36.1	D	0.04	1.4
Eastbound Left	0.71	69.0	E	0.77	73.2	E	0.06	4.2
Eastbound Thru	0.94	40.8	D	0.94	40.8	D	0.00	0.0
Eastbound Right	0.03	0.0	A	0.03	0.0	A	0.00	0.0
Westbound Left	0.77	71.2	E	0.77	71.2	E	0.00	0.0
Westbound Thru	0.79	30.7	C	0.80	31.8	C	0.01	1.1
Westbound Right	0.20	0.3	A	0.23	0.3	A	0.03	0.0
Northbound Left	0.32	57.6	E	0.32	57.6	E	0.00	0.0
Northbound Thru	0.65	69.3	E	0.74	75.9	E	0.09	6.6
Northbound Right	0.36	0.6	A	0.36	0.6	A	0.00	0.0
Southbound Left	0.63	65.5	E	0.74	73.3	E	0.11	7.8
Southbound Thru	0.64	66.0	E	0.76	74.2	E	0.12	8.2
Southbound Right	0.07	0.1	A	0.08	0.1	A	0.01	0.0

NOTES:

(1) Delay in seconds per vehicle.

(2) LOS denotes Level-of-Service calculated using the operations method described in *Highway Capacity Manual*. Level-of-Service is based on delay.

Table 12 2012 Levels-of-Service - Kanaloa Avenue at Kahului Beach Road

Intersection and Movement	Without Project			With Project			Change	
	V/C	Delay ¹	LOS ²	V/C	Delay	LOS	V/C	Delay
AM Peak Hour	0.80	14.3	B	0.82	15.4	B	0.02	1.1
Eastbound Left	0.68	34.9	C	0.69	34.9	C	0.01	0.0
Eastbound Right	0.08	26.1	C	0.09	26.1	C	0.01	0.0
Northbound Left	0.45	14.3	B	0.51	15.6	B	0.06	1.3
Northbound Thru	0.65	7.7	A	0.66	8.2	A	0.01	0.5
Southbound Thru	0.84	18.2	B	0.86	19.9	B	0.02	1.7
Southbound Right	0.28	9.2	A	0.32	10.1	B	0.04	0.9
PM Peak Hour	0.91	19.5	B	0.93	21.9	C	0.02	2.4
Eastbound Left	0.77	38.3	D	0.87	43.3	D	0.10	5.0
Eastbound Right	0.06	24.5	C	0.07	24.5	C	0.01	0.0
Northbound Left	0.72	28.3	C	0.85	45.9	D	0.13	17.6
Northbound Thru	0.80	11.4	B	0.81	12.3	B	0.01	0.9
Southbound Thru	0.95	27.0	C	0.98	29.4	C	0.03	2.4
Southbound Right	0.19	0.3	A	0.21	0.3	A	0.02	0.0

NOTES:

(1) Delay in seconds per vehicle.

(2) LOS denotes Level-of-Service calculated using the operations method described in *Highway Capacity Manual*. Level-of-Service is based on delay.

Project Driveway

The results of the level-of-service analysis for unsignalized intersections are summarized in [Table 13](#). Shown are the average vehicle delays and levels-of-service for each controlled lane group or traffic movement. Volume-to-capacity ratios are not calculated for unsignalized intersections. All movements will operate at Level-of-Service C, or better

Table 13 2012 Levels-of-Service - Project Driveway

Intersection and Movement	AM Peak Hour				PM Peak Hour			
	Without Project		With Project		Without Project		With Project	
	Delay ¹	LOS ²	Delay	LOS	Delay	LOS	Delay	LOS
Southbound Left	7.7	A	8.0	A	8.0	A	8.4	A
Westbound Left & Right	12.0	B	15.4	C	11.6	B	16.2	C

NOTES:

(1) Delay is average vehicle delay per vehicle in seconds.

