

ALAN M. ARAKAWA
MAYOR



200 South High Street
Wailuku, Maui, Hawaii USA 96793-2155
Telephone (808) 270-7855
Fax (808) 270-7870
e-mail: mayors.office@mauicounty.gov

OFFICE OF THE MAYOR
COUNTY OF MAUI

April 25, 2011

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

Dear Mr. Hooser:

Subject: Draft Environmental Assessment for
Easter Seals Hawai'i - Maui Center for Disability Services
Wailuku District, Maui, Hawaii; TMK (2) 3-8-052:009

The County of Maui, Office of the Mayor, Community Development Block Grant (CDBG) Program Office has reviewed the Draft Environmental Assessment for the subject project, and anticipates a Finding of No Significant Impact determination.

Please publish notice in the next available OEQC Environmental Notice (May 8, 2011).

We have enclosed a completed OEQC Publication Form and one (1) copy of the document in pdf format on a CD; and one (1) hardcopy of the Draft EA.

Should you have any questions, please contact Ms. Hannah Matsumoto, CDBG Program Specialist at (808) 270-7213 or email hannah.matsumoto@co.maui.hi.us or Mr. Dean Frampton of Frampton & Ward, LLC (consultant) at (808) 249-2224 or email dean@fwmaui.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan M. Arakawa", with a long horizontal flourish extending to the right.

ALAN M. ARAKAWA
Mayor

Enclosures

cc: Hannah Matsumto, CDBG
Dean Frampton, Frampton & Ward, LLC

Draft Environmental Assessment

EASTER SEALS HAWAII ***Maui Center for Disability Services***

155 South Wakea Avenue
Kahului Maui Hawaii
Tax Map Key: (II) 3-8-052:009

April 2011

County of Maui
Community Development Block Grant Program Office
200 South High Street
Wailuku Hi 96793

EASTER SEALS HAWAII
Maui Center for Disability Services

SUBJECT PROPERTY

155 South Wakea Avenue
Kahului Maui Hawaii
Tax Map Key: (II) 3-8-052:009

APPLICANT

Mr. John Howell, President & CEO
Easter Seals Hawai'i
710 Green Street
Honolulu Hi 96813
808 536 1015

APPROVING AGENCY

County of Maui
Community Development Block Grant Program Office
200 South High Street
Wailuku Hi 96793
808 270 7213

ENVIRONMENTAL ASSESSMENT "TRIGGER"

~ Use of County Funding ~
Prepared In Accordance with
Chapter 343, HRS &
Title 11 - Chapter 200 - Dept. of Health - HAR

ARCHITECT

Mr. Steve Marlette, AIA
MC Architects
1044 Nuuanu Avenue
Honolulu Hi 96817

CONSULTANTS

Frampton & Ward, LLC
2073 Wells Street # 101
Wailuku Hi 96793
808 249 2224

INDEX

SUMMARY	1
CHAPTER 1 - PROPOSED PROJECT.....	1
1.1 Subject Property.....	1
1.2 Project Background & Need.....	5
1.3 Proposed Renovations.....	5
1.4 Environmental Review & Permits Required.....	7
1.5 Public Review.....	9
1.6 Anticipated FONSI.....	9
CHAPTER 2 - PHYSICAL ENVIRONMENT & ANTICIPATED IMPACTS.....	11
2.1 Surrounding Land Uses.....	11
2.2 Climate.....	11
2.3 Topography and Soils.....	12
2.4 Archaeological, Historical & Cultural Resources.....	13
2.5 Flora & Fauna.....	16
2.6 Flood Hazard.....	16
2.7 Air Quality.....	17
2.8 Ambient Noise Levels.....	17
2.9 Scenic & Open Space Resources.....	18
CHAPTER 3 - SOCIO-ECONOMIC FACTORS & ANTICIPATED IMPACTS.....	20
3.1 Population & Economy.....	20
CHAPTER 4 -EXISTING INFRASTRUCTURE SYSTEMS & ANTICIPATED IMPACTS.....	21
4.1 Roadway Systems.....	21
4.2 Water Systems.....	21
4.3 Wastewater Systems.....	22
4.4 Drainage Systems.....	23
4.5 Public Utilities.....	23
CHAPTER 5 - PUBLIC SERVICES & ANTICIPATED IMPACTS.....	24
5.1 Police, Fire & Medical Services.....	24
5.2 Solid Waste.....	24
5.3 Educational & Recreational Facilities.....	25
CHAPTER 6 - PLANS, POLICIES & CONTROLS.....	26
6.1 State Land Use District.....	26
6.2 Maui County Zoning.....	26
6.3 Wailuku / Kahului Community Plan.....	26
6.4 Special Management Area.....	27
6.5 Significance Criteria & Determination.....	29
CHAPTER 7 - MEASURES TO MITIGATE POTENTIAL IMPACTS.....	31
CHAPTER 8 - ALTERNATIVES TO THE PROPOSED ACTION.....	32
8.1 No Action & Deferred Action Alternatives.....	32
8.2 Site Design & Location Alternative.....	32
CHAPTER 9 - IRREVERSIBLE & IRRETRIEVALBE COMMITMENT OF RESOURCES.....	33
REFERENCES	

LIST OF FIGURES

1 LOCATION MAP - AERIAL IMAGE..... 2
2 LOCATION MAP - USGS MAP..... 3
3 SITE PLAN - SUBJECT PROPERTY..... 4
4 RENOVATION PLAN - ADULT DAY HEALTH CENTER..... 6
5 RENOVATION PLAN - DORMITORY..... 8

LIST OF APPENDICES

"A" PROJECT PHOTOS
**"B" AGENCY COMMENTS RECEIVED DURING THE DRAFT EA PROCESS &
RESPONSE LETTERS TO SUBSTANTIVE COMMENTS**
"C" ARCHAEOLOGICAL MONITORING PLAN
"D" FLOOD & ZONING CONFIRMATION FORM & FIRM MAP

SUMMARY

Easter Seals of Hawai'i (ESH) is proposing a renovation project on lands it recently purchased at 155 South Wakea Avenue, in Kahului, Maui. ESH purchased the property from Maui Land & Pineapple in 2010 intending to establish a new ESH Maui facility designed to provide programs and services for clients with developmental disabilities and special needs. ESH intends to renovate and modernize two existing buildings formerly occupied as: a) children's day care facility and; b) dormitory for seasonal workers. The subject property is zoned "M-2, Heavy Industrial" and is located within a highly developed region of Kahului. Existing uses of the property will generally be maintained, with the dormitory converted to offices and transitional housing facility for program participants. The new facility will be consistent with the property's zoning and will not constitute an intensification of land use. As part of the project site's original development, lands underlying the project site were significantly altered. Nevertheless, due to the prevalent sand soils underlying the project site, archaeological monitoring has been recommended and will be employed during all ground altering activities and excavation to ensure adverse impacts to archaeological resources are avoided. No other adverse impacts as a result of the project are anticipated.

CHAPTER 1 - PROPOSED PROJECT

1.1 Subject Property

The subject property is approximately 1.689 acres in size and is located at the corner of South Wakea Avenue and Kea Street in Kahului. See Figure 1 & Figure 2. The property was previously owned by Maui Land & Pineapple Company (ML&P) and includes two (2) existing buildings. See Figure 3. Building 1 is a single -story facility approximately 3,429 square feet (sf) in size and was constructed in 1982 . This building was previously utilized as a preschool for children of ML&P employees and more formerly, a preschool operated by Kamehameha Schools Maui. Building 2 is a 10,500 sf two-story metal building built in 1991 and formerly used by ML&P as a dormitory for seasonal workers. Photos of the project site are included as **Appendix "A"** of this document.

Land use entitlements for subject property are as follows:

-State Land Use District:	"Urban"
-Wailuku/Kahului Community Plan:	"Heavy Industrial"
-Maui County Zoning District:	"M-2, Heavy Industrial District"
-Other:	"Special Management Area"



Source: Commercial Properties of Maui

Easter Seals Hawaii

Maui Center for Disability Services

Aerial View

FIGURE 1



Source: SCS

Easter Seals Hawaii

Maui Center for Disability Services

USGS Map

FIGURE 2

1.2 Project Background & Need

Easter Seals Maui is a non-profit organization and is part of the larger Easter Seals National Network of affiliates and is the largest provider of inclusive child, adult and senior services in the United States.

Locally, ESH has been providing support services to infants, children and adults with disabilities and other special needs, as well as support for their families since 1946. ESH currently operates out of office spaces at the J. Walter Cameron Center in Wailuku. The new Wakea facility will expand ESH's ability and capacity to serve clients and their families challenged by developmental disabilities such as Down Syndrome, cerebral palsy, muscular dystrophy, autism and sensory impairments.

ESH will improve its services for adults and seniors with developmental disabilities. The new facility will assist in providing comprehensive, quality services designed to meet individual needs. Service providers will include physical therapists, teachers, care coordinators, social workers, direct support workers as well as other health and human service providers. Further, the renovated dormitory, including individual studios and apartments, will allow for onsite, coordinated care by a full service team of providers. The living units will serve as transitional housing for adults with disabilities. The dormitory and associated care facilities will aim to optimize individual development in order to maximize, the greatest extent possible, the functional capabilities of each adult so that the individual may achieve the highest possible level of functional capabilities and independence. The newly renovated facility will also support an expanded youth program for special needs teens and an assisted work learning program.

1.3 Proposed Renovations

The proposed project will be constructed in two (2) phases. Phase I will include renovations of the existing preschool (Building 1) and construction of a new approximately 2,400 sf single-story addition and an outdoor eating / courtyard area. Refer to Figure 4. Once refurbished, Building 1 will be used as an adult day health center including classroom space, a computer lab, a game room, kitchen and training area.

Phase II will include facade renovations and modernization of Building 2, including construction of an elevator designed for accessibility purposes and in accordance with ADA requirements. The first floor of Building 2 will be utilized for office space, a training room and program and activity space. Refer to Figure 5. The second floor will offer eight (8) studio and one-bedroom apartments that will serve as transitional housing for program participants.

In addition to renovating the adult day health and dormitory building, the project will also include minor drainage improvements, a new lighting plan (designed in accordance with the Maui County Code 20.35 OUTDOOR LIGHTING ordinance), parking improvements (in accordance with Maui County Code 19.36A OFF STREET PARKING & LOADING ordinance), landscaping improvements (including use of Native Hawaiian plantings) and general aesthetic site improvements.

The total estimated project cost is estimated to be approximately \$2.8 million and anticipated to take approximately 6-12 months to complete.

1.4 Environmental Review & Permits Required

The renovation project is expected to utilize federal funds from the United States Department of Housing and Urban Development (HUD) which would be disbursed by the County of Maui's, Community Development Block Grant (CDBG) Program Office. The project will also seek funding from the State of Hawaii Grant-In-Aid program as well as funds from private donors.

Use of HUD funding administered by CDBG would trigger the need for both federal and state environmental assessments. As such, this environmental assessment (EA) is being processed in accordance with Chapter 343, Hawaii Revised Statutes and Hawaii Administrative Rules, Title 11, Chapter 200. In this process, the County of Maui, CDBG Program Office will act as the Accepting Authority. Further, a federal EA will also be prepared separately in accordance with the National Environmental Policy Act (NEPA) and under the provision of HUD regulations established in 24 CFR Part 58. Finally, it is also noted that the federal funding requires the project undergo a Section 106 Review process in accordance with the requirements of the National Historic Preservation Act (NHPA).

Prior to construction, in addition to the reviews noted above, the project will also require a Special Management Area Use Permit from the Maui Planning Commission as well as Building Permit approval from the County of Maui.

1.5 Public Review

The following agencies were consulted during the preparation of the Draft EA:

Federal

- Environmental Protection Agency
- National Resources Conservation Service
- U.S. Army Corps of Engineers
- US Fish & Wildlife
- Department of Housing & Urban Development

State

- Department of Health - Oahu
- Department of Health - Maui District of Environmental Health
- Office of Hawaiian Affairs
- State Historic Preservation Division

County

- Department of Environmental Management
- Department of Housing
- Department of Planning
- Department of Public Works
- Department of Water Supply
- Maui Police Department
- Maui Fire Department

Other

- Alu Like, Inc.
- Maui Electric Company, Ltd.
- Maui / Lanai Islands Burial Council

Copies of agency comments received during the draft environmental assessment early consultation review process, including responses to substantive comments, are included as **Appendix "B"** of this document.

1.6 Anticipated FONSI

The proposed project represents the continuation of an established day care and dormitory facility located within Kahului's urban core. The project is consistent with existing entitlements and

surrounding land uses. Adverse impacts to the subject property and surrounding environment are not anticipated as a result of the proposed undertaking. As such, a *Finding of No Significant Impact* (FONSI) is anticipated.

CHAPTER 2 - PHYSICAL ENVIRONMENT & ANTICIPATED IMPACTS

2.1 Surrounding Land Uses

Existing Conditions

The subject property is located in Kahului, Maui's principal center for business and commerce and the environmental setting is reflective of urbanized land uses. Kahului is a Census Designated Place (CDP) and represents the third largest CDP in the State. The Kahului region is home to the Kahului Airport, the second busiest airport in the State, and Kahului Harbor, Maui's only deep-draft harbor. Cornered by the airport and the deep-draft harbor, Kahului has naturally developed into the Island's principal center of business and commerce. The region includes a mix of commercial, retail, industrial and residential land uses.

The subject property is located at the corner of South Wakea Avenue and Kea Street, located along the Wakea Avenue corridor. Land uses immediately surrounding the project include the Queen Ka'ahumanu Center (QKC) to the north, the former Maui Land & Pine Cannery to the east, Hale Mahaolu Elua to the south (across Wakea Avenue) and the Wakea Gardens Offices to the West.

Anticipated Impacts:

As noted, the project site is located within the highly developed and industrialized city of Kahului. The proposed use is consistent with the parcel's zoning and does not represent a substantial deviation from the parcel's previous land use as a day care and dormitory. Furthermore, the project will significantly benefit children and adults with developmental disabilities and special needs. As such, the project is not anticipated to result in adverse impacts to surrounding land uses in the Kahului area.

2.2 Climate

Existing Conditions:

Kahului is located on the northwestern flank of the West Maui Mountains, on the windward portion of the island. Maui's overall climate is typically sunny, with uniform temperatures throughout the year and moderate humidity. The climate is typically comfortable due to persistent trade winds out of the east and northeast. Average year-round temperatures range between the mid 60's and high 80's, with an average rainfall of approximately 20-inches per year (Atlas of Hawaii, 1998).

Potential Project Related Impacts and Mitigation Measures:

The proposed project will have no impact upon Maui's general climatic conditions and the climatic conditions of the Central Maui region.

2.3 Topography & Soils

Existing Conditions:

The existing topography of the subject property was significantly cut and graded during its original development and construction of the existing day care center. As such, onsite conditions are predominately flat, sloping slightly in a south to north direction, with minimal topographic relief. The property ranges in elevation from approximately 43 above mean sea level (amsl) at the southern end of the lot and 36 amsl at the north end of the lot.

Lands underlying the project site belong to the Pulehu-Ewa-Jaucas association, generally located on alluvial fans and in basins, deep and well-drained. According to the U.S. Department of Agriculture Soil Conservation Service's Soil Survey of the Island of Kauai, Oahu, Maui, Molokai and Lanai, lands in the vicinity of the project site are generally classified as Puuone Series, Puuone Sand Classification (PZUE) which are prevalent in the Kahului region and typified by a sandy surface layer underlain by cemented sand.

Potential Project Related Impacts and Mitigation Measures:

As noted, the area for the proposed improvement was completely graded during its original development. As such, substantial grading and grubbing activities will not be necessary during the proposed undertaking. Nevertheless, all construction activities will be completed in accordance with the requirements of Maui County Code (MCC) Chapter 20.08, "Soil Erosion and Sedimentation Control"; furthermore, the aforementioned construction activities will adhere to site specific best management practices (BMPs) designed to mitigate adverse impacts to the surrounding environment. As such, adverse impacts to topographic and soil conditions on the subject property as well as the adjoining properties are not anticipated as a result of the proposed project.

2.4 Archaeological, Historical & Cultural Resources

Existing Conditions:

In order to assess the project's potential impact on archaeological and historical resources, ESH consulted with the archaeological firm Scientific Consultant Services (SCS). Given the project's location, underlying soils and previous archaeological field studies in areas surrounding the project site, it was recommended that archaeological monitoring be employed during all ground altering activities. As such, SCS has prepared an Archaeological Monitoring Plan (AMP) for review and approval by the State Historic Preservation Division (SHPD). The AMP is included as **Appendix "C"** of this document. The following is a brief summary of the information contained in the AMP.

Kahului Town is located in the Wailuku Ahupua'a and the Wailuku District, Maui Island. The Wailuku District was once known as "the Four Streams Area" or Na Wai Eha, referring to the four main valleys that drain the eastern slopes of the West Maui Mountains. Evidence indicated that Kahului was a relatively marginal settlement compared to Wailuku, comprised mostly as scattered fishing settlements.

Literally hundreds of Land Commission Awards (LCA) are documented in the Wailuku Ahupua'a, with most of these located in and around the lower Iao Valley area. While there are no identified LCAs within the project vicinity, the area was undoubtedly influenced by the substantial population that existed in the lower Iao Valley / Wailuku town area.

Traditional land uses, including taro cultivation, was eventually supplanted by sugar cane cultivation during the 1850's. In 1878, Mr. Claus Spreckels leased approximately 24,000 acres in the Wailuku District, including the subject property. Mr. Spreckels irrigated and planted these lands in sugar cane and in 1882, convinced the Hawaiian Government to sell him the land (Dawes, 1968). As such, the subject property was included as a portion of Royal Patent Grant No. 3343. Cultivation of sugar cane dominated land use in Wailuku ahupua'a well into the middle of the 20th century.

As previously noted in Chapter 2.3, soils underlying the project site are of the Puuone Series, specifically Puuone sand (PZUE), these soils can be found on sandhills, with 3 to 7 percent slopes, near the coast. According to the AMP, there is a positive relationship between the subsurface sandy deposits and the presence of traditional Hawaiian burials. Previous archaeological studies

conducted around the perimeter of Kahului Bay and inland areas have led to the identification of cultural deposits relating to traditional historic occupations.

Based on archival research and previous archaeology studies conducted in similar geographic regions and soil types, there is potential for encountering Native Hawaiian habitation and burial sites and subsurface evidence of Traditional Native Hawaiian and / or early historic activities. As such, the AFS recommends that all excavation work be completed with archaeological monitoring. Accordingly, ESH has submitted the AMP for review and approval by SHPD.