(2) LOS denotes Level-of-Service calculated using the operations method described in *Highway Capacity Manual*. Level-of-Service is base on average vehicle delay for unsignalized intersections.

Mitigation

No mitigation is recommended. All movements at the intersection of Kanaloa Avenue at Kahului Beach Road will operate at Level-of-Service D, or better, during both peak periods. All movements at the intersection of Kanaloa Avenue at Kaahumanu Avenue will operate at Level-of-Service D, or better, during the morning peak hour. During the afternoon peak hour, the eastbound and westbound left turns and the northbound and southbound approaches will operate at Level-of-Service E. However, the volume-to-capacity ratios of all these movements indicate Level-of-Service C, or better, which means that the low level-of-service is a function of the traffic signal timing.

Recommendations

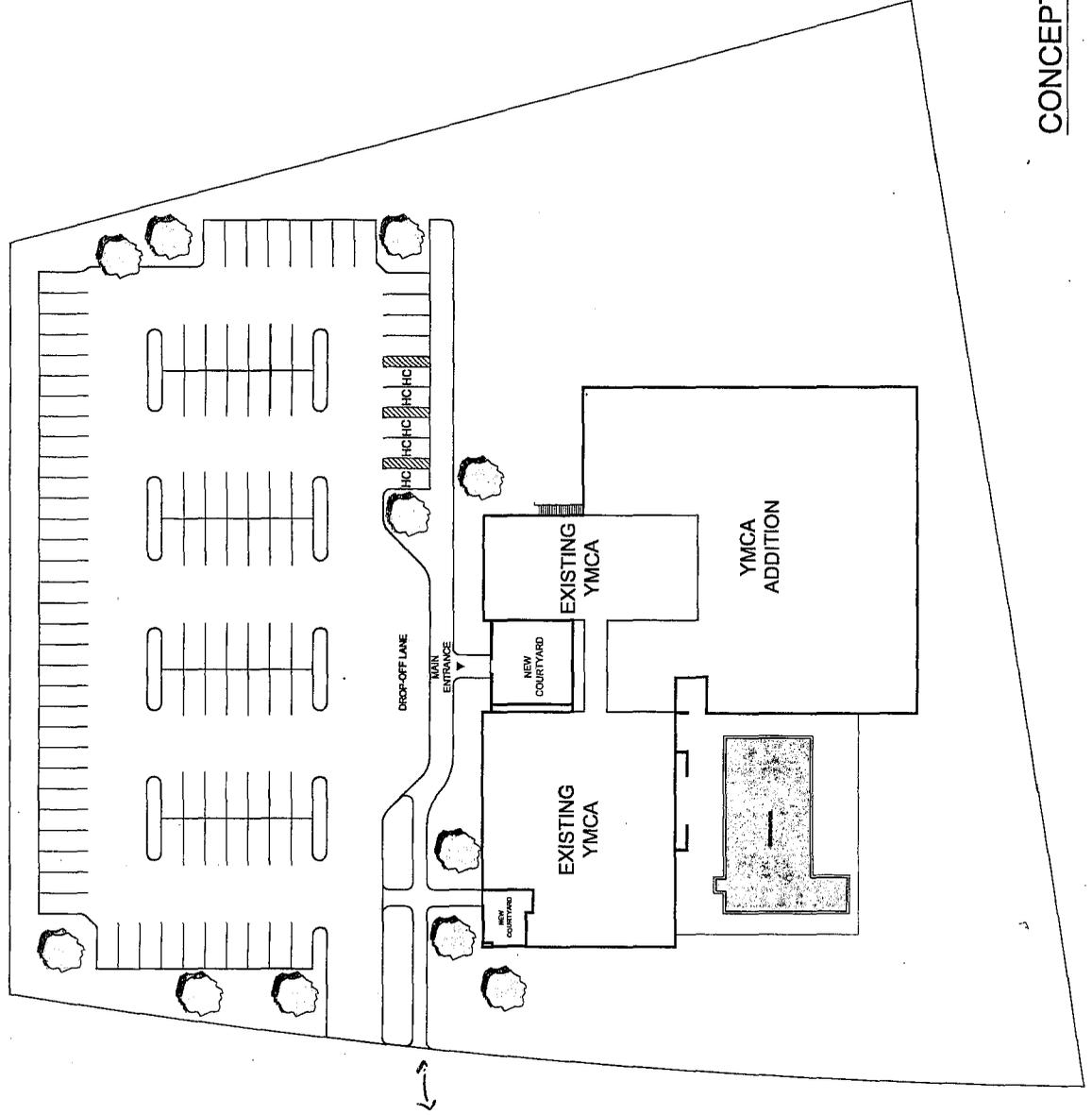
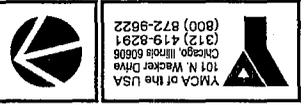
1. The capacity of the parking lot will be increased from approximately 85 spaces to 115 spaces. It is recommended that an additional driveway be provided to accommodate these additional spaces.
2. Parking spaces should not be located immediately off Kanaloa Avenue. The first parking space should be at least three car lengths (approximately 75 feet) from the edge of the roadway pavement to allow space for vehicles to wait and not cause backups onto Kanaloa Avenue.

APPENDIX A

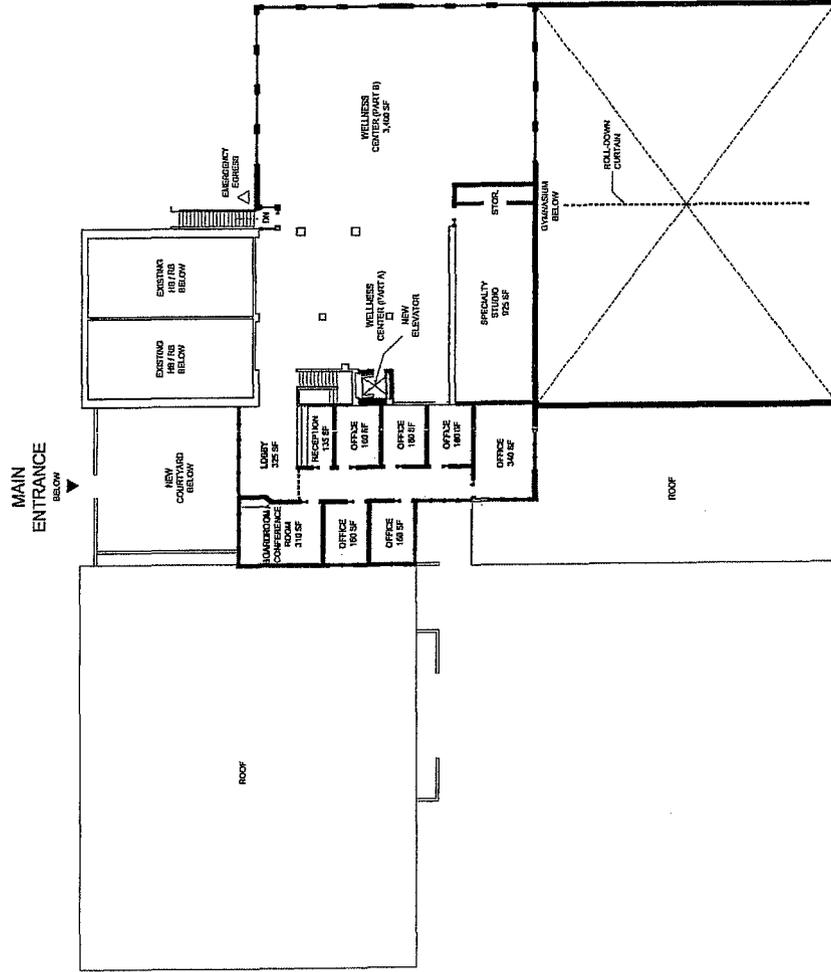
CONCEPT PLANS OF PROJECT

CONCEPTUAL YMCA
 FILE NAME: CP1-1515-Kahului.HI-11Jan02.dwg
 SCALE: 1" = 50'-0"