It is also noted that since the proposed project intends to utilize federal funding, Section 106 review is required by NHPA. Concurrent with the processing of the Draft EA, ESH is working in coordination with SHPD in order to effectively consult and receive feedback and comments from appropriate Native Hawaiian Organizations, including the Maui/Lanai Islands Burial Council.

In the context of cultural resources and practices, a cultural impact assessment interview was completed on April 8, 2011 with Mr. John Bryan Naeole. Mr. Naeole was born in Wailuku in 1953 to his father, John Henry Kia Naeole (of Paukukalo), and his mother, Gladys Mau (of Keokea). Mr. Naeole was raised in Paukukalo until the age of 12 and then moved to the Wailuku (Happy Valley) area for the remainder of his youth. It is noted that Mr. Naeole is a member of the Maui / Lana'i Islands Burial Council as well as a member of the Royal Order of Kamehameha.

Mr. Naeole recalled an "isolated" youth where the only means of transportation was his bicycle or his parents car. The major event of the year was the county fair, which had stock car racing, horse racing and occasional high school football games. The social center of the Island was Kahului Shopping Center with stores such as Ah Fook's, Toda Drugs, a movie theater (near the existing Burger King) and Peggy's & Johnny's.

Much of his childhood was spent in Upper Waiehu with his grandfather, Mr. Joe Kia Naeole (aka Josiah). His grandfather was a crane operator with Ige Construction and had a hand in building the western island / breakwall of Kahului Harbor. Mr. Naeole recalled that much of his childhood was spent under the watchful eye of his grandfather, working in the family taro patches. After harvesting, they would make poi, which was eventually sold to Aloha Poi Factory.

During these times, he also remembered swimming in the Iao Stream near Happy Valley, before the construction of the channelized streambed. The stream "was nice and cold, and even had goldfish at one time."

Mr. Naeole attended St. Anthony's High School and during his junior year, he began working evenings and summers at the Maui Land & Pineapple Cannery as a maintenance laborer. Upon graduation, Mr. Naeole took a full time job at the cannery, where he progressed to the position of maintenance supervisor for the entire cannery until his retirement in 2009. For nearly 38 years, Mr. Naeole worked on the land immediately adjacent to the subject property.

Mr. Naeole related that he had no knowledge of the lands underlying the subject property being utilized for any particular cultural practice or for gathering rights by Native Hawaiians. As he recalled, the land was, in his earliest memories, kiawe trees and sand dunes. During the 38 years he worked with ML&P, he never witnessed or was aware of any cultural activities at the project site. In the early 80's, the land was graded and slated for construction of the existing child care facility.

Mr. Naeole did bring up an interesting note about the former warehouse facility at the cannery, approximately .25 mile north of the project site. According to his account, a lot of the workers at the cannery were "eerie" or afraid of the warehouse, where it was common to see cats around the area and hear strange noises. In one instance, "we were working and we heard screaming from the warehouse. A guy came out screaming and said he saw a *figure*". Mr. Naeole noted that the warehouse area had been blessed a number of times since that incident. He also surmised that perhaps the lands beneath the old warehouse may have been the site of a historic village some time ago.

Potential Project Related Impacts and Mitigation Measures:

Although the project proposes a limited amount of excavating activities, the underlying soils, archival research and previous archaeology work conducted in the lands surrounding the project site indicate there is a potential for encountering subsurface archaeological features. Accordingly, the project specific AMP prepared by SCS has been submitted to SHPD for review and approval. Said AMP dictates the monitoring parameters of all proposed excavation activities and will ensure that, if encountered, cultural materials are encountered during construction, including human skeletal remains, will receive appropriate mitigation measures and treatment.

Additionally, in accordance with Section 106 of NHPA, ESH will continue to seek consultation with interested Native Hawaiian Organizations. This process, including review of the Draft EA by interested parties and formal review before the Maui/ Lana'i Islands Burial Council, aims to mitigate the potential for any adverse impacts on traditional cultural activities.

Finally, a cultural impact assessment interview was conducted in order to assess the project's potential for adverse impacts to traditional cultural activities. According the interviewee, Mr. John Bryan Naeole, no existing or previously identified cultural activities or practices have taken place at the project site. Nevertheless, the archaeological monitoring and ongoing consultation noted above will continue to ensure that adverse impacts are avoided. In light of the foregoing, adverse impacts to archaeological, historical and cultural resources are not anticipated.

2.5 Flora & Fauna

Existing Conditions:

Lands in the vicinity of the project site have been substantially developed for industrial and commercial uses. Similar to adjacent properties, lands underlying the project site have been previously graded and covered by asphalt and/or concrete. Onsite vegetation is primarily attributed to ornamental landscaping. There are no identified rare, endangered or threatened species of plant life within the immediate vicinity of the project site.

Common fauna identified onsite and within the vicinity of the larger Central Maui area includes feral cats, rats, mice, and mongoose. Avifauna common to Central Maui area include cardinals, myna, plovers, doves, finches, francolins and pheasants. There are no identified rare, endangered or threatened species of fauna or avifauna within the immediate vicinity of the project site.

Potential Project Related Impacts and Mitigation Measures:

There are no identified rare, endangered or threatened species located onsite. As such, adverse impacts to natural flora and fauna are not anticipated.

2.6 Flood Hazard

Existing Conditions:

According to Flood Insurance Rate Maps completed by the Federal Emergency Management Agency, the subject property is located within “Zone X”, areas of minimal flooding and located outside the 500-year flood zone. See **Appendix "D"**. There are no significant floodways or streams located within close proximity of the project site.

Potential Project Related Impacts and Mitigation Measures:

The project site is located in an area of minimal flooding. Nevertheless, all proposed construction will be completed in accordance with the requirements of MCC Chapter 19.62, “Flood Hazard Ordinance”. As such, construction of the proposed project is not anticipated to result in increased flood hazards at the project site or for downstream properties.

2.7 Air Quality

Existing Conditions:

Airborne emissions in Central Maui can generally be attributed to non-point emissions associated with localized automobile traffic, occasional sugarcane burning, maritime traffic in Kahului Harbor as well as general aviation activities at Kahului Airport. Major point sources of emissions include the Maui Electric Company’s (MECO) Kahului power plant and Hawaiian Commercial & Sugar Company’s (HC&S) Pu’unene Sugar Mill. Despite the contributing factors noted above, the overall air quality in Kahului and the Central Maui region is typically considered high quality, due primarily to prevailing tradewind patterns which blow consistently out of the east and northeast.

Potential Project Related Impacts and Mitigation Measures:

During project construction, the applicant will utilize appropriate BMPs in accordance with the provisions of Hawaii Administrative Rules (HAR), Chapter 11-60.1, “Air Pollution Control” and 11-60.1-33 “Fugitive Dust” in an effort to control fugitive dust and airborne emissions. Through the implementation of appropriate BMPs, adverse impacts to air quality will be avoided. In the long-term, the proposed use will not adversely impact air quality in the Kahului region.

2.8 Ambient Noise Levels

Existing Conditions:

Like air quality, ambient noise levels in Central Maui can generally be attributed to localized automobile traffic, maritime traffic in Kahului Harbor, general aviation activities at Kahului Airport and operation of MECO’s Kahului Power Plant. The State of Hawaii Department of Health

defines three zoning districts with corresponding maximum permissible sound levels due to stationary noise sources, including heavy equipment related to construction or industrial activities. The project area is within the class C (agriculture, county, industrial) district that allows for a relatively louder maximum permissible sound level. Given its benign use, the existing noise levels at the project site are well below the levels of the commercial and industrialized land uses surrounding the project site.

Potential Project Related Impacts and Mitigation Measures:

Construction activities will occur during regular workday hours (7:00 a.m. and 4:00 p.m., Monday through Friday). Evening and weekend considerations are not anticipated. During project construction, the applicant will utilize appropriate BMPs in accordance with the provisions of HAR, Chapter 11-46, "Community Noise Control," which regulates noise levels during construction activities.

Through the implementation of appropriate BMPs, adverse impacts to ambient noise levels during construction will be avoided. In the long term, the proposed project will not result in any significant impacts to existing ambient noise levels.

2.9 Scenic & Open Space Resources

Existing Conditions:

The subject property is located within the heavily urbanized region of Central Maui, with surrounding industrial and commercial uses defining the region's scenic backdrop and environment. Dominant man-made features surrounding the project site include the QKC and associated parking structure to the north and the former ML&P cannery to the east.

Given the subject property's low-lying elevations and neighboring industrial uses, the Pacific Ocean is not visible from the project site. The significant natural features visible from the property include the West Maui Mountains and Mt. Haleakala to the east. Finally, it is noted that the project site is not located within or part of a significant scenic view corridor.

Potential Project Related Impacts and Mitigation Measures:

The proposed renovations are limited in scope and will not alter the existing viewscape in the Kahului region. Upon project build out, the renovations and new façade and will be compatible

from a visual context in terms of the surrounding land uses. As such, the proposed project will not adversely impact scenic and open space resources in the Central Maui region.

CHAPTER 3 - SOCIO-ECONOMIC FACTORS & ANTICIPATED IMPACTS

3.1 Population & Economy

Existing Conditions:

According to the 2010 Maui County Data Book and the US Bureau of the Census, the 2009 population for Maui County was 145,240, representing an increase of approximately 13-percent from 2000, when 128,094 residents resided in Maui County. According to County of Maui data, approximately 37,757 residents were living in the Kahului-Wailuku divisions in 2009 (Maui County Data Book, 2010).

The Central Maui region of Wailuku–Kahului represents Maui’s hub for commerce, is home to federal, state and county governmental offices, industrial uses, commercial activities, goods and services as well as the port of Kahului and Kahului Airport. The Central Maui region supports Maui’s economy, which is primarily made up of tourism and agriculture. In addition, the economy is also supported by the following sectors: construction, retail, transportation, communication and utilities, education and government (Maui County Data Book, 2010).

Potential Project Related Impacts and Mitigation Measures:

In the short-term, project construction is anticipated to result in small-scale benefits through the addition of jobs and capital expenditures. However, in comparison to the vast urbanization of Central Maui, and given the size and scope of the proposed development, the project will not significantly impact existing population levels and economic conditions in Central Maui and the County of Maui.

CHAPTER 4 -EXISTING INFRASTRUCTURE SYSTEMS & ANTICIPATED IMPACTS

4.1 Roadway Systems

Existing Conditions:

Access to the subject property is provided by Wakea Avenue at its intersection with the southern intersection with Kea Street. It is noted that Kea Street, in the vicinity of the project site, serves as an access driveway to the back portion of QKC and its attendant parking structure. Kea Street forms a loops and also intersects with Wakea Avenue approximately ¼ mile northwest of the project site.

Fronting the project site, Wakea Avenue is a two-lane internal urban collector roadway with a posted speed limit of 30 miles per hour. Wakea Avenue links Hana Highway and Kaahumanu Avenue and provides internal circulation for much of Kahului's residential, commercial and industrial land uses. In the vicinity of the project site, Wakea Avenue is signalized at the following intersections: Ka'ahumanu Avenue, Kea Street (northwest of the site), Onehe'e Street, S. Kamehameha Avenue, Lono Avenue and Pu'unene Avenue. Finally, it is noted that the project site is located within immediate proximity to the QKC Bus Transfer Center recently completed by the County of Maui.

Potential Project Related Impacts and Mitigation Measures:

The proposed project will continue to utilize the property's existing driveway access point. The proposed improvements will not intensify the use of subject property and the anticipated traffic volume will continue to be minimal, with no increase beyond pre-existing levels. The existing street network surrounding the project site has adequate volume to accommodate vehicular traffic associated with the proposed project. As such, adverse impacts to the existing traffic volume, flow and roadway system are not anticipated.

4.2 Water Systems

Existing Conditions:

The County of Maui Department of Water Supply (DWS) currently services the Central Maui region via the Central Maui Water System. The Central Maui System provides water to Wailuku, Kahului, Paia, Pu'unene and Kihei. The primary source of the system is the Iao Aquifer, providing

nearly 75 percent of the Central Maui Water System, while the Waihe'e Aquifer provides the remaining 25 percent.

Water service to the subject property is provided by an existing 12-inch water distribution line located within the Wakea Avenue roadway corridor. Domestic water service to the parcel is provided by an existing 1-inch water meter. Fire protection is provided by three fire hydrants in the vicinity of the project site. One internal hydrant is between the day care and the dormitory, while two hydrants are located along the project's perimeter, one along Kea Street and another along Wakea Avenue.

Potential Project Related Impacts and Mitigation Measures:

Based on the proposed development, the estimated water consumption for the proposed project is approximately 3,475 gallons per day (gpd).

The proposed development is not anticipated to adversely impact or place an unreasonable burden on existing water resources in the Central Maui region.

4.3 Wastewater Systems

Existing Conditions:

Wastewater service in Central Maui is provided by the County of Maui, which operates the Wailuku-Kahului Wastewater Reclamation Facility (WKWRF), approximately 2 miles northeast of the project site, located along Amala Place. The system extends from Waihe'e to Waikapu and out to Kuau, and includes multiple pump stations and force mains which convey sewage to the WKWRF. The subject project is serviced by an existing 18-inch sewer line located within the Wakea Avenue corridor.

Potential Project Related Impacts and Mitigation Measures:

Based on the proposed development, the estimated wastewater flow approximately 1,560 gpd. As noted, the site is currently serviced by the WKWRF. The proposed development is not anticipated to adversely impact or place an unreasonable burden on existing wastewater resources in the Central Maui region.

4.4 Drainage Systems

Existing Conditions:

Currently, on-site runoff from the project site and is captured and collected in a centralized catch basin. The drainage then enters, and is accommodated by, the existing Maui Land & Pine drainage system currently servicing the QKC and the Maui Lands & Pine cannery.

Potential Project Related Impacts and Mitigation Measures:

During the construction phase of the project a silt fence will be installed along the lower portion of the project site to insure retention of soil and sediments. Water wagons and sprinklers will be employed to control dust and erosion. No changes to the overall drainage patterns are anticipated. Any increase in runoff generated by the proposed improvements will be accommodated onsite. In the long term, flooding or adverse impacts to the subject property or adjoining or downstream properties are not anticipated.

4.5. Public Utilities

Existing Conditions:

Existing overhead electrical and telephone service is available in the vicinity of the project site, provided by Maui Electric Company, Ltd. (MECO) and Hawaiian Telecom. The overhead lines are located within the Wakea Avenue corridor and connect to an existing power pole located at the southwest corner of the lot. The utility lines scale down a riser pole and service the lot via underground lines.

Potential Project Related Impacts and Mitigation Measures:

The proposed project will utilize existing utility services located onsite and will, therefore, not require significant upgrades to existing electrical and telephone service facilities in the project vicinity. Onsite utility service will utilize existing overhead connections and be delivered via existing underground conduits, hand holes and pull boxes. Adverse impacts to existing utility systems are not anticipated as a result of the proposed project.

CHAPTER 5 - PUBLIC SERVICES & ANTICIPATED IMPACTS

5.1 Police, Fire & Medical Services

Existing Conditions:

Police protection is provided by the County of Maui Police Department, headquartered in Wailuku, approximately ½ mile west of the project site. Fire protection is provided by the County of Maui Fire Department, which operates two fire stations in Central Maui. The Kahului Fire Station is located along Dairy Road, approximately 1½ mile southeast of the project site and the Wailuku Fire Station is located off of East Main and Wells Street in Wailuku, approximately 1½ miles west of the project site.

Maui Memorial Medical Center (MMMC) is located in Wailuku, Maui County's only primary medical care facility, providing critical care, ambulatory surgery, physical/occupational therapy and medical /surgical services. The facility is licensed to operate 231 beds with over 1,200 health care-related employees (Maui County Data Book, 2010). In addition to MMMC, a number of privately operated medical and dental offices are available to provide general health care services for residents and visitors in the Central Maui region.

Potential Project Related Impacts and Mitigation Measures:

Construction of the proposed project is not anticipated to result in adverse impacts to the police, fire and medical service capabilities in the Central Maui region.

5.2 Solid Waste

Existing Conditions:

Residential solid waste collection in the Central Maui region is provided by the County of Maui Department of Environmental Management (DEM), with refuse delivered to the Central Maui landfill, located on Pulehu Road. Commercial refuse is also accepted at the Central Maui Landfill as well as the Maui Demolition and Construction Landfill, a privately operated landfill located in Maalaea, Maui. Solid waste collection at the project site is handled by a private refuse collection company.

Potential Project Related Impacts and Mitigation Measures:

Prior to initiating project construction, the applicant will coordinate with the DEM to develop a

solid waste disposal and construction material recycling plan. Upon completion of proposed improvements, solid waste service to the complex will continue to be provided by a private refuse collection company. In the long-term, the proposed project is not anticipated to result in adverse impacts to Maui County's solid waste operations.

5.3 Educational & Recreational Facilities

Existing Conditions:

The State of Hawaii Department of Education (DOE) currently operates nine public schools in the Central Maui area. Public Elementary Schools and 2010 enrollments are as follows: Kahului (965), Lihikai (1,003), Wailuku (871), Waihe'e (746), and Pomaika'i (588). There are two public intermediate schools, Iao Intermediate (884) and Maui Waena (1,068). Finally, the two public high schools servicing Central Maui are Maui High (1,771) and Baldwin High (1,592) (Maui County Data Book, 2010).

Public recreational facilities in the Central Maui area include a number of inland parks and swimming pools operated by the County of Maui Department of Parks and Recreation. In the vicinity of the project area, the Parks Department maintains Kahului Community Park and Ke'opulani Park. Kahului Community Park is approximately 34 acres and is located less than half a mile from the subject property, across Wakea Avenue (south) along Onehe'e Avenue. Ke'opulani Park is approximately 110 acres (85 acres developed) and located approximately 1 mile from the subject property, northwest of Ka'ahumanu Avenue. County of Maui pools in the central Maui area include the Kokua Pool, located in the Kahului Community Park, the Kahului Pool on Kaulawaihine Street and the Coach Soichi Sakamoto Pool at the War Memorial Complex, approximately 1 mile northwest of the project site.

Potential Project Related Impacts and Mitigation Measures:

The proposed project is not anticipated to increase or strain demands on existing educational and recreational facilities in Central Maui.

CHAPTER 6 - PLANS, POLICIES & CONTROLS

6.1 - State Land Use District

In accordance with the requirements of Chapter 205-2, Hawaii Revised Statutes, the Land Use Commission has established four (4) major land use districts in which all lands of Hawaii are classified. The four districts are “Urban”, “Agriculture”, “Rural” and “Conservation”. As with most of the developed lands in the Central Maui region, the project site is designated for “Urban” use. The proposed project is compatible with its “Urban” classification.

6.2 - Maui County Zoning

The County of Maui has established the underlying zoning for the subject property is “M-2, Heavy Industrial District”. According to Maui County Code Chapter (MCC) 19.26 *Use regulations*, uses permitted in the M-2 zone generally include all uses in the B-1, B-2 and B-3 Business districts. Relative to the proposed project, day care centers and nurseries are permitted in the B-1, Neighborhood Business District (MCC 19.16.020.F). Nursing and convalescent homes are permitted in the B-2 Community Business District (MCC 19.18.020.42). The proposed day health center and dormitory uses are consistent with the property's M-2 zoning and the proposed renovations and improvements will be designed in compliance with said zoning standard.

6.3 - Wailuku / Kahului Community Plan

The subject property is located within the Central Maui region, which is covered under the 2002 Wailuku-Kahului Community Plan (WKCP). The WKCP is

“one of nine (9) community plans for Maui County, (and) reflects current and anticipated conditions in the Wailuku-Kahului region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The WKCP provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the historic values and unique spiritual significance of island cultures of Wailuku-Kahului, in order to enhance the region’s overall living environment.”

The WKCP designates the subject property for “Heavy Industrial” use. As such, the proposed project is consistent with this land use designation of the WKCP.

6.4. - Special Management Area

The Coastal Zone Management program is responsible for administering the Hawai`i Coastal Zone Management sub-grant agreement between the State of Hawai`i and the County of Maui and for implementing the objectives, policies and guidelines in Chapter 205A, Hawai`i Revised Statutes and Public Law 92-583, to guide and regulate public and private uses in the coastal zone management area of the County. The law mandates the County to establish Special Management Areas (SMA) along the shoreline in which special controls on developments are necessary to avoid permanent losses of valuable resources and to ensure that adequate access to beaches, recreation areas and natural reserves is provided. The program is required to coordinate, facilitate, and where possible, streamline the development review process; provide project monitoring to ensure compliance with SMA permit conditions; and prepare and submit quarterly status and performance reports for work performed and coordination provided in conjunction with coastal zone management.

The proposed project is located within the limits of the SMA. As such, the following section addresses the project's relationship with applicable Coastal Zone Management (CZM) objectives, policies and guidelines, as set forth in Chapter 205A, Hawaii Revised Statutes.

1. Recreational Resources

The proposed action will not affect coastal zone recreational opportunities, nor will it limit shoreline access. Adverse impacts to recreational resources are not anticipated as a result of project implementation.

2. Historic Resources

As previously noted, the lands underlying the subject property were significantly altered during original construction activities. In addition, the proposed improvements will not require significant excavation. Nevertheless, given the nature of the underlying sandy soils, archaeological monitoring will be employed to ensure adverse impacts to archaeological resources are avoided.

3. Scenic and Open Space Resources

As noted earlier in this report, the subject property is located within a heavily developed area of Central Maui. Views of the predominant visual features associated with the project site (West Maui Mountains and Mt. Haleakala) will not be adversely impacted by the proposed project. Further, the project is not part of any significant public view corridors.

4. Coastal Ecosystems

The proposed project is not located within the immediate vicinity of the coastal ecosystem. As previously noted, plans call for a limited amount earth work and minor grading, all of which will be completed in accordance with the requirements of Maui County Code Chapter 20.08, "Soil Erosion and Sedimentation Control". Further, BMPs will be utilized in order to mitigate the potential for any environmental contamination. Accordingly, adverse impacts to coastal ecosystems are not anticipated as a result of the proposed project.

5. Economic Uses

In light of the project scale and scope, adverse impacts to the economy of Central Maui and the County of Maui as a whole are not anticipated as a result of the proposed project. Further, the proposed project is not considered coastal dependent.

6. Coastal Hazards

The subject property is not located in an area that is considered part of a significant coastal hazard. The subject property is located in Zone C, areas of minimal flooding. Nevertheless, the proposed project will be constructed in accordance with the requirements established in MCC 19.62, "Flood Hazard Areas". The proposed project is not anticipated to increase the region or the project site's susceptibility to coastal hazards.

7. Managing Development

The proposed project will undergo public review by way of this environmental assessment and the forthcoming application for a Special Management Area Major Permit pursuant to Chapter 205A, Hawaii Revised Statutes (HRS), as amended. The purpose of this environmental review document and SMA review process is to provide the community and public officials with an opportunity to review and comment and regulate, as necessary, the proposed use. As such, this application is in keeping with the above objective and policies of managing development.

8. Public Participation

As previously noted, opportunities for agency and public review are provided through the draft EA review and assessment process as well as the forthcoming SMA application review process.

9. Beach Protection

The proposed project does not involve construction activities within the vicinity of the shoreline or coastal area. The proposed project is not anticipated to have an adverse impact on the beach or marine environment, located to the north of the project area.

10. Marine Resources

Given the limited scope of work proposed, proximity of the project site to the shoreline environment and the use of appropriate BMPs, adverse impacts on marine and coastal resources are not anticipated.

6.5 - Significance Criteria & Determination

Per the requirements of Chapter 11-200-12, Hawai'i Administrative Rules, the environmental assessment review must consider the following factors in determining whether a proposed project will have a significant environmental effect:

1. Involves an irrevocable commitment or loss or destruction of any natural or cultural resources.

The proposed improvements will not require the commitment or destruction of valuable natural or cultural resources.

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

The proposed renovation project is not anticipated to restrict the beneficial uses of the environment.

3. Conflicts with the State's long-term environmental policies, goals and guidelines.

The State's long-term environmental policies are established in Chapter 344, HRS. Generally speaking, the goals of the policy aim to conserve natural resources and enhance the quality of life. The proposed project will not require commitment of natural resources. Further, it seeks to improve the quality of life for individuals with developmental challenges. As such, the project is consistent with the State's long-term environmental policies.

4. Substantially affects the economic welfare, social welfare and cultural practices of the community or State.

The proposed renovation project will not adversely effect cultural practices or the economic or social welfare of the County or State. Conversely, it aims to dramatically improve the social welfare of the Maui community.

5. Substantially affects public health.

The proposed renovation project will have no detrimental affects to public health. Conversely, it seeks to significantly improve the overall quality of public health by assisting individuals with developmental disabilities and special needs.

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

The proposed renovation project will not result in secondary effects, including population changes or effects on public facilities.

7. Involves a substantial degradation of environmental quality.

The effects of the proposed renovation project on the environment are considered to be insignificant and will not result in degradation of the existing environmental conditions surrounding the project site.

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

The project is not dependent on other activities in the region, nor does it demand or require a commitment for larger actions. As such, cumulative effects are not anticipated.

9. Substantially affects a rare, threatened or endangered species of flora or fauna or its habitat.

There are no identified rare, threatened or endangered species located on the project site. As such, adverse impacts are not anticipated.

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

In the short term, project specific BMPs will be employed to mitigate potential construction related impacts. In the long term, the project will not impact water quality and ambient noise levels.

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

The proposed renovation project is not located in an environmentally sensitive area. Completion of the proposed improvements is not anticipated increase the parcel's susceptibility to natural risks or hazards.

12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.

The subject property is not part of or located within a scenic vista or viewplane. Adverse impacts to the existing visual aesthetics in the project vicinity are not anticipated.

13. Requires substantial energy consumption.

The proposed renovation project will involve minimal energy consumption. In light of the project's objectives, the energy use requirements and demand can be considered negligible.

In light of the foregoing, and given the accumulation of information gleaned and comments received to date, the County of Maui, CDBG Program Office has made a preliminary determination that the proposed undertaking will not have a significant effect on the environment, including primary, secondary and cumulative impacts. Assuming the Draft EA review and comment process yields a consistent result, CDBG will thus issue a Finding of No Significant Impact (FONSI).

CHAPTER 7 - SUMMARY OF MEASURES TO MITIGATE POTENTIAL IMPACTS

During construction of the proposed project, a number of unavoidable construction-related impacts will occur. Primarily, dust from grading activities, noise and exhaust emissions from operation of construction equipment. These construction-related impacts are anticipated to be temporary, and will be mitigated through the appropriate use of the following BMPs:

- Minimize the quantity of exposed soils by minimizing areas of cut and fill;
- Dust control measures in accordance with the provisions of HAR, Chapter 11-60.1, “Air Pollution Control” and 11-60.1-33 “Fugitive Dust”, including, but not limited to landscaping and / or rapid covering of bare areas, controlling of dust from shoulders, project entrances and access roads, adequate dust control measures during after hours, installation of dust control screens as necessary and frequent watering during grading activities; and
- Proper maintenance and routine inspections of construction, including the use of emissions control and noise attenuating devices, in accordance with HAR Section 11-46-6(b) (1) (A).

In addition to the above noted BMPs, the applicant will also comply with requirements and regulations of MCC Chapter 19.62, Flood Hazard Areas, and MCC 20.08, Soil Erosion and Sedimentation Control. In light of the foregoing, the project is not anticipated to result in any significant, long-term, adverse environmental impacts.

CHAPTER 8 - ALTERNATIVES TO THE PROPOSED ACTION

8.1 No Action & Deferred Action Alternatives

According to the “No Action” or “Deferred Action” alternatives, ESH would not be permitted to complete the proposed project and implement desired improvements in order to significantly expand on existing service levels. ESH provides an invaluable service to the Maui community and individual citizens. Given the need for the quality services provided by ESH, the No Action Alternative is considered unreasonable.

8.2 Site Design & Location Alternatives

A number of site design and location alternatives were considered for the proposed project. However, based on the subject property's underlying zoning standards, existing physical condition, desired functional utility and necessary operational parameters, the proposed design concept - one which seeks to maximize use of the existing structures with minimal design revisions - represents the optimum alternative available. No other significant site or location alternative was deemed reasonable.

CHAPTER 9 - IRREVERSIBLE & IRRETRIEVALBE COMMITMENT OF RESOURCES

Renovations of the existing structures will not involve additional commitment of land. However, it will involve additional commitments in terms of building materials, labor, fuel as well as use of public and private capital. No other significant irreversible and irretrievable commitment of resources is associated with the proposed project. Given the project's consistency with underlying zoning entitlements, the community's need for the services provided by ESH, the commitment of the aforementioned resources is considered acceptable.

REFERENCES

County of Maui Office of Economic Development, Maui County Data Book, 2010, December, 2010.

County of Maui, Wailuku-Kahului Community Plan, June, 2002.

Dawes, Gavin, Shoals of Time, 1968.

Federal Emergency Management Agency, Flood Insurance Rate Map, Maui County, Hawaii, March, 1995.

State of Hawaii, Department of Health, Office of Solid Waste Management, Hawaii 2000 Plan for Integrated Solid Waste Management, July, 2000.

United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, 1972.

University of Hawaii, Department of Geography, Atlas of Hawaii, Third Edition, 1998.

APPENDICES

APPENDIX "A"
PROJECT SITE PHOTOS



**Existing Day Care Facility - Building 1
Looking South**



**Existing Dormitory- Building 2
Looking Northwest**



**Kea Street / Project Entrance
Looking North**



**Kea Street / Project Entrance
Looking South**



**Kea Street - Wakea Avenue
Looking Northwest**

APPENDIX "B"
**AGENCY COMMENTS RECEIVED DURING THE DRAFT
EA EARLY CONSULTATION REVIEW PROCESS &
RESPONSE LETTERS TO SUBSTNATIVE
COMMENTS**



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

REPLY TO
ATTENTION OF:

March 11, 2011

Regulatory Branch

File Number POH-2011-00075

Frampton & Ward, LLC
Attention: Dean K. Frampton
2073 Wells Street, Suite 101
Wailuku, Hawaii 96793

NO PERMIT REQUIRED

Dear Mr. Frampton:

We have received your letter dated March 4, 2011 requesting Department of the Army (DA) review and comment on the Early Consultation Request for an Environmental Assessment for the proposed Maui Day Care Center at 155 South Wakea Avenue, TMK (2) 3-8-052:009, Kahului, Island of Maui, Hawaii. We have assigned this project the reference number **POH-2011-00075**. Please cite this reference number in any future correspondence concerning this project.

We have completed our review of the submitted document pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). For your information, Section 10 requires that a DA permit be obtained from the U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging, or other activity occurring in, over, or under or affecting navigable waters of the U.S. For tidal waters, the shoreward limit of the Corps' jurisdiction extends to the Mean High Water Mark. Section 404 requires that a DA permit be obtained for the discharge (placement) of dredged and/or fill material into waters of the U.S., including wetlands. For tidally influenced waters, in the absence of adjacent wetlands, the shoreward limit of the Corps' jurisdiction extends to the High Tide Line, which in Hawai'i may be approximated by reference to the Mean Higher High Water Mark. For non-tidal waters, the lateral limits of the Corps' jurisdiction extend to the Ordinary High Water Mark or the approved delineated boundary of any adjacent wetlands.

Based on the information you submitted, it appears the project sites consist entirely of uplands and is absent of waters of the U.S. under the regulatory jurisdiction of the Corps. We anticipate the construction associated with the proposed **renovations will not involve the discharge of fill material into waters of the U.S. therefore, a DA permit will not be required.** This determination does not relieve you of the responsibility to obtain any other permits, licenses, or approvals that may be required under County, State, or Federal law for your proposed work.

Thank you for contacting us regarding this project and providing us with the opportunity to comment. Should you have any questions, please contact Ms. Jessie Pa'ahana at 808.438.0391 or via e-mail at Jessie.K.Paahana@usace.army.mil. You are encouraged to provide comments

on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young". The signature is fluid and cursive, with a large initial "G" and "Y".

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

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

George Young, P.E., Chief
Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District
Bldg. T-1, Room 105
Fort Shafter, Hawai'i 96858-5440

Dear Mr. Young:

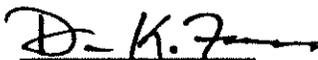
Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your response letter dated March 11, 2011.

In response to the comments provided, we concur that the proposed renovation project will not involve the discharge of fill material into waters of the U.S.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration in this matter.

Sincerely,



Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects

Dean Frampton

From: Ian_Bordenave@fws.gov
Sent: Thursday, March 31, 2011 3:13 PM
To: Dean Frampton
Subject: Easter Seals Hawaii, Maui Day Care Center Renovation Project

Dean K. Frampton
Project Manager
Frampton & Ward, LLC
2073 Wells Avenue, Suite 101
Wailuku, Hawaii 96793

Dear Mr. Frampton,

After reviewing the preliminary documentation that you have provided, I believe that the proposed project's location in the middle of downtown Kahului likely precludes the occurrence of federally listed threatened or endangered species or critical habitat being either in the action area or nearby. However, please provide my office with a copy of the Draft Environmental Assessment (DEA) after it has been published. Once the DEA is reviewed I will draft a letter rendering technical assistance if necessary.

Thank-you,

Ian Bordenave
Biologist
U.S. Fish and Wildlife Service
Pacific Islands Field Office
Ecological Services, Consultations & HCP
300 Ala Moana Blvd., Suite 3-122
Honolulu, HI. 96850
Phone: (808) 792-9453
E-Mail: ian_bordenave@fws.gov

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Ian Bordenave, Biologist
US Fish & Wildlife Service
Pacific Islands Field Office
300 Ala Moana Blvd, Room 3-122
Honolulu, Hawai'i 96813

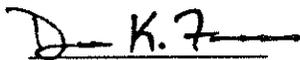
Dear Mr. Bordenave:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your email response dated March 31, 2011. We concur that it is unlikely the project will result in adverse effects to endangered / threatened species and critical habitats. Nonetheless, a copy of the Draft Environmental Assessment will be provided to your office for appropriate review and technical assistance, as necessary.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration in this matter.

Sincerely,



Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



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

In reply, please refer to:
File:

March 29, 2011

Mr. Dean Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, Hawaii 96793

Dear Mr. Frampton:

**Subject: Early Consultation Request for an Environmental Assessment
Proposed Easter Seals Hawaii-Maui Day Care Center
155 South Wakea Avenue, Kahului, Maui –TMK (2) 3-8-52:9**

Thank you for the opportunity to review this project. We have the following comments to offer:

1. The project must be connected to the County of Maui sewer system.
2. If meals are to be served, the kitchen must comply with Hawaii Administrative Rules, Chapter 11-12, Food Establishment Sanitation.

It is strongly recommended that the Standard Comments found at the Department's website: <http://hawaii.gov/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 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski".

Patti Kitkowski
District Environmental Health Program Chief

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Patty Kitkowski
District Environmental Health
Program Chief
Department of Health
State of Hawaii
54 High Street
Wailuku, Hawai'i 96793

Dear Mrs. Kitkowski:

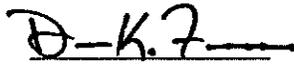
Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your comment letter dated March 29, 2011. In response to the comments provided, we note that:

1. The project will remain connected to the County of Maui sewer system.
2. If meals are served, the kitchen will be constructed and operated in accordance with HAR, Chapter 11-12, Food Establishment Sanitation.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



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

HRD11/5612

March 30, 2011

Dean K. Frampton
Frampton & Ward, LLC
2073-Suite 101
Wailuku, Hawaii'i 96793

**RE: Pre-Draft Environmental Assessment Consultation
Easter Seals Hawai'i-Maui Day Care Center
Kahului, Island of Maui**

Aloha e Dean K. Frampton,

The Office of Hawaiian Affairs (OHA) is in receipt of your March 4, 2011 letter with enclosures seeking comments ahead of a draft environmental assessment (DEA) to support the proposed renovation of two existing buildings (project) situated on a 1.689 acre parcel in Kahului on the Island of Maui. The project will convert the existing buildings and property into an Easter Seals Hawai'i (ESH) facility designed to provide programs and services for clients with developmental disabilities and special needs.

The DEA will be prepared pursuant to Chapter 343, Hawaii Revised Statutes and will be a supporting document for a Special Management Area Use Permit application and the use of funds through the County of Maui- Community Block Development Office (CDBG) and possibly State of Hawai'i- Grant in Aid Program funds. U.S. Department of Housing and Urban Development (HUD) funds will also support the project, triggering the requirements of the National Environmental Policy Act (NEPA) and preparation of a federal EA. Private funds may also support the project.