MAUI FAMILY YMCA
 Kahului, Hawaii

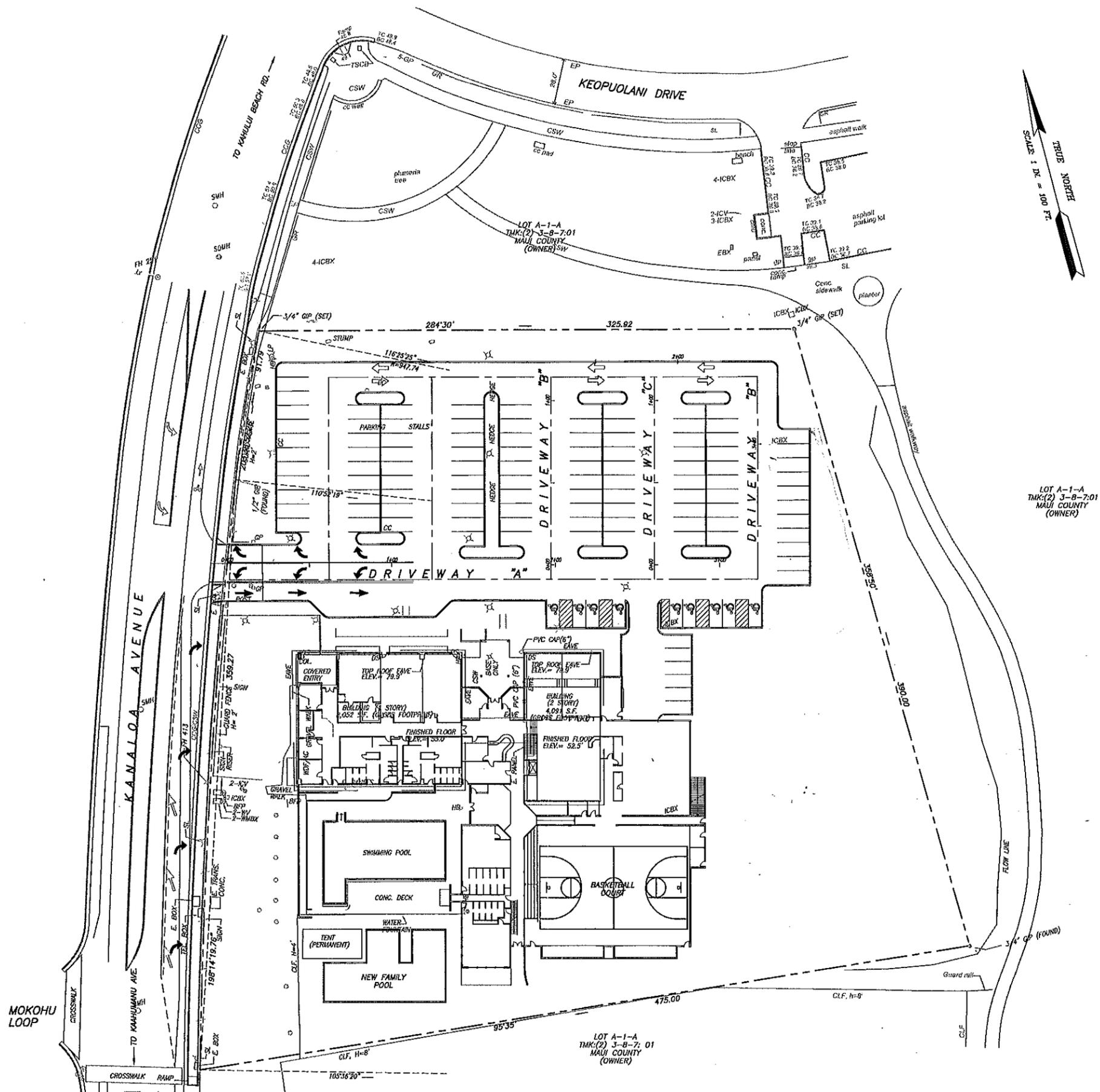


CONCEPTUAL SITE PLAN



CONCEPTUAL FLOOR PLAN

APPENDIX F:
Parking Lot/Traffic Site Plan



SITE PLAN
SCALE: 1 IN. = 30 FT.

OTOMO
ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
305 S. HIGH STREET, ST. 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. CERTIFICATION OF CONSTRUCTION IS BEING ISSUED UNDER SECTION 10-110-3 OF THE HAWAII ENGINEERING RULES PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

SIGNATURE _____ DATE _____
WITH THE SIGNATURE SHALL CHECK AND VERIFY ALL DATA AND AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

TRUE NORTH
SCALE: 1 IN. = 100 FT.

MAUI FAMILY YMCA
T.M.K.: (2) 3-8-7: 01 (PORTION)
OWA AND KALUA, WAILUKU, MAUI, HAWAII
SITE PLAN

REVISION	DATE	NOTE
▲		
▲		
▲		
▲		
▲		

DESIGNED BY: S.A.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2007-04
DRAWING NAME: SITE-00
DATE: 3-7-07

SHEET NO.
2
OF SHEETS

APPENDIX G:
Chapter 19.27, Maui County Code

Chapter 19.27 MAUI CENTRAL PARK DISTRICT19.27.010 Purpose and intent.19.27.020 Maui central park district—establishment.**19.27.010 Purpose and intent.**

The intent of the Maui central park district is to provide for the planning and development of educational, recreational and cultural facilities in a setting of a regional park as defined in the Maui central park master plan, with primary emphasis on providing facilities for use by the general public. This master plan serves as a development guide to land use and siting within the Maui central park district and is subject to amendment in the future in response to community concerns and development constraints. Mention and graphic identification of specific uses or organizations are deemed to be exemplary of the type of use which is compatible with a location within the district. Improvements which are constructed may be enhanced with related amenities such as lakes, ponds, and landscaped features. (Ord. 2031 § 4, 1991; Ord. 1595 § 1 (part), 1986)