We suggest that native plant species be considered during the development of the projects general landscaping plan. We look forward to seeing the project completed so ESH can continue their important work of providing programs and services to our community. OHA has no additional comments at this time. Please provide us with the DEA and federal EA when they become available. Should you have any questions, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Chief Executive Officer

C: OHA- Maui Island COC

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Clyde W. Namu'o, Chief Executive Officer
Office of Hawaiian Affairs
State of Hawaii
711 Kapi'olani Blvd Suite 500
Honolulu, Hawai'i 96813

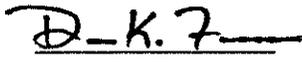
Dear Mr. Namu'o:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your response letter dated March 30, 2011, including your suggestion that native plants be considered during the development of the project's general landscaping plan. Indeed, native plant species will be incorporated within landscaping concept. And we look forward to your further review and comment on the Draft Environmental Assessment.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

March 22, 2011

Mr. Dean K. Frampton
FRAMPTON & WARD, LLC
2073 Wells Street, Suite 101
Wailuku, Maui, Hawaii 96793

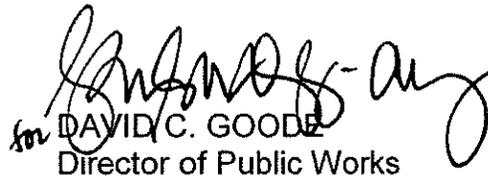
Dear Mr. Frampton:

**SUBJECT: EARLY CONSULTATION REQUEST FOR
ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED
EASTER SEALS HAWAII MAUI DAY CARE CENTER**

We reviewed the early consultation request and have no comments at this time.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

Sincerely,


for DAVID C. GOODE
Director of Public Works

DCG:RMDA:ls

xc: Highways Division
Engineering Division

S:\LUCA\CZM\prop_easter_seals_day_care_ec_ea_38052009_ls.wpd

ALAN M. ARAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

March 22, 2011

Mr. Dean K. Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, Hawaii 96793

Subject: Early Consultation Request for an Environmental Assessment
Proposed Easter Seals Hawaii – Maui Day Care Center, TMK: 3-8-52:9

Dear Mr. Frampton,

Thank you for consulting with the Department of Water Supply in preparation of this Environmental Assessment (EA).

Source Availability and System Infrastructure

The property is served by a 1-inch water meter. The EA should identify potable and non potable demand for the proposed project. Domestic and irrigation calculations to determine meter adequacy will be required in the building permit process. The property is served by a 12-inch waterline and one fire hydrant fronting the property. Fire flow calculations will be required in the building permit process to determine system adequacy.

Conservation

Please refer to the attached "*A Checklist of Water Conservation Ideas for Condominiums*". We recommend that the following conservation measures be included in the EA and implemented:

Indoor Conservation Measures

- a. Use EPA WaterSense labeled plumbing fixtures.
- b. Install flow reducers and faucet aerators in all plumbing fixtures where-ever possible.
- c. Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- d. Install showerheads with a flow rate of 1.5 gpm at 60 psi or less in all units.
- e. Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi. Laundry facilities and/or individual unit machines should use Energy Star labeled washers.
- f. Limit the distance from the hot water source to the tap early in the design stage.

3. Exterior Areas

- a. Plan landscapes that require less water by using native, zone-appropriate plants. The project is

"By Water All Things Find Life"

located in Plant Zone 3. Please refer to the attached brochure “*Saving Water in the Yard: What and How to Plant in Your Area*”

b. Use Smart Approved WaterMark irrigation products. Examples include ET irrigation controllers, drip irrigation, and water saving spray heads.

c. Avoid plant fertilizing and pruning that would stimulate excessive growth.

Remove weeds and unhealthy plants so remaining plants can benefit from the water saved. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.

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

Sincerely,



David Taylor, Director
emb

Attachments:

1. *A Checklist of Water Conservation Ideas for Commercial Buildings*
2. County of Maui Department of Water Supply, *Saving Water in the Yard: What and How to Plant in Your Area*

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

David Taylor, P.E. Director
Department of Water Supply
200 S. High Street
Kalana O Maui Bldg. 5th Floor
Wailuku, Hawai'i 96793-2155

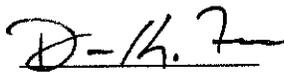
Dear Mr. Taylor:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

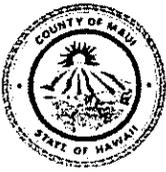
Thank you very much for your comment letter dated March 22, 2011. In response to the comments provided, we would like to note that the Draft Environmental Assessment will include information on the potable and non potable demand for the proposed project. Further, water conservation measures will be implemented during project construction and upon build-out.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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



GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

April 5, 2011

Mr. Dean K. Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, HI 96793

Dear Mr. Frampton:

SUBJECT: Early Consultation Request for an Environmental Assessment
Proposed Easter Seals Hawaii – Maui Day Care Center
TMK (2) 3-8-52:9

Thank you for your letter of March 4, 2011, requesting comments on the above subject.

We have reviewed the information submitted. Please refer to the enclosed copy of the communication from Sergeant Mark Vickers. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Danny J. Matsuura
for: GARY A. YABUTA
Chief of Police

Enclosure

c: William Spence, Director, Maui County Planning Department

TO : GARY YABUTA, CHIEF OF POLICE, COUNTY OF MAUI
VIA : CHANNELS *Ac D. Matsumu*
4/5/11
FROM : MARK VICKERS, SERGEANT, VISITOR ORIENTED POLICE
SUBJECT : RESPONSE FOR COMMENTS REGARDING THE PROPOSED EASTER SEALS
HAWAII - MAUI DAY CARE CENTER

This communication is submitted as a response to a request for early consultation comments for an environmental assessment by Mr. Dean Frampton of FRAMPTON & WARD, LLC, regarding:

PROJECT : Easter Seals Hawaii – Maui Day Care Center
TMK # : (II) 3-8-52:9

RESPONSE:

In review of the submitted documents, concerns from the police perspective are upon the safety of pedestrian and vehicular movement.

The specified project's location is on Private Property, adjacent to South Wakea Avenue which intersects the private roadway entrance to the Queen Kaahumanu Shopping Center nearest to the Maui Land & Pineapple Company. There is a traffic control signal at this intersection which regulates majority of the traffic in this area. South Wakea Avenue has a gravel shoulder adjacent to the project area with pedestrian sidewalks across the street (Southwest side of the roadway). The private entrance to the Queen Kaahumanu Shopping Center has a short length pedestrian sidewalk adjacent to the project site with a continuous pedestrian sidewalk across the street (East side of the roadway). This intersection nearest to the project work site allows fluid traffic movement into and out of the Queen Kaahumanu Shopping Center via South Wakea Avenue (both directions) as well as Onehee Avenue.

The short length portion of the pedestrian sidewalk located between the private entrance roadway and the project site does not appear to be used often as this length of sidewalk terminates a short distance into the Queen Kaahumanu Shopping Center property.

CONCLUSION:

There are no objections to the progression of this project at this time, from the police standpoint, in regards to pedestrian and vehicular movement.

Respectfully Submitted,
Mark Vickers
Sgt. Mark MK Vickers 10046
Visitor Oriented Police
April 4, 2011 @ 0750 Hours

*NO MAJOR CONCERNS
FOR MAUI
C. D. Matsumu
4/4/11*

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

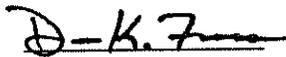
Dear Mr. Yabuta:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for the comments provided in your letter dated April 5, 2011. We note that there are no objections to the progression of this project at this time. Nonetheless, we look forward to your review and comment on the Draft Environmental Assessment.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



March 15, 2011

Mr. Dean K. Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, Maui, Hawaii, 96793

Subject: Early Consultation Request for Proposed Easter Seals Hawaii – Maui Day Care Center
155 South Wakea Avenue
Kahului, Maui, Hawaii
Tax Map Key: (2) 3-8-052:009

Dear Mr. Frampton,

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

In reviewing our records and the information received, Maui Electric Company has no objection to the subject project at this time. If the customer requires an electric service upgrade for Phase I (Building 1), we highly encourage the customer to submit an electrical service request so that service can be provided on a timely basis.

Should you have any questions or concerns, please call me at 871-2341.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Tamori', followed by a long horizontal line extending to the right.

Kyle Tamori
Staff Engineer

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Mr. Kyle Tamori, Staff Engineer
Maui Electric Company, Ltd.
PO Box 398
Kahului, Hawai'i 96732

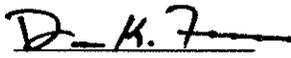
Dear Mr. Tamori:

**Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9**

Thank you very much for your comment letter dated March 15, 2011. In response to the comments provided, we note that our project designers will consult with MECO staff during the project's detailed design stage. If necessary, an electrical service request will be filed in a timely matter.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,



Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects

APPENDIX "C"
ARCHAEOLOGICAL MONITORING PLAN

**AN ARCHAEOLOGICAL MONITORING PLAN
FOR THE PROPOSED EASTER SEALS HAWAII
MAUI DAY CARE CENTER
KAHULUI, WAILUKU AHUPUA'A, WAILUKU DISTRICT
ISLAND OF MAUI, HAWAII
[TMK: 3-8-052:9]**

Prepared by:
David B. Chaffee, B.A.
and
Michael F. Dega, Ph.D.
April 2010

Prepared For:
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, HI 96793

TABLE OF CONTENTS

TABLE OF CONTENTS.....	ii
LIST OF FIGURES	ii
INTRODUCTION	1
PROJECT AREA AND VICINITY	7
PROPOSED RENOVATIONS.....	7
BACKGROUND	7
TRADITIONAL SETTING.....	7
HISTORIC SETTING	9
PREVIOUS ARCHAEOLOGY.....	9
REASON FOR MONITORING	12
MONITORING CONVENTIONS AND METHODOLOGY.....	12
LABORATORY ANALYSIS	13
CURATION.....	14
REPORTING	15
REFERENCES	16

LIST OF FIGURES

Figure 1: U.S.G.S. Map Showing Project Location.....	2
Figure 2: Tax Map Key [TMK] Showing Project Location.	3
Figure 3: Plan View Map of Project Area.	4
Figure 4: Aerial View of Project Area.....	5
Figure 5: Plan View Map of Project Related Improvements.....	6

INTRODUCTION

Scientific Consultant Services (SCS), Inc. prepared this Archaeological Monitoring Plan (AMP) in advance of construction improvement work to existing facilities and new construction work (concrete pad installation) scheduled for the old Kamehameha Schools Maui buildings in Kahului, Wailuku Ahupua`a, Wailuku District, Island of Maui, Hawai`i [TMK:3-8-052:9], (Figures 1, 2, 3, 4, and 5). The land is owned by the Easter Seals Hawaii (ESH). Archaeological Monitoring is being conducted on the parcel due to the potential for discovering inadvertant human remains and/or traditional or historic cultural deposits if sandy substrate are encountered below existig fill layers. The subject parcel does not represent a Land Commission Award (LCA).

This AMP is being prepared for the Frampton & Ward, LLC and their client ESH and will require the approval of the State Historic Preservation Division prior to the commencement of any excavation activities on the parcel. The following text provides more detailed information on the reasons for monitoring, potential site types to be encountered during excavation, monitoring conventions and methodology for both field and laboratory work, and discusses curation and reporting.

This Monitoring Plan will ensure that if human remains are identified during subsurface work, appropriate and lawful protocol concerning the Inadvertant Discovery of Human Remains (pursuent to §13-300-40a, b, c, HAR) is followed. Archaeological Monitoring “shall entail the archaeological observation of, and possibly intervention with, on-going activities which may adversely affect historic properties” (§13-279-4, HAR). Thus, Monitoring will also ensure that significant cultural resources, if identified on the property, are documented through profiles and plan view maps, possibly sampled through excavation of exposed features, and evaluated for their historical significance. As will be made aware to the construction team, the archaeological Monitor has the authority to halt any ground disturbing activities during this project in the immediate area of a find in order to appropriately carry out the provisions of this plan.

This AMP will require the approval of the State Historic Preservation Division (SHPD) prior to any land altering activities on the parcel. The following text provides more detailed information on the reasons for monitoring, potential site types to be encountered during excavation, monitoring conventions and methodology for both field and laboratory work, and discusses curation and reporting of cultural material recovered.

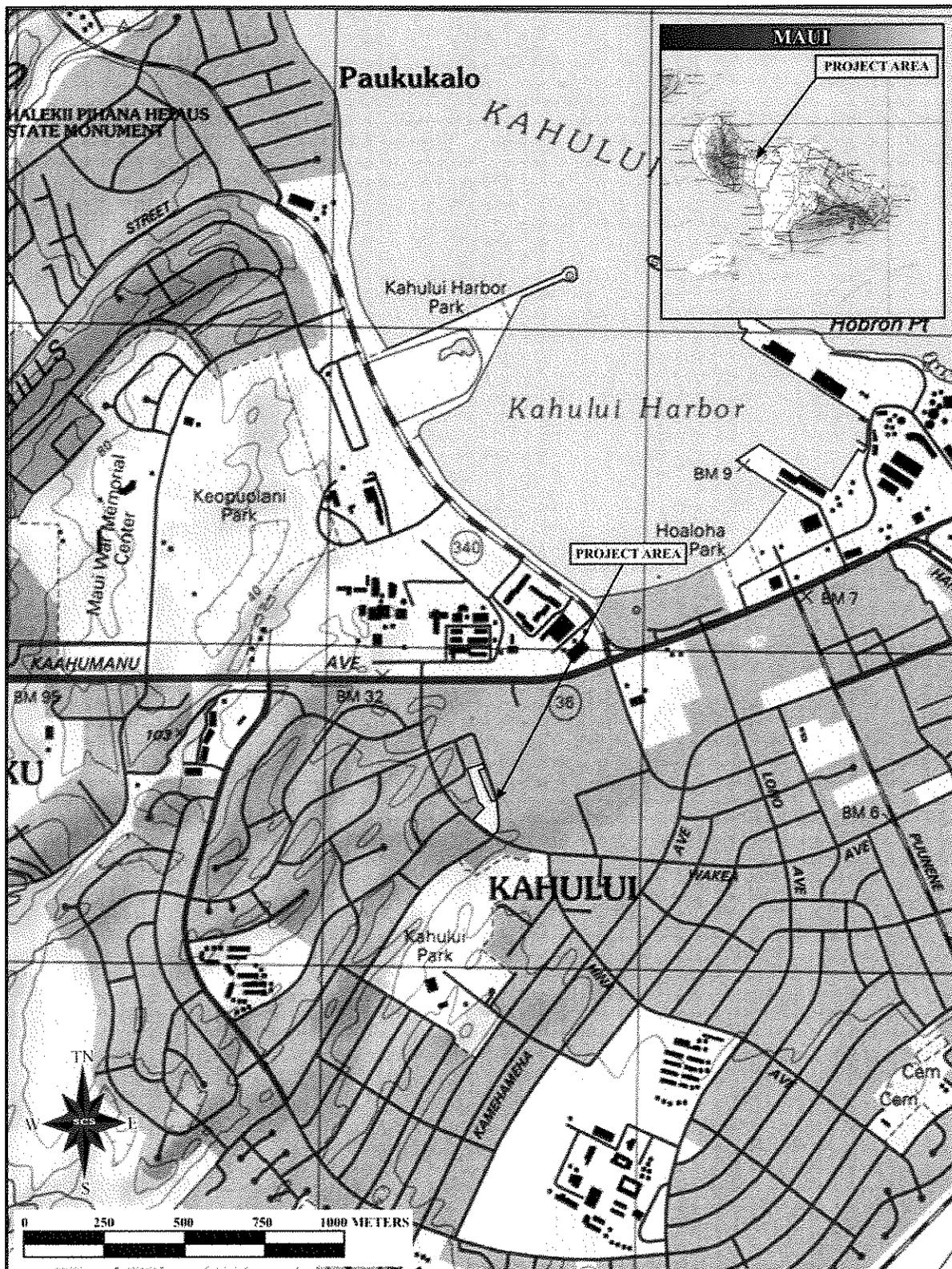


Figure 1: U.S.G.S. Map Showing Project Location.