19.27.020 Maui central park district—establishment.

- A. The district located in the Wailuku-Kahului area generally defined as being bordered by Kaahumanu Avenue, Kanaloa Avenue, Kahului Beach Road, and Maui Community College, is established as the Maui central park district.
- B. Permitted Uses. Within the Maui central park district, the following uses shall be permitted:
1. Principal Uses:
 - a. Zoos and botanical gardens;
 - b. Cultural and performing arts centers;
 - c. Parks and playgrounds;
 - d. Maintenance areas; and
 - e. Recreational, educational and community facilities for public or eleemosynary organizations.
 2. Accessory Uses. Uses that are incidental or subordinate to, or which occur customarily in conjunction with, a permitted principal use, including, but not limited to, the following:
 - a. Restaurant and gift shop uses for cultural and performing arts centers and zoos and botanical gardens;
 - b. Comfort stations;
 - c. Gymnasiums;
 - d. Historic buildings, structures, or sites or areas of scenic interest;
 - e. Luaus, carnivals, bazaars, and fairs that are special events and temporary in nature. For purposes of this section, "temporary" means no more than ten days in a one-year period;
 - f. Maintenance and storage structures;
 - g. Off-street parking and loading;
 - h. Park furniture;
 - i. Pavilions;
 - j. Play and outdoor exercise equipment; and
 - k. Skating, including skateboard facilities.
- C. Development Standards. Development standards for the Maui central park district shall be:
1. Minimum lot area, one acre;
 2. Minimum lot width, one hundred feet; and
 3. Minimum building setback:
 - a. Front yard, twenty-five feet,
 - b. Side yard, ten feet for one-story buildings and fifteen feet for two-story buildings,
 - c. Rear yard, ten feet for one-story buildings and fifteen feet for two-story buildings;
 4. Maximum building height, two stories not to exceed thirty-five feet. (Ord. 3409 § 1, 2006; Ord. 1595 § 1 (part), 1986)

LIST OF OWNERS/LESSEES WITHIN
500 FEET OF SUBJECT PROPERTY

TMK	OWNER	C/O	ADDRESS	CSZ
238072001	TAGORDA, ORLANDO A		255 MIKOHU LP	KAHULUI HI 96732 0000
238072002	CADIZ,PETER NATIVIDAD		265 MIKOHU LOOP	KAHULUI HI 96732
238072003	TSUHA JAMES H/ROSALINE K		273 MIKOHU LP	KAHULUI HI 96732 0000
238072004	CRISOLOGO,ANTHONY		104 KAHIAPO PL	HAIKU HI 96708
238072005	FUERTES,STEVEN SAM		287 MIKOHU LP	KAHULUI HI 96732
238072006	DEL ROSARIO JAMINEL/NONA		291 MIKOHU LP	KAHULUI HI 96732 0000
238072007	DEL ROSARIO, JAMINEL T/NONA		291 MIKOHU LP	KAHULUI HI 96732 0000
238072035	NAKAMURA,HAROLD K TRUST	NAKAMURA,HAROLD K TRS	298 MOHALU ST	KAHULUI HI 96732
238072036	AGUINALDO,HARRY		292 MOHALU ST	KAHULUI HI 96732
238072037	ENDO,SHIRO QUALIFIED DOMESTIC REV TRUST	ENDO,SHIRO/TADAKO	282 MOHALU ST	KAHULUI HI 96732 0000
238072038	KWOCK,GORDON K T F		274 MOHALU ST	KAHULUI HI 96732 0000
238072039	GUZMAN,JULIET		268 MOHALU ST	KAHULUI HI 96732
238072040	ALVAREZ DENNIS/LYNNE L		264 MOHALU ST	KAHULUI HI 96732 0000
238072041	LUCAS,PEDRITO SIMEON ANCHETA		256 MOHALU ST	KAHULUI HI 96732
238072042	AHEONG,JONATHAN A		252 MOHALU ST	KAHULUI HI 96732
238072043	BROWN WILFRED P/PRISCILLA K		PO BOX 130	WAILUKU HI 96793 0000
238072044	MONTENEGRO,DANILO BITUN ETAL		257 MOHALU ST	KAHULUI HI 96732 0000
238072045	CORTEZ,DONNIE R		265 MOHALU ST	KAHULUI HI 96732
238072046	LLOYD,JOHN E JR		275 MOHALU ST	KAHULUI HI 96732
238072047	LUCAS PETER A/MARCELINA L		283 MOHALU PL	KAHULUI HI 96732 0000
238072048	IIDA HAROLD S/DEBORAH E		291 MOHALU ST	KAHULUI HI 96732 0000
238072051	ROSALIN, JOSE L ETAL		281 MOIKE PL	KAHULUI HI 96732 0000
238072052	CAYETANO,JAIME MOLINA	CAYETANO,JAIME/ROSALINDA	288 MOIKE PL	KAHULUI HI 96732 0000
238072053	PASCALI RAYMOND/MIEKO		280 MOIKE PL	KAHULUI HI 96732 0000
238072066	AKINA THOMAS/RENE Q		300 MIKOHU LP	KAHULUI HI 96732 0000
238072067	AGUSTIN,ZAMUEL F		294 MIKOHU LOOP	KAHULUI HI 96732 0000
238072068	MANLANSING, RAFAEL P/PERLITA		286 MIKOHU LP	KAHULUI HI 96732 0000