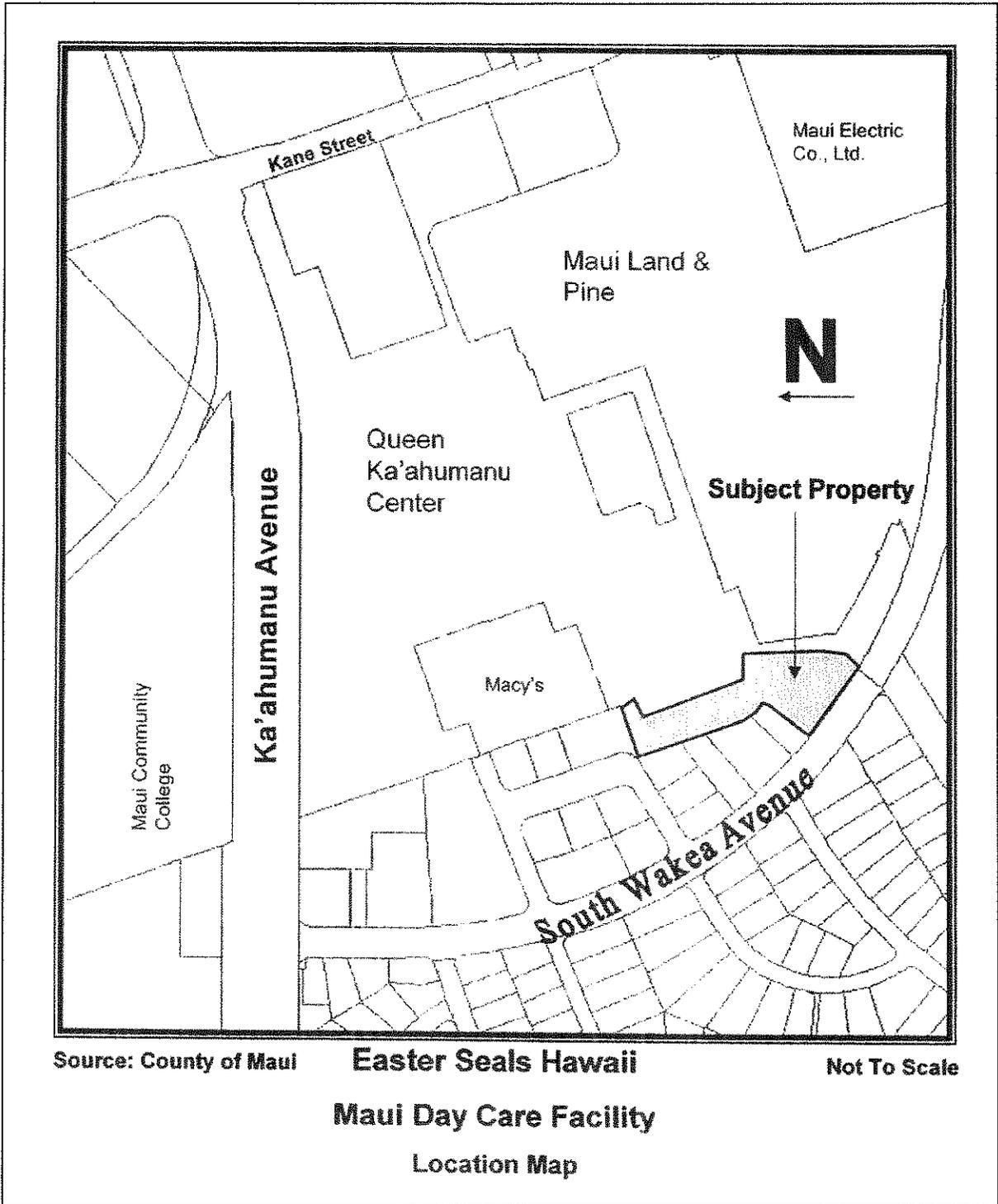
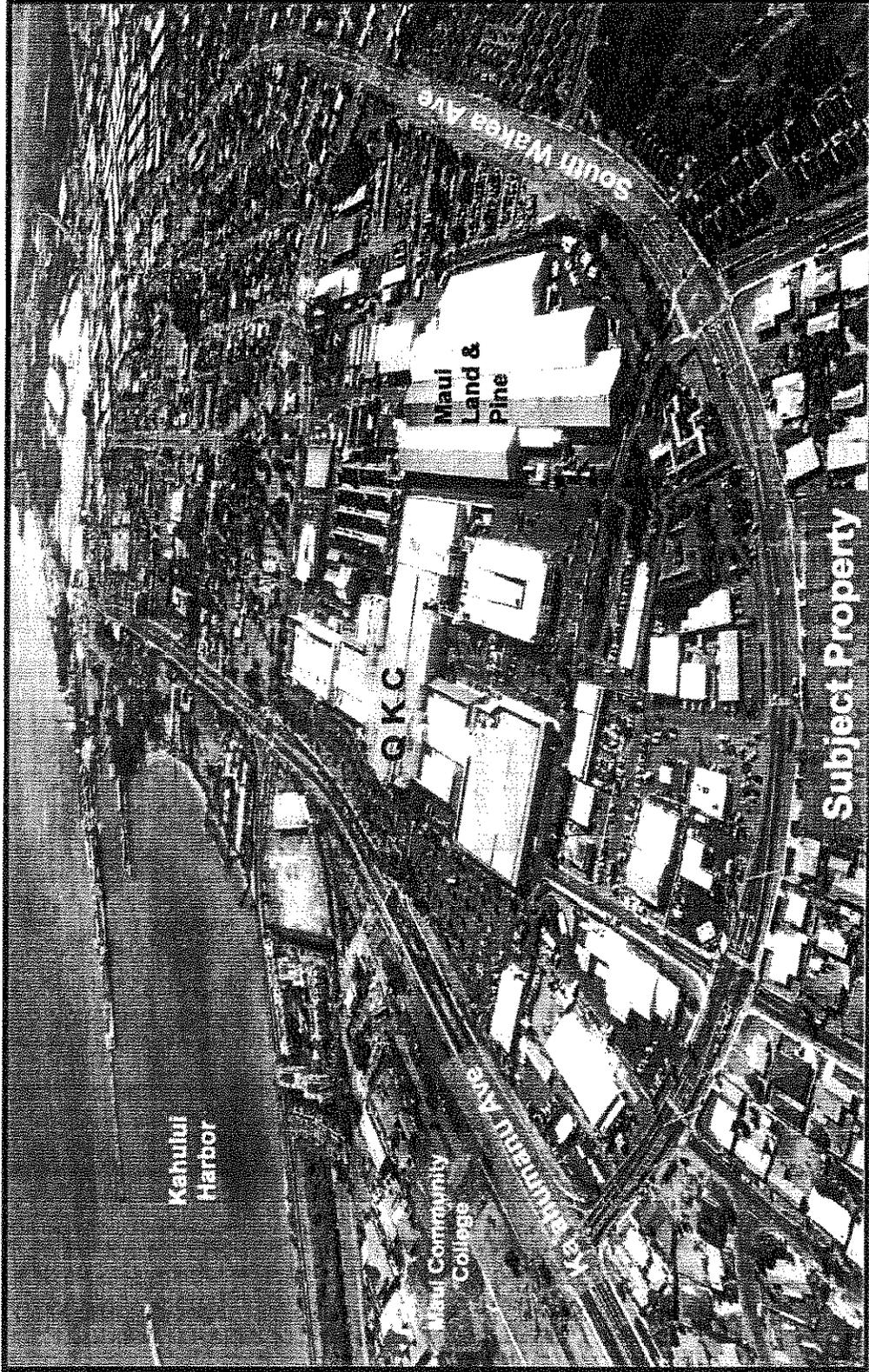


Figure 3: Plan View Map of Project Area.



Source: Commercial Properties of Maui

Figure 4: Aerial View of Project Area.

PROJECT AREA AND VICINITY

The subject property is approximately 1.689 acres in size and is located at the corner of South Wakea Avenue and Kea Street in Kahului. (see Figure 1). The property was previously owned by Maui Land & Pineapple Company (ML&P) and includes two (2) existing buildings. Building 1 is a single -story facility approximately 3,429 square feet (sf) in size and constructed in 1982 . This building was previously utilized as a preschool for children of ML&P employees and more formerly, a preschool operated by Kamehameha Schools Maui. Building 2 is a 10,500 sf two-story metal building built in 1991 and formerly used by ML&P as a dormitory for seasonal workers.

Soils in the project area have been identified by Foote *et al.* (1972: 117; Map 99) as being of the Puuone Series, specifically Puuone sand (PZUE). Soils of the Puuone Series are formed from once living marine organisms – coral and mollusks. They occur at elevations of 50 to 350 feet above mean sea level (amsl) with annual rainfall of 20 to 30 inches. The PZUE soils can be found on sandhills, with 3 to 7 percent slopes, near the coast. These soils are well drained and exhibit rapid permeability, slow runoff, and a moderate to sever wind erosion hazard. These soils are used as ranchlands and residential neighborhoods (*ibid*: 117).

PROPOSED RENOVATIONS

The proposed project will be constructed in two (2) phases. Phase I will include renovations of the existing preschool (Building 1) and construction of a new approximately 2,400 sf single-story addition and an outdoor eating / courtyard area. (see Figure 4)

Phase II will include facade renovations and modernization of Building 2, including construction of an elevator designed for accessibility purposes and in accordance with ADA requirements.

BACKGROUND

TRADITIONAL SETTING

Kahului Town is part of Wailuku Ahupua`a and Wailuku District, both of which have yielded a great deal of data to the archaeological and historic record. The following is a brief summary of the most significant aspects of this data.

In traditional times, it appears that Kahului was a relatively marginal settlement location, compared with Wailuku Town and areas to the north of Wailuku. Handy (1940) described the

low-lying coastal areas east of Wailuku (including Kahului) as having scattered fishing settlements, which usually implies a relatively low population density or limited socio-economic status.

The Wailuku District was once known as “The Four Streams Area” (*Na Wai Eha*), which refers to the four main valleys that drain the eastern slopes of West Maui, including the massive Iao Valley (Handy and Handy 1972: 496). The area from Waihe`e to Wailuku was formally the most extensive continuous area of wet taro cultivation in the Hawaiian Islands. Wailuku, itself, has been described as a “chiefly center” (Sterling 1998:90), although the seat of power was almost certainly concentrated in and around the Iao Valley, on the other (west) side of Wailuku from the project area. Areas upslope and west of the project area, including Wailuku Town, were once covered with *lo`i* (irrigated stone terraces) and house sites. Areas downslope and closer to the project area were burial grounds in traditional times.

Areas around the Waihe`e and Waichu Streams, although a few miles north of the project area, have yielded some of the earliest settlement dates in Maui (Kirch 1985). Cordy *et al.* (1978) have proposed that the coast and lower valleys in this area were first settled by A.D. 300 to 600. Closer to the project area, the Wailuku Sand Hills, approximately a half a mile to the west, has yielded substantial numbers of burials and other evidence of traditional Native Hawaiian settlement (see PREVIOUS ARCHAEOLOGY, below).

Sterling’s (1998) compendium of traditional archaeological sites on Maui has much to say about the Wailuku District, in general, and the Wailuku Ahupua`a, in particular. Documented *heiau* from Wailuku Ahupua`a include:

- Kaluli Heiau (Walker Site 42)—since destroyed
- Pihana Heiau (Walker Site 43)—located just west of the Sand Hills (Wailuku)
- Halekii Heiau (Walker Site 44)—located just north of the Sand Hills (Wailuku)
- Various Heiau (Walker Sites 45–54)—ten named *heiau* in Wailuku, all destroyed

A major inland fishpond was located at the present day spot of Kanaha Pond and Bird Sanctuary, to the east of the project area. In traditional times, this was sometimes referred to as two, artificially joined ponds (Kanaha and Mauoni).

There is an interesting passage about Kahului during the middle 19th century by G.W. Bates (1854), cited in Sterling (1998). Bates' interpretation of a major battleground site in Kahului may not have been accurate, although there are many oral traditions about battles in this general area, but the rest of his description is instructive and worth quoting at length:

Leaving Wai-lu-ku, 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 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... In places laid bare by the action of winds, there were human skeletons projecting...(Sterling 1998:92)

HISTORIC SETTING

Literally hundreds of Land Commission Awards (LCA) are documented for Wailuku Ahupua`a (see, *e.g.*, Sterling 1998:86; Burgett and Spear 2003), although, in keeping with the broad settlement pattern outlined above, most of these were located in and around Iao Valley, west of the Wailuku Town and well removed from the project area. The existence of such large numbers of LCAs, however, does attest to the large settled population in the lower Iao Valley during the middle 19th century, and residents of Kahului were no doubt drawn into this sphere of influence.

There are no LCAs within the project area. However, according to TMK data (see Figure 2), and the Waihona `Aina Database (2005), the project area was included in Grant 3343, which consisted of 24,000 acres purchased by Claus Spreckles in 1882. Traditional land utilization was rapidly and dramatically supplanted by sugar cane cultivation during the 1850s (Dorrance and Morgan 2000). Many of the awarded LCAs in Wailuku Ahupua`a were under sugar cane cultivation by the mid 19th century. Sites and features built during this period include water irrigation ditches, terraces, free standing walls, historic houses, and mill structures. Cultivation of sugar cane dominated land use in Wailuku Ahupua`a well into the middle 20th century.

PREVIOUS ARCHAEOLOGY

Many archaeological studies have taken place in Wailuku Ahupua`a, however no archaeological studies have taken place in the current project area. The following is a sampling of some of the studies.

Southwest of the current parcel, a substantial amount of archaeological work has been conducted in the Maui Lani area of Wailuku. This area is characterized as having sand dune/sandy substrata similar to the present project area. Rotunno-Hazuka *et al.* (1995) and Pantaleo and Sinoto (1995) have reported finding scattered human remains, and in situ burial loci in the Pu`uone dune complex.

East of the project area, Eblè and Carlson (1996) conducted an Archaeological Inventory Survey at the Hobron Triangle in Kahului. This study revealed a layer of Historic Period refuse, a piece of milled wood, and an historic bottle.

Archaeological Monitoring by Morawski and Spear (2001) yielded an historic refuse deposit and one set of disturbed (disarticulated) human remains (Site -5125) interpreted as a traditional Native Hawaiian burial. The human remains were recovered in Pu`uone sands several hundred meters from the shoreline, in a similar sedimentary context as the present project area.

Fredericksen and Fredericksen (2002) conducted an Archaeological Inventory Survey on a small (< 1.0-acre) parcel along Lower Main Street in Wailuku. The survey documented a remnant of a pre-Contact habitation site (-4730), buried food remains, and one traditional Native Hawaiian burial in Pu`uone sands.

Human remains were exposed during construction at a parcel on Lower Main Street in Wailuku (Donham 1994). Site -3556 contains the remains of at least four individuals in association with a shell ring, beads, and other shell ornaments.

Burgett and Spear (1996) conducted an inventory survey of 1.3 acres on Lower Main Street in Wailuku in sand hill deposits, identifying two buried traditional sites in the process (including burials, fire pits, and a cultural layer). Burgett and Spear (1995) conducted another Archaeological Inventory Survey along Lower Main Street in the Wailuku Sand Hill deposits (Home Maid Bakery location), identifying a traditional habitation site and a burial (Sites -3924 and -3925).

Dunn and Spear (1995) describe the results of Archaeological Monitoring in Wailuku in sand hill deposits. Three sites were identified, including two burials (Site -4005 and -4068) and a hearth (-4067).

Several other projects in the Wailuku area have also recovered traditional buried deposits and human burials (*e.g.*, Connolly 1973; Spear 1995; Pantaleo and Sinoto 1996; Fredericksen and Fredericksen 1999).

Fredericksen and Fredericksen (1993) conducted an inventory survey of 2 acres across from the junction of Waiehu Beach Road and Kahului Beach Road, just north of the project area. The survey identified: a historic railroad berm (Site -3112); a stratified site containing both historic (Site -3119A, upper) and traditional (Site -3119B, lower) components; and, a large (pre-contact) habitation site with multiple burials (Site -3120) (Fredericksen *et al.* 1997). Still more burials were recovered in the same project area at a later date (Site -4668) (Fredericksen 2000, cited in Fredericksen and Fredericksen 2002).

Fredericksen *et al.* (1995) conducted Archaeological Inventory Survey of three small parcels on Lower Main Street in Wailuku, and identified one traditional cultural layer (Site -4127).

As summarized by McGerty and Spear (2001), for the Kahului area and Hawai'i in general (see also Kirch 1985), there is a positive relationship between the presence of sandy deposits and traditional Hawaiian burials. Archaeological studies conducted around the perimeter of Kahului Bay and inland (including the present project area), have led to the identification of cultural deposits relating to traditional through historic occupations.

POTENTIAL SITE TYPES TO BE ENCOUNTERED

Based on archival research and previous archaeology conducted in similar geographic regions and soil types, there is a relatively high probability of finding pre-Contact (and possibly early Historic Period) Native Hawaiian habitation sites and burials. The soils within the current project area consist of Puuone sand deposits (Foote *et al.* 1972:117; Map 99) which are known to be a traditional internment site for Native Hawaiian burials (Kirch 1985). There is a relatively high probability of finding subsurface evidence of Traditional Native Hawaiian and/or early historic activities including hearths, midden deposits, and other occupation debris (*e.g.*, stone tool waste, discarded artifacts related to habitation and fishing).

REASON FOR MONITORING

This AMP was prepared in accordance with the recommendations of SHPD. Based on archival research and previous archaeology conducted in similar geographic regions and soil types, there is a relatively high probability of finding pre-Contact (and possibly early Historic Period) Native Hawaiian habitation sites and burials. The soils within the current project area consist of Puuone sands (Foote *et al.* 1972:117; Map 99) which are known to be a traditional internment site for Native Hawaiian burials (Kirch 1985). There is a relatively high probability of finding subsurface evidence of Traditional Native Hawaiian and/or early historic activities including hearths, midden deposits, and other occupation debris (e.g., stone tool waste, discarded artifacts related to habitation and fishing). Thus, this AMP will ensure that if encountered, cultural materials, including human skeletal remains, will receive appropriate mitigation measures and treatment.

MONITORING CONVENTIONS AND METHODOLOGY

This AMP has been prepared in accordance with DLNR-SHPD rules governing standards for Archaeological Monitoring (§13-279). Archaeological monitors will adhere to the following guidelines during monitoring:

1. A qualified archaeologist familiar with the project area and the results of previous archaeological work conducted in the area will monitor subsurface construction activities on the project area. If significant deposits or features are identified and additional field personnel are required, the archaeologist will notify the contractor or representatives before additional personnel are brought to the site. One monitor is required for each piece of ground altering machinery during this project.
2. If features or cultural deposits are identified during Archaeological Monitoring, the on-site archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. These actions are needed to fulfill the reporting requirements specified in §13-279-5(5) through (6). SHPD archaeologists will be consulted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in three dimensions, photographing the finds (with the exception of human burials), artifact and soil sample collection, and triangulation of the finds. Construction work will only continue in the significant location when all documentation has been completed.

3. Stratigraphy in association with subsurface cultural deposits will be noted and photographed, particularly from deposits containing significant cultural materials. If deemed significant by SHPD and the Archaeological Consultant firm conducting the Archaeological Monitoring, these deposits will be sampled.
4. In the (unlikely) event that human remains are inadvertently encountered, all work in the immediate area of the find will cease; the area will be secured from further activity until compliance with §6E-43.6, HRS, and §13-300-40, HAR, has occurred. The SHPD Island Archaeologist and Culture Historian will both be immediately notified about the inadvertent discovery of human remains on the property. Notification of the inadvertent discovery will also be made to the Maui/Lana`i Islands Burial Council by either SHPD or the consulting archaeologist. Procedures to determine the minimum number of individuals, age of the site, and ethnicity of the individual(s) will conform to the relevant procedures established in §13-300, HAR, as directed by the SHPD. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8-inch wire mesh screens in order to recover any displaced skeletal material. Only SHPD has the authority to approve the removal of human remains, which is typically conducted in consultation with the appropriate burial council members.
5. To ensure that contractors and the construction crew are aware of this AMP and possible site types to be encountered in the project area, a brief coordination meeting will be held between the construction personnel and monitoring archaeologist prior to initiation of the project. The construction crew will also be informed as to the possibility that human burials could be encountered and how they should proceed if they observe such remains.
6. The contracted archaeologist will provide all coordination with the contractor, SHPD, and any other group involved in the project. The archaeologist will coordinate all monitoring and sampling activities with the safety officers for the contractors to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.
7. As necessary, verbal reports will be made to SHPD, and any other agencies as requested.

LABORATORY ANALYSIS

All samples collected during the project, except human remains, will undergo analysis at the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring, in accordance with SHPD rules (§13-279, HAR). In the (unlikely) event that human remains are identified and the SHPD and the appropriate Island Burial Council (Maui/Lana`i Islands Burial Council) authorize their removal, they will be curated at an acceptable location on the island of

Maui, the island of origin. All photographs, illustrations, and field notes accumulated during the project will be curated at the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring. All retrieved artifacts and midden samples will be cleaned, sorted, and analyzed by the Archaeological Consultant firm conducting the Archaeological Monitoring. Significant artifacts will be photographed, sketched, and classified (qualitative analysis). All metric measurements and weights will be recorded (quantitative analysis). These data will be presented in tabular form within the final monitoring report. Midden samples will be minimally identified to major 'class' (e.g., bivalve, gastropod mollusk, echinoderm, fish, bird, and mammal). All data will be clearly recorded on standard laboratory forms which also include number and weight (as appropriate) of each constituent category. These counts will also be included in the final report.

Should any samples amenable to dating be collected from a significant cultural deposit, they will be prepared in the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring and submitted for taxa identification (Gail Murakami, International Archaeological Research Institute, Inc., Honolulu). If short-lived native and/or Polynesian-introduced taxa are identified, they shall be selected for radiocarbon dating, if necessary. While primary emphasis for dating is placed on charcoal samples, we do not preclude the use of other materials such as marine shell or nonhuman bone materials. The Archaeological Consultant firm conducting the Archaeological Monitoring will consult with SHPD and with the client if radiocarbon dates are deemed necessary.

All stratigraphic profiles will be drafted for presentation in the final report. Representative plan view sketches showing the location and morphology of identified sites/features/deposits will be compiled and illustrated.

CURATION

The Archaeological Consultant firm conducting the Archaeological Monitoring will curate all recovered materials in Honolulu (except human remains, which would remain on-island) until the work is completed, reviewed, and accepted by the state. All materials gathered during this project (including documentation) are ultimately the property of the client, who may request their transfer subsequent to the acceptance of the final Archaeological Monitoring Report (see below).

REPORTING

An Archaeological Monitoring Report documenting all aspects of the work will be submitted within 180 days of the completion of fieldwork, in accordance with SHPD administrative rules (§13-279-5). This time line is requested to account for any radiocarbon age determinations (typically 45 days), if necessary.

If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historic significance according to criteria established in §13-275-6(b), HAR. The Archaeological Monitoring Report will be drafted until accepted by SHPD and final revised reports will be submitted to SHPD and to the client.

REFERENCES

Armstrong, R.W.

1983 *Atlas of Hawaii*. University of Hawaii Press, Honolulu.

Bates, G.W.

1854 *Sandwich Island Notes*. Harper & Brothers, New York, NY.

Burgett, B. and R.L. Spear

1995 *An Archaeological Inventory Survey of a Lower Main Street Property, Wailuku Ahupua`a, Wailuku District, Island of Maui, Hawaii (TMK: 3-8-37: 48)*, SCS, Inc., on file at Kapolei, HI.

1996 *Archaeological Inventory Survey of the Oceanhouse, Inc. Property, TMK: 3-4-39: 77, Land of Wailuku, Wailuku District, Island of Maui*. On file at SHPD, Kapolei, HI.

2003 *Archaeological Reconnaissance Survey and Limited Subsurface Testing for the Alternative Channel Alignment, `Iao Stream Flood Control, `Iao Valley, Island of Maui, Hawai`i*. Ms. of file, SCS/CRMS, Inc., Honolulu.

Connolly, R.D.

1973 State Historic Register Survey, Identification Number 50-04-1172. On file at SHPD, Kapolei, HI.

Cordy, R., M. Kelly, and C. Hee

1978 *Cultural Reconnaissance of Hydro-electric Power Plant Sites: Waihe`e Valley, Maui*. B.P. Bishop Museum, Honolulu, HI.

DLNR/SPHD

2003 *Hawai`i Administrative Rules Title 13 DLNR, Subtitle 13 SHPD Rules Chapter 279 Rules Governing Minimal Standards for Archaeological Monitoring Studies and Reports*. SHPD, Kapolei.

Donham, T.K.

1994 *Recovery of Burials Inadvertently Disturbed During Construction of Home Maid Bakery Expansion Project, Wailuku, Island of Maui, SIHP Site 50-50-04-3556 (TMK: 3-8-37: 49)*. On file at SHPD, Kapolei. HI.

Dorrance, W.H., and F.S. Morgan

2000 *Sugar Islands, The 165-Year Story of Sugar in Hawai`i*. Mutual Publishing, Honolulu, HI.

- Dunn, A. and R.L. Spear
 1995 *Archaeological Monitoring Report, Waiale Road, Land of Wailuku, Wailuku District, Island of Maui (TMK: 3-4-02:36; 3-4-03:19; 3-4-10:2)*. SCS Report on file at SHPD, Kapolei, HI.
- Eblè, F.J. and I.K. Carlson
 1996 *Archaeological Inventory Survey of the Hobron Triangle, Kahului, Maui, (TMK 3-7-11:03)*. Aki Sinoto Consulting, Honolulu.
- Foote, D.E., E.L. Hill, S. Nakamura, and F. Stephens
 1972 *Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Molokai, and Lanai, State of Hawai'i*. USDA Soil Conservation Service, GPO, Washington, DC.
- Fredericksen, D.L., and E.M. Fredericksen
 2002 *An Archaeological Inventory Survey of a Parcel of Land in Wailuku Ahupua`a, Wailuku District, Island of Maui (TMK: 3-4-039: 76)*. Xamanek Researches, Pukalani, Maui, HI.
- Fredericksen, D.L., E.M. Fredericksen, and W.M. Fredericksen
 1997 *Archaeological Data Recovery Report for the Nisei Veterans Memorial Center Site ((Site 50-50-04-3120), Wailuku Ahupua`a, Wailuku District, Maui Island (TMK: 3-8-07: 123)*. Xamanek Researches, Pukalani, Maui, HI.
 1995 *Report on Subsurface Survey at Lower Main and Mill Street, Wailuku Ahupua`a, Wailuku District, Island of Maui, (TMK: 3-4-39:por.81, 82, 83)*. Xamanek Researches, Pukalani, HI.
- Fredericksen, E.M.
 2000 *Progress Report on Archaeological Monitoring Finds at the Nisei Veterans Memorial Center*. Xamanek Researches, Pukalani, HI.
- Fredericksen, E.M., and D.L. Fredericksen
 1999 *An Archaeological Inventory Survey of a c. ½-acre Parcel on Lower Main Street, Wailuku Ahupua`a, Wailuku District, Maui Island (TMK: 3-8-36: 94)*. Xamanek Researches, Pukalani, Maui, HI.
- Fredericksen, W.M., and D.L. Fredericksen
 1993 *An Inventory Survey of a Parcel of Land (TMK 3-8-07: 123), Located in the Ahupua`a of Wailuku, District of Wailuku, Island of Maui*. Xamanek Researches, Pukalani, HI.
- Giambelluca, T.W., M.A. Nuller, and T.A. Schroeder
 1986 *Rainfall Atlas of Hawai'i. Report R76*. Water Resources Research Center, University of Hawai'i, Manoa, for the Department of Land and Natural Resources, State of Hawai'i, Honolulu, HI.

- Handy, E.S.C.
1940 *The Hawaiian Planter, Vol. 1*. B.P. Bishop Museum Bulletin 161, B.P. Bishop Museum, Honolulu, HI.
- Handy, E.S.C., and E.G. Handy.
1972 *Native Planters of Old Hawai`i*. Bishop Museum Bulletin 233. Bishop Museum Press, Honolulu, HI.
- Kirch, P.V.
1985 *Feathered Gods and Fishhooks: An Introduction to Hawaiian Archaeology and Prehistory*. University of Hawai`i Press, Honolulu, HI.
- McGerty, L., and R.L. Spear
2001 *An Archaeological Assessment for the Wailuku Force Main Project in Wailuku and Kahului, Maui (Portions of TIMK: 3-04-27; 3-07-001, 002, 003, 004, 007-011; 3-08-007)*. Scientific Consultant Services, Inc., Honolulu.
- Monahan, C. M.
2004 *An Archaeological Assessment Report of approximately 6.926 acres of land in Wailuku Ahupua`a, Wailuku District, Island of Maui, Hawai`i [TMK: 3-7-004: 001; TMK: 3-7-005: 003, 011, & 023]*. SCS Report on file at SHPD, Kapolei, HI.
- Morawski, L., and R.L. Spear
2001 *Archaeological Monitoring for Fleming Tract Waterline Replacement, Wailuku Ahupua`a, Wailuku District, Maui Island, Hawai`i [TMK: 3-4-01 and 3-4-02]*. SCS Report on file at SHPD, Kapolei, HI.
- Munsell Color
1990 *Munsell Soil Color Charts*. Macbeth Division of Kollmorgen Instruments Corporation, Baltimore, MD.
- Pantaleo, J. and A. Sinoto
1996 *Archaeological Subsurface Sampling of the Proposed Maui Lani Development Phases 1 and 1A Wailuku Ahupua`a, Wailuku District, Maui Island (TMK 3-8-07:2,110)*. On File State Historic Preservation Division Office, Kapolei.
- Rotunno-Hazuka, L., L. Sommer, K. Flood, D. Lazzaro, S.D. Clark, and B. Dixon
1995 *Historic Research for the Proposed Maui Lani Project and Test Excavations at Site 50-50-04-2797, Wailuku, Maui*. On File State Historic Preservation Division Office, Kapolei.
- SHPD
2002 *Guidelines for Archaeological Assessment Reports*. Letter memo dated 30 December 2002. On file at SCS, Inc., Honolulu, HI.

- Spear, R.L.
1995 *Report on Monitoring of Curbing, Burial Crypt and Sidewalk Excavations at Site 50-50-04-4066, Wailuku, Maui, TMK: 3-8-37:48.* SCS Report on file at SHPD, Kapolei, HI.
- Sterling, E.S.
1998 *Sites of Maui.* B.P. Bishop Museum, Honolulu, HI.
- Waihona `Aina Corporation
2005 Mahele Database, www.waihona.com. Kaneohe, HI. Accessed September 2009.
- White, Tim
2000 *Human Osteology.* Academic Press, San Diego.

APPENDIX "D"
FLOOD & ZONING CONFIRMATION
& FIRM MAP

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)

APPLICANT NAME Dean Frampton TELEPHONE 249-2224
PROJECT NAME Easter Seals Maui E-MAIL dean@fwmaui.com
ADDRESS/LOCATION 155 South Wakea Street, Kahului TAX MAP KEY 3-8-52:009

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? **IF YES, LIST THE PROPOSED LAND USES BELOW:**

No

- NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdistricts, shall be submitted for review and approval.
3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

FOR COUNTY USE ONLY (To be completed by ZAED)

ZONING INFORMATION

STATE LAND USE DISTRICT(S) Urban
COMMUNITY PLAN DESIGNATION(S) Heavy Industrial
COUNTY ZONING(S) M-2 Heavy Industrial District
OTHER DESIGNATION(S) N/A

Yes No
See Additional Comments On Page Two

Yes No
See The Attached Land Use Designation Map

Yes No
SPECIAL
MANAGEMENT
AREA (SMA)

Yes No
PLANNED
DEVELOPMENT

Yes No
PROJECT
DISTRICT

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH N/A
BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No

*For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

*For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY [Section 18.04.030(D), Maui County Code]

N/A (Not Applicable) **The proposed land uses appear to be consistent _____ a unilateral agreement.

Except as permitted in Section 18.04.030(B) MCC, property containing any Interim Zoning shall NOT be subdivided.

Comments: _____

**The proposed land uses appear to NOT be consistent.

Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY:

Aaron Shinmoto
(Signature)

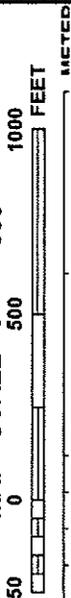
7/1/11
(Date)

For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0392E

FIRM
FLOOD INSURANCE RATE MAP
MAUI COUNTY,
HAWAII

PANEL 392 OF 825
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 NUMBER 150003
 PANEL 0392
 SUFFIX E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

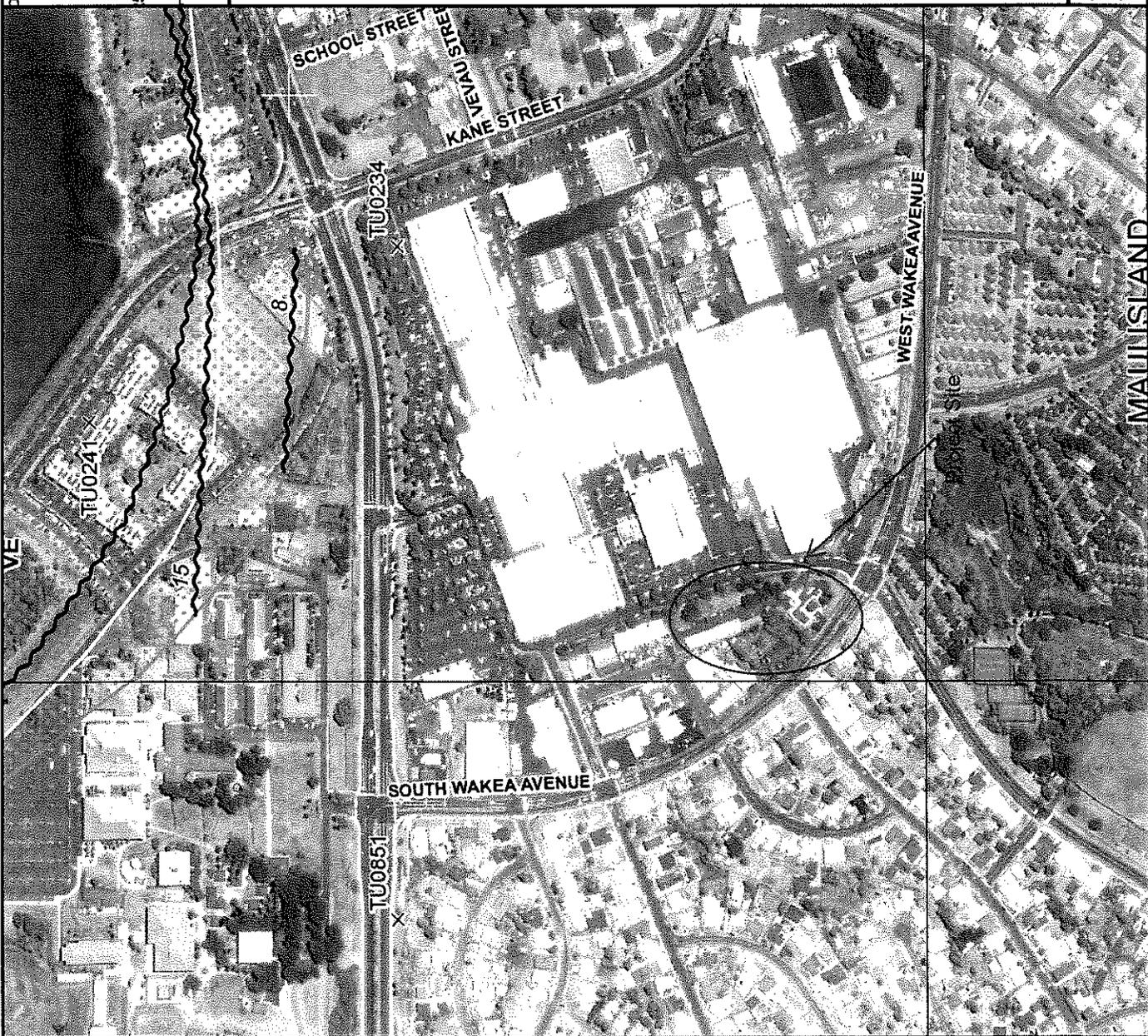
MAP NUMBER
1500030392E

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

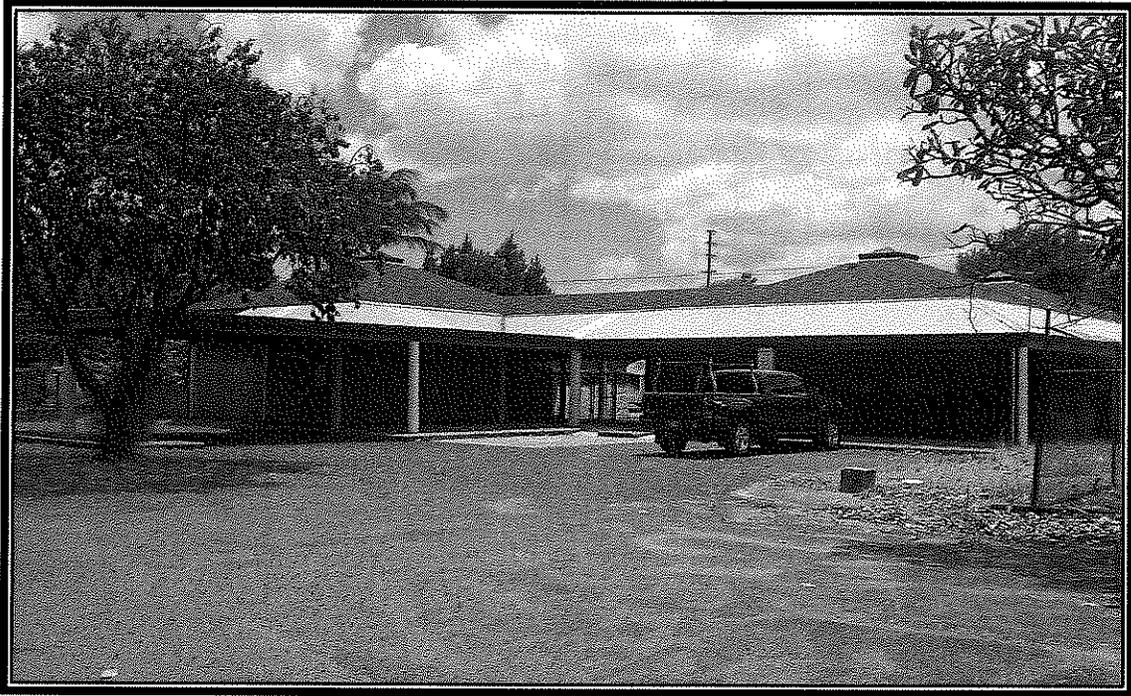


This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

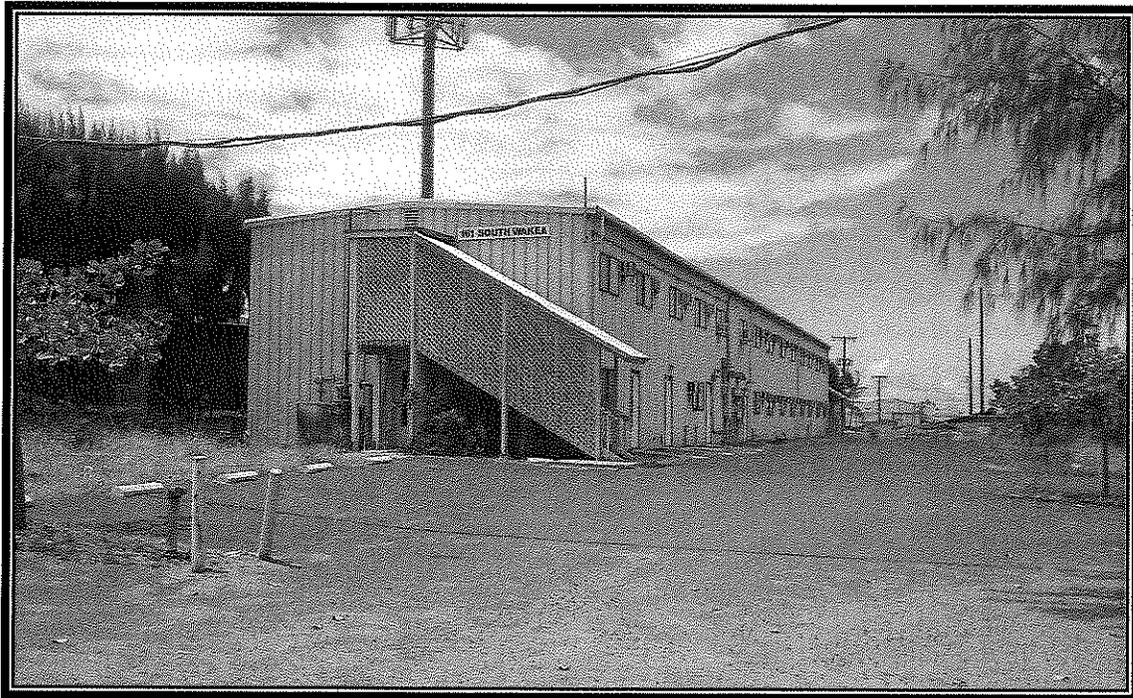


APPENDICES

APPENDIX "A"
PROJECT SITE PHOTOS



**Existing Day Care Facility - Building 1
Looking South**



**Existing Dormitory- Building 2
Looking Northwest**



**Kea Street / Project Entrance
Looking North**



**Kea Street / Project Entrance
Looking South**



**Kea Street - Wakea Avenue
Looking Northwest**

APPENDIX "B"
**AGENCY COMMENTS RECEIVED DURING THE DRAFT
EA EARLY CONSULTATION REVIEW PROCESS &
RESPONSE LETTERS TO SUBSTNATIVE
COMMENTS**



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

REPLY TO
ATTENTION OF:

March 11, 2011

Regulatory Branch

File Number POH-2011-00075

Frampton & Ward, LLC
Attention: Dean K. Frampton
2073 Wells Street, Suite 101
Wailuku, Hawaii 96793

NO PERMIT REQUIRED

Dear Mr. Frampton:

We have received your letter dated March 4, 2011 requesting Department of the Army (DA) review and comment on the Early Consultation Request for an Environmental Assessment for the proposed Maui Day Care Center at 155 South Wakea Avenue, TMK (2) 3-8-052:009, Kahului, Island of Maui, Hawaii. We have assigned this project the reference number **POH-2011-00075**. Please cite this reference number in any future correspondence concerning this project.

We have completed our review of the submitted document pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). For your information, Section 10 requires that a DA permit be obtained from the U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging, or other activity occurring in, over, or under or affecting navigable waters of the U.S. For tidal waters, the shoreward limit of the Corps' jurisdiction extends to the Mean High Water Mark. Section 404 requires that a DA permit be obtained for the discharge (placement) of dredged and/or fill material into waters of the U.S., including wetlands. For tidally influenced waters, in the absence of adjacent wetlands, the shoreward limit of the Corps' jurisdiction extends to the High Tide Line, which in Hawai'i may be approximated by reference to the Mean Higher High Water Mark. For non-tidal waters, the lateral limits of the Corps' jurisdiction extend to the Ordinary High Water Mark or the approved delineated boundary of any adjacent wetlands.

Based on the information you submitted, it appears the project sites consist entirely of uplands and is absent of waters of the U.S. under the regulatory jurisdiction of the Corps. We anticipate the construction associated with the proposed **renovations will not involve the discharge of fill material into waters of the U.S. therefore, a DA permit will not be required**. This determination does not relieve you of the responsibility to obtain any other permits, licenses, or approvals that may be required under County, State, or Federal law for your proposed work.

Thank you for contacting us regarding this project and providing us with the opportunity to comment. Should you have any questions, please contact Ms. Jessie Pa'ahana at 808.438.0391 or via e-mail at Jessie.K.Paahana@usace.army.mil. You are encouraged to provide comments

on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young". The signature is fluid and cursive, with a large initial "G" and "Y".

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

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

George Young, P.E., Chief
Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District
Bldg. T-1, Room 105
Fort Shafter, Hawai'i 96858-5440

Dear Mr. Young:

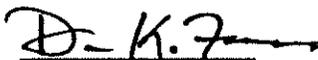
Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your response letter dated March 11, 2011.

In response to the comments provided, we concur that the proposed renovation project will not involve the discharge of fill material into waters of the U.S.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration in this matter.

Sincerely,



Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects

Dean Frampton

From: Ian_Bordenave@fws.gov
Sent: Thursday, March 31, 2011 3:13 PM
To: Dean Frampton
Subject: Easter Seals Hawaii, Maui Day Care Center Renovation Project

Dean K. Frampton
Project Manager
Frampton & Ward, LLC
2073 Wells Avenue, Suite 101
Wailuku, Hawaii 96793

Dear Mr. Frampton,

After reviewing the preliminary documentation that you have provided, I believe that the proposed project's location in the middle of downtown Kahului likely precludes the occurrence of federally listed threatened or endangered species or critical habitat being either in the action area or nearby. However, please provide my office with a copy of the Draft Environmental Assessment (DEA) after it has been published. Once the DEA is reviewed I will draft a letter rendering technical assistance if necessary.

Thank-you,

Ian Bordenave
Biologist
U.S. Fish and Wildlife Service
Pacific Islands Field Office
Ecological Services, Consultations & HCP
300 Ala Moana Blvd., Suite 3-122
Honolulu, HI. 96850
Phone: (808) 792-9453
E-Mail: ian_bordenave@fws.gov

FRAMPTON & WARD, LLC
Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Ian Bordenave, Biologist
US Fish & Wildlife Service
Pacific Islands Field Office
300 Ala Moana Blvd, Room 3-122
Honolulu, Hawai'i 96813

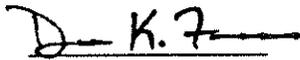
Dear Mr. Bordenave:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your email response dated March 31, 2011. We concur that it is unlikely the project will result in adverse effects to endangered / threatened species and critical habitats. Nonetheless, a copy of the Draft Environmental Assessment will be provided to your office for appropriate review and technical assistance, as necessary.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration in this matter.

Sincerely,



Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



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

In reply, please refer to:
File:

March 29, 2011

Mr. Dean Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, Hawaii 96793

Dear Mr. Frampton:

**Subject: Early Consultation Request for an Environmental Assessment
Proposed Easter Seals Hawaii-Maui Day Care Center
155 South Wakea Avenue, Kahului, Maui –TMK (2) 3-8-52:9**

Thank you for the opportunity to review this project. We have the following comments to offer:

1. The project must be connected to the County of Maui sewer system.
2. If meals are to be served, the kitchen must comply with Hawaii Administrative Rules, Chapter 11-12, Food Establishment Sanitation.

It is strongly recommended that the Standard Comments found at the Department's website: <http://hawaii.gov/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 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski".

Patti Kitkowski
District Environmental Health Program Chief

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Patty Kitkowski
District Environmental Health
Program Chief
Department of Health
State of Hawaii
54 High Street
Wailuku, Hawai'i 96793

Dear Mrs. Kitkowski:

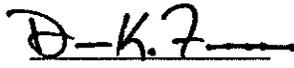
Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your comment letter dated March 29, 2011. In response to the comments provided, we note that:

1. The project will remain connected to the County of Maui sewer system.
2. If meals are served, the kitchen will be constructed and operated in accordance with HAR, Chapter 11-12, Food Establishment Sanitation.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



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

HRD11/5612

March 30, 2011

Dean K. Frampton
Frampton & Ward, LLC
2073-Suite 101
Wailuku, Hawaii'i 96793

**RE: Pre-Draft Environmental Assessment Consultation
Easter Seals Hawai'i-Maui Day Care Center
Kahului, Island of Maui**

Aloha e Dean K. Frampton,

The Office of Hawaiian Affairs (OHA) is in receipt of your March 4, 2011 letter with enclosures seeking comments ahead of a draft environmental assessment (DEA) to support the proposed renovation of two existing buildings (project) situated on a 1.689 acre parcel in Kahului on the Island of Maui. The project will convert the existing buildings and property into an Easter Seals Hawai'i (ESH) facility designed to provide programs and services for clients with developmental disabilities and special needs.

The DEA will be prepared pursuant to Chapter 343, Hawaii Revised Statutes and will be a supporting document for a Special Management Area Use Permit application and the use of funds through the County of Maui- Community Block Development Office (CDBG) and possibly State of Hawai'i- Grant in Aid Program funds. U.S. Department of Housing and Urban Development (HUD) funds will also support the project, triggering the requirements of the National Environmental Policy Act (NEPA) and preparation of a federal EA. Private funds may also support the project.

We suggest that native plant species be considered during the development of the projects general landscaping plan. We look forward to seeing the project completed so ESH can continue their important work of providing programs and services to our community. OHA has no additional comments at this time. Please provide us with the DEA and federal EA when they become available. Should you have any questions, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Chief Executive Officer

C: OHA- Maui Island COC

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Clyde W. Namu'o, Chief Executive Officer
Office of Hawaiian Affairs
State of Hawaii
711 Kapi'olani Blvd Suite 500
Honolulu, Hawai'i 96813

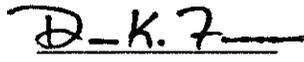
Dear Mr. Namu'o:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for your response letter dated March 30, 2011, including your suggestion that native plants be considered during the development of the project's general landscaping plan. Indeed, native plant species will be incorporated within landscaping concept. And we look forward to your further review and comment on the Draft Environmental Assessment.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

March 22, 2011

Mr. Dean K. Frampton
FRAMPTON & WARD, LLC
2073 Wells Street, Suite 101
Wailuku, Maui, Hawaii 96793

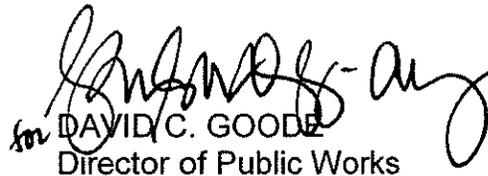
Dear Mr. Frampton:

**SUBJECT: EARLY CONSULTATION REQUEST FOR
ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED
EASTER SEALS HAWAII MAUI DAY CARE CENTER**

We reviewed the early consultation request and have no comments at this time.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

Sincerely,


for DAVID C. GOODE
Director of Public Works

DCG:RMDA:ls

xc: Highways Division
Engineering Division

S:\LUCA\CZM\prop_easter_seals_day_care_ec_ea_38052009_ls.wpd

ALAN M. ARAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

March 22, 2011

Mr. Dean K. Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, Hawaii 96793

Subject: Early Consultation Request for an Environmental Assessment
Proposed Easter Seals Hawaii – Maui Day Care Center, TMK: 3-8-52:9

Dear Mr. Frampton,

Thank you for consulting with the Department of Water Supply in preparation of this Environmental Assessment (EA).

Source Availability and System Infrastructure

The property is served by a 1-inch water meter. The EA should identify potable and non potable demand for the proposed project. Domestic and irrigation calculations to determine meter adequacy will be required in the building permit process. The property is served by a 12-inch waterline and one fire hydrant fronting the property. Fire flow calculations will be required in the building permit process to determine system adequacy.

Conservation

Please refer to the attached "*A Checklist of Water Conservation Ideas for Condominiums*". We recommend that the following conservation measures be included in the EA and implemented:

Indoor Conservation Measures

- a. Use EPA WaterSense labeled plumbing fixtures.
- b. Install flow reducers and faucet aerators in all plumbing fixtures where-ever possible.
- c. Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- d. Install showerheads with a flow rate of 1.5 gpm at 60 psi or less in all units.
- e. Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi. Laundry facilities and/or individual unit machines should use Energy Star labeled washers.
- f. Limit the distance from the hot water source to the tap early in the design stage.

3. Exterior Areas

- a. Plan landscapes that require less water by using native, zone-appropriate plants. The project is

"By Water All Things Find Life"



located in Plant Zone 3. Please refer to the attached brochure “*Saving Water in the Yard: What and How to Plant in Your Area*”

b. Use Smart Approved WaterMark irrigation products. Examples include ET irrigation controllers, drip irrigation, and water saving spray heads.

c. Avoid plant fertilizing and pruning that would stimulate excessive growth.

Remove weeds and unhealthy plants so remaining plants can benefit from the water saved. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.

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

Sincerely,



David Taylor, Director
emb

Attachments:

1. *A Checklist of Water Conservation Ideas for Commercial Buildings*
2. County of Maui Department of Water Supply, *Saving Water in the Yard: What and How to Plant in Your Area*

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

David Taylor, P.E. Director
Department of Water Supply
200 S. High Street
Kalana O Maui Bldg. 5th Floor
Wailuku, Hawai'i 96793-2155

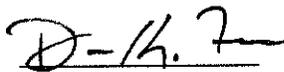
Dear Mr. Taylor:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

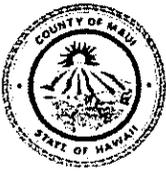
Thank you very much for your comment letter dated March 22, 2011. In response to the comments provided, we would like to note that the Draft Environmental Assessment will include information on the potable and non potable demand for the proposed project. Further, water conservation measures will be implemented during project construction and upon build-out.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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



GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

April 5, 2011

Mr. Dean K. Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, HI 96793

Dear Mr. Frampton:

SUBJECT: Early Consultation Request for an Environmental Assessment
Proposed Easter Seals Hawaii – Maui Day Care Center
TMK (2) 3-8-52:9

Thank you for your letter of March 4, 2011, requesting comments on the above subject.

We have reviewed the information submitted. Please refer to the enclosed copy of the communication from Sergeant Mark Vickers. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Danny J. Matsuura
for: GARY A. YABUTA
Chief of Police

Enclosure

c: William Spence, Director, Maui County Planning Department

TO : GARY YABUTA, CHIEF OF POLICE, COUNTY OF MAUI
VIA : CHANNELS *Ac D. Matsumu*
FROM : MARK VICKERS, SERGEANT, VISITOR ORIENTED POLICE *4/5/11*
SUBJECT : RESPONSE FOR COMMENTS REGARDING THE PROPOSED EASTER SEALS
HAWAII - MAUI DAY CARE CENTER

This communication is submitted as a response to a request for early consultation comments for an environmental assessment by Mr. Dean Frampton of FRAMPTON & WARD, LLC, regarding:

PROJECT : Easter Seals Hawaii – Maui Day Care Center
TMK # : (II) 3-8-52:9

RESPONSE:

In review of the submitted documents, concerns from the police perspective are upon the safety of pedestrian and vehicular movement.

The specified project's location is on Private Property, adjacent to South Wakea Avenue which intersects the private roadway entrance to the Queen Kaahumanu Shopping Center nearest to the Maui Land & Pineapple Company. There is a traffic control signal at this intersection which regulates majority of the traffic in this area. South Wakea Avenue has a gravel shoulder adjacent to the project area with pedestrian sidewalks across the street (Southwest side of the roadway). The private entrance to the Queen Kaahumanu Shopping Center has a short length pedestrian sidewalk adjacent to the project site with a continuous pedestrian sidewalk across the street (East side of the roadway). This intersection nearest to the project work site allows fluid traffic movement into and out of the Queen Kaahumanu Shopping Center via South Wakea Avenue (both directions) as well as Onehee Avenue.

The short length portion of the pedestrian sidewalk located between the private entrance roadway and the project site does not appear to be used often as this length of sidewalk terminates a short distance into the Queen Kaahumanu Shopping Center property.

CONCLUSION:

There are no objections to the progression of this project at this time, from the police standpoint, in regards to pedestrian and vehicular movement.

Respectfully Submitted,
Mark Vickers
Sgt. Mark MK Vickers 10046
Visitor Oriented Police
April 4, 2011 @ 0750 Hours

*NO MAJOR CONCERNS
FOR MAUI
C. D. Matsumu
4/4/11*

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

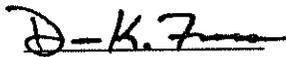
Dear Mr. Yabuta:

Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9

Thank you very much for the comments provided in your letter dated April 5, 2011. We note that there are no objections to the progression of this project at this time. Nonetheless, we look forward to your review and comment on the Draft Environmental Assessment.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,


Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects



March 15, 2011

Mr. Dean K. Frampton
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, Maui, Hawaii, 96793

Subject: Early Consultation Request for Proposed Easter Seals Hawaii – Maui Day Care Center
155 South Wakea Avenue
Kahului, Maui, Hawaii
Tax Map Key: (2) 3-8-052:009

Dear Mr. Frampton,

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

In reviewing our records and the information received, Maui Electric Company has no objection to the subject project at this time. If the customer requires an electric service upgrade for Phase I (Building 1), we highly encourage the customer to submit an electrical service request so that service can be provided on a timely basis.

Should you have any questions or concerns, please call me at 871-2341.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Tamori', with a long horizontal line extending to the right.

Kyle Tamori
Staff Engineer

FRAMPTON & WARD, LLC

Land Use Planning • Project Management • Development

2073 Wells Street ~Suite 101~ Wailuku, HI 96793
Office (808) 249-2224 / Fax (808) 249-2333

April 25, 2011

Mr. Kyle Tamori, Staff Engineer
Maui Electric Company, Ltd.
PO Box 398
Kahului, Hawai'i 96732

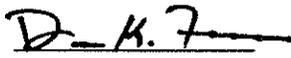
Dear Mr. Tamori:

**Subject: Early Consultation Request for an Environmental Assessment
Easter Seals Hawai'i-Maui Center for Disability Services
155 South Wakea Avenue, Kahului, Maui - TMK (II) 3-8-52:9**

Thank you very much for your comment letter dated March 15, 2011. In response to the comments provided, we note that our project designers will consult with MECO staff during the project's detailed design stage. If necessary, an electrical service request will be filed in a timely matter.

If you have any questions or require additional information, please do not hesitate to call us at 249-2224. Otherwise, thank you very much for your time and consideration.

Sincerely,



Dean K. Frampton

Copy: John Howell, President/CEO Easter Seals Hawai'i
Hannah Matsumoto, CDBG Maui
Steve Marlette, AIA, MC Architects

APPENDIX "C"
ARCHAEOLOGICAL MONITORING PLAN

**AN ARCHAEOLOGICAL MONITORING PLAN
FOR THE PROPOSED EASTER SEALS HAWAII
MAUI DAY CARE CENTER
KAHULUI, WAILUKU AHUPUA'A, WAILUKU DISTRICT
ISLAND OF MAUI, HAWAII
[TMK: 3-8-052:9]**

Prepared by:
David B. Chaffee, B.A.
and
Michael F. Dega, Ph.D.
April 2010

Prepared For:
Frampton & Ward, LLC
2073 Wells Street, Suite 101
Wailuku, HI 96793

TABLE OF CONTENTS

TABLE OF CONTENTS..... ii

LIST OF FIGURES ii

INTRODUCTION 1

 PROJECT AREA AND VICINITY 7

 PROPOSED RENOVATIONS..... 7

BACKGROUND 7

 TRADITIONAL SETTING..... 7

 HISTORIC SETTING 9

PREVIOUS ARCHAEOLOGY..... 9

REASON FOR MONITORING 12

MONITORING CONVENTIONS AND METHODOLOGY..... 12

LABORATORY ANALYSIS 13

CURATION..... 14

REPORTING 15

REFERENCES 16

LIST OF FIGURES

Figure 1: U.S.G.S. Map Showing Project Location..... 2

Figure 2: Tax Map Key [TMK] Showing Project Location. 3

Figure 3: Plan View Map of Project Area. 4

Figure 4: Aerial View of Project Area..... 5

Figure 5: Plan View Map of Project Related Improvements..... 6

INTRODUCTION

Scientific Consultant Services (SCS), Inc. prepared this Archaeological Monitoring Plan (AMP) in advance of construction improvement work to existing facilities and new construction work (concrete pad installation) scheduled for the old Kamehameha Schools Maui buildings in Kahului, Wailuku Ahupua`a, Wailuku District, Island of Maui, Hawai`i [TMK:3-8-052:9], (Figures 1, 2, 3, 4, and 5). The land is owned by the Easter Seals Hawaii (ESH). Archaeological Monitoring is being conducted on the parcel due to the potential for discovering inadvertant human remains and/or traditional or historic cultural deposits if sandy substrate are encountered below existig fill layers. The subject parcel does not represent a Land Commission Award (LCA).

This AMP is being prepared for the Frampton & Ward, LLC and their client ESH and will require the approval of the State Historic Preservation Division prior to the commencement of any excavation activities on the parcel. The following text provides more detailed information on the reasons for monitoring, potential site types to be encountered during excavation, monitoring conventions and methodology for both field and laboratory work, and discusses curation and reporting.

This Monitoring Plan will ensure that if human remains are identified during subsurface work, appropriate and lawful protocol concerning the Inadvertant Discovery of Human Remains (pursuent to §13-300-40a, b, c, HAR) is followed. Archaeological Monitoring “shall entail the archaeological observation of, and possibly intervention with, on-going activities which may adversely affect historic properties” (§13-279-4, HAR). Thus, Monitoring will also ensure that significant cultural resources, if identified on the property, are documented through profiles and plan view maps, possibly sampled through excavation of exposed features, and evaluated for their historical significance. As will be made aware to the construction team, the archaeological Monitor has the authority to halt any ground disturbing activities during this project in the immediate area of a find in order to appropriately carry out the provisions of this plan.

This AMP will require the approval of the State Historic Preservation Division (SHPD) prior to any land altering activities on the parcel. The following text provides more detailed information on the reasons for monitoring, potential site types to be encountered during excavation, monitoring conventions and methodology for both field and laboratory work, and discusses curation and reporting of cultural material recovered.

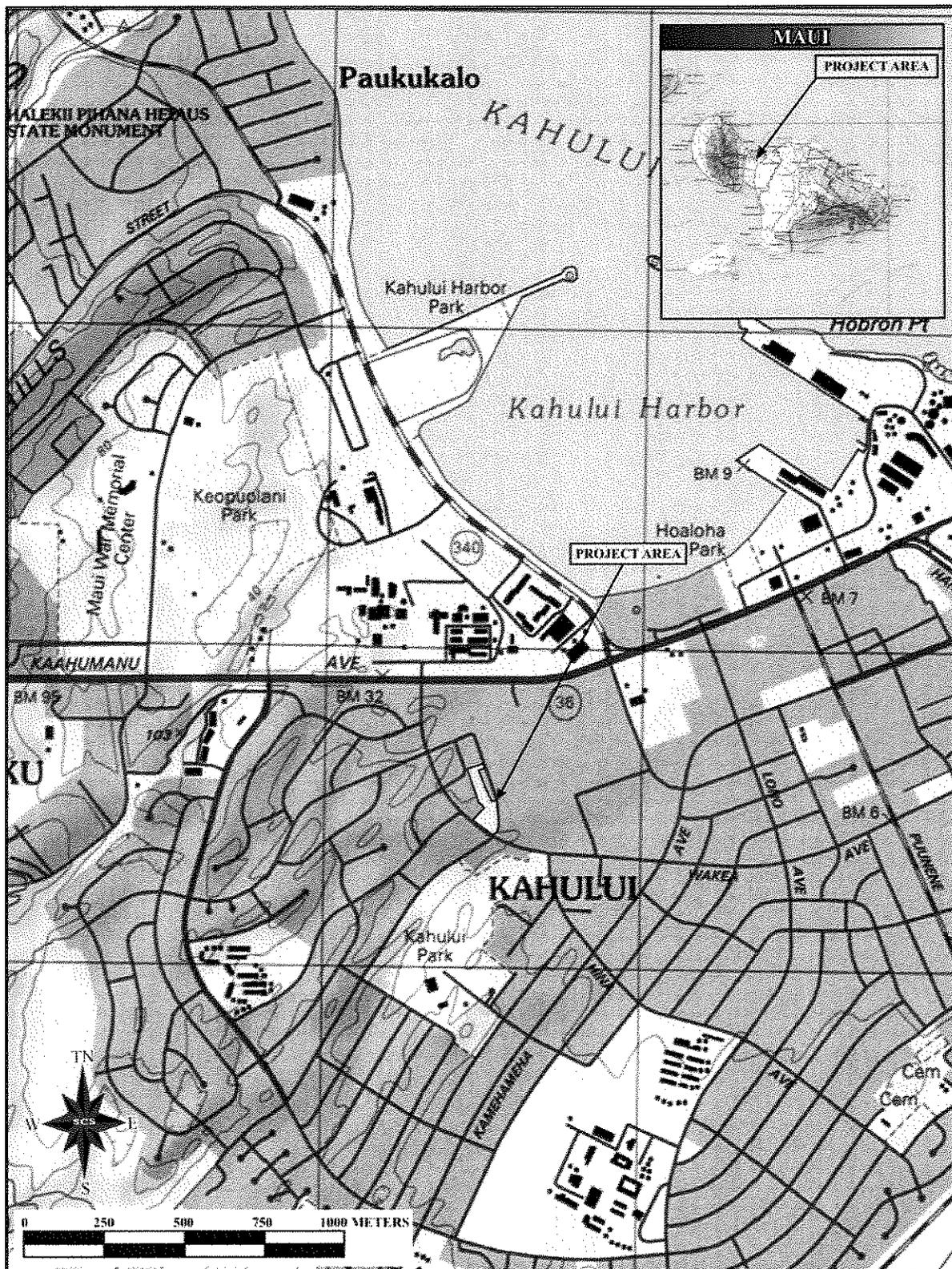


Figure 1: U.S.G.S. Map Showing Project Location.

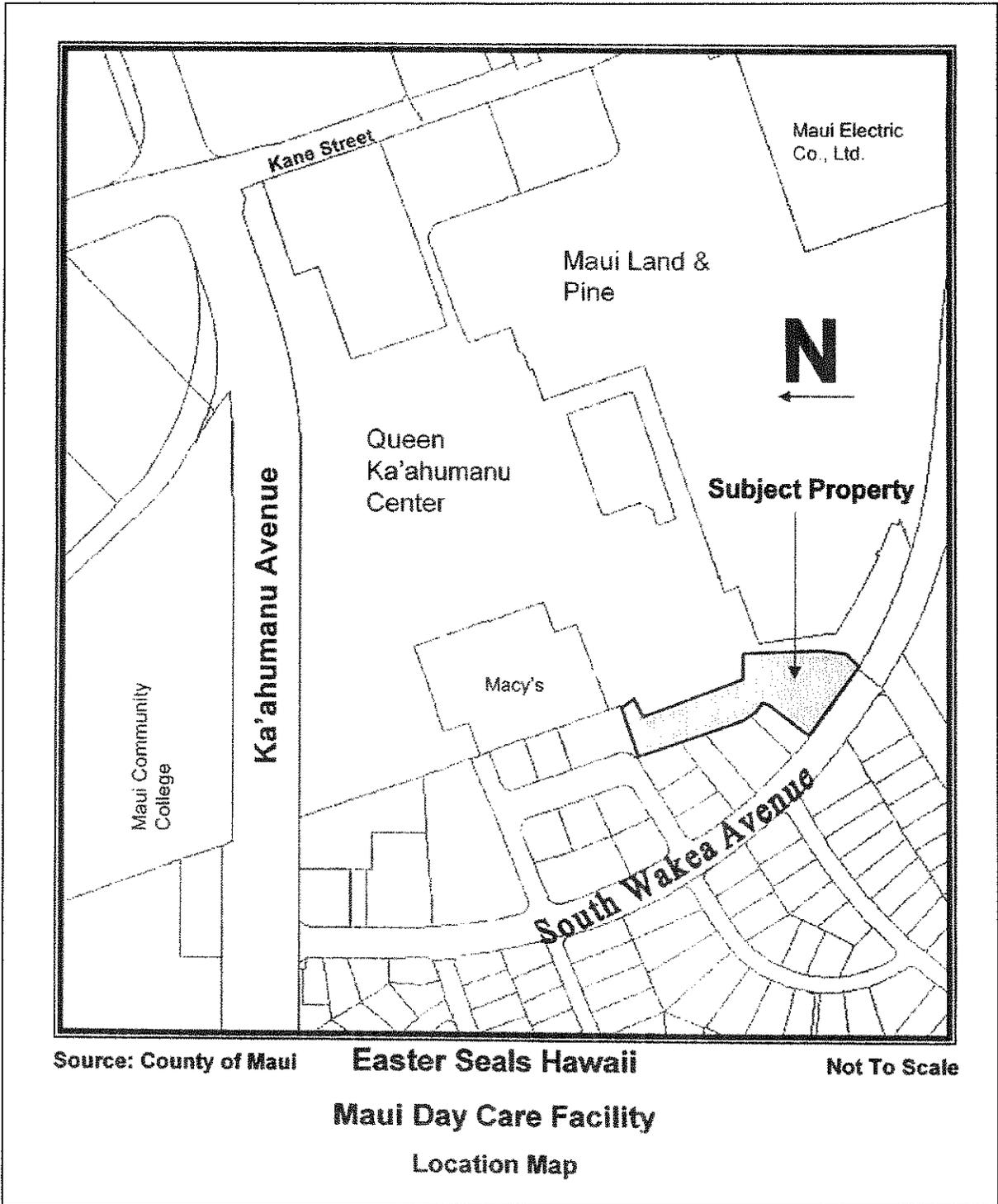
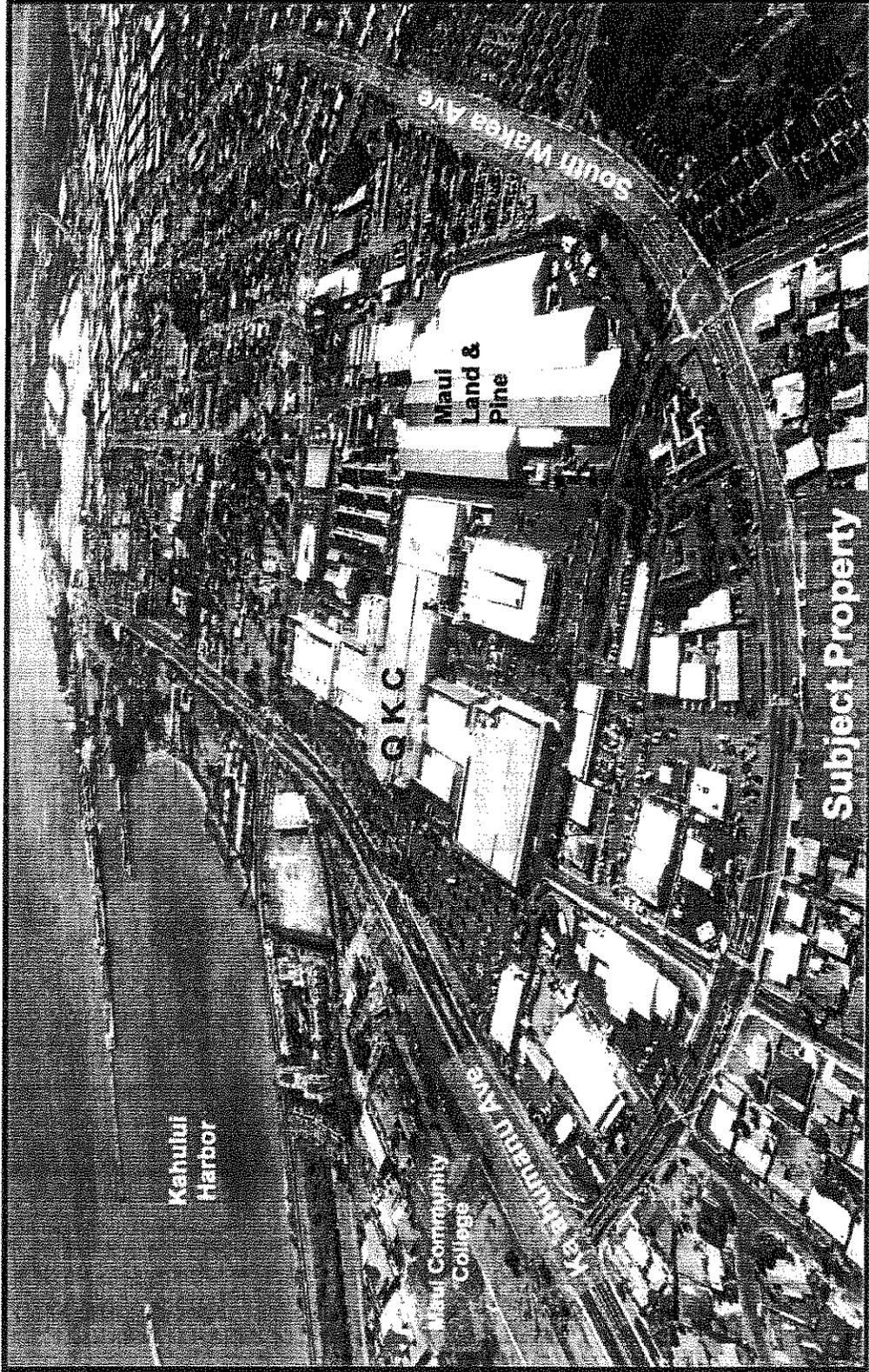


Figure 3: Plan View Map of Project Area.



Source: Commercial Properties of Maui

Figure 4: Aerial View of Project Area.

PROJECT AREA AND VICINITY

The subject property is approximately 1.689 acres in size and is located at the corner of South Wakea Avenue and Kea Street in Kahului. (see Figure 1). The property was previously owned by Maui Land & Pineapple Company (ML&P) and includes two (2) existing buildings. Building 1 is a single -story facility approximately 3,429 square feet (sf) in size and constructed in 1982 . This building was previously utilized as a preschool for children of ML&P employees and more formerly, a preschool operated by Kamehameha Schools Maui. Building 2 is a 10,500 sf two-story metal building built in 1991 and formerly used by ML&P as a dormitory for seasonal workers.

Soils in the project area have been identified by Foote *et al.* (1972: 117; Map 99) as being of the Puuone Series, specifically Puuone sand (PZUE). Soils of the Puuone Series are formed from once living marine organisms – coral and mollusks. They occur at elevations of 50 to 350 feet above mean sea level (amsl) with annual rainfall of 20 to 30 inches. The PZUE soils can be found on sandhills, with 3 to 7 percent slopes, near the coast. These soils are well drained and exhibit rapid permeability, slow runoff, and a moderate to sever wind erosion hazard. These soils are used as ranchlands and residential neighborhoods (*ibid*: 117).

PROPOSED RENOVATIONS

The proposed project will be constructed in two (2) phases. Phase I will include renovations of the existing preschool (Building 1) and construction of a new approximately 2,400 sf single-story addition and an outdoor eating / courtyard area. (see Figure 4)

Phase II will include facade renovations and modernization of Building 2, including construction of an elevator designed for accessibility purposes and in accordance with ADA requirements.

BACKGROUND

TRADITIONAL SETTING

Kahului Town is part of Wailuku Ahupua`a and Wailuku District, both of which have yielded a great deal of data to the archaeological and historic record. The following is a brief summary of the most significant aspects of this data.

In traditional times, it appears that Kahului was a relatively marginal settlement location, compared with Wailuku Town and areas to the north of Wailuku. Handy (1940) described the

low-lying coastal areas east of Wailuku (including Kahului) as having scattered fishing settlements, which usually implies a relatively low population density or limited socio-economic status.

The Wailuku District was once known as “The Four Streams Area” (*Na Wai Eha*), which refers to the four main valleys that drain the eastern slopes of West Maui, including the massive Iao Valley (Handy and Handy 1972: 496). The area from Waihe`e to Wailuku was formally the most extensive continuous area of wet taro cultivation in the Hawaiian Islands. Wailuku, itself, has been described as a “chiefly center” (Sterling 1998:90), although the seat of power was almost certainly concentrated in and around the Iao Valley, on the other (west) side of Wailuku from the project area. Areas upslope and west of the project area, including Wailuku Town, were once covered with *lo`i* (irrigated stone terraces) and house sites. Areas downslope and closer to the project area were burial grounds in traditional times.

Areas around the Waihe`e and Waichu Streams, although a few miles north of the project area, have yielded some of the earliest settlement dates in Maui (Kirch 1985). Cordy *et al.* (1978) have proposed that the coast and lower valleys in this area were first settled by A.D. 300 to 600. Closer to the project area, the Wailuku Sand Hills, approximately a half a mile to the west, has yielded substantial numbers of burials and other evidence of traditional Native Hawaiian settlement (see PREVIOUS ARCHAEOLOGY, below).

Sterling’s (1998) compendium of traditional archaeological sites on Maui has much to say about the Wailuku District, in general, and the Wailuku Ahupua`a, in particular. Documented *heiau* from Wailuku Ahupua`a include:

- Kaluli Heiau (Walker Site 42)—since destroyed
- Pihana Heiau (Walker Site 43)—located just west of the Sand Hills (Wailuku)
- Halekii Heiau (Walker Site 44)—located just north of the Sand Hills (Wailuku)
- Various Heiau (Walker Sites 45–54)—ten named *heiau* in Wailuku, all destroyed

A major inland fishpond was located at the present day spot of Kanaha Pond and Bird Sanctuary, to the east of the project area. In traditional times, this was sometimes referred to as two, artificially joined ponds (Kanaha and Mauoni).

There is an interesting passage about Kahului during the middle 19th century by G.W. Bates (1854), cited in Sterling (1998). Bates' interpretation of a major battleground site in Kahului may not have been accurate, although there are many oral traditions about battles in this general area, but the rest of his description is instructive and worth quoting at length:

Leaving Wai-lu-ku, 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 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... In places laid bare by the action of winds, there were human skeletons projecting...(Sterling 1998:92)

HISTORIC SETTING

Literally hundreds of Land Commission Awards (LCA) are documented for Wailuku Ahupua`a (see, *e.g.*, Sterling 1998:86; Burgett and Spear 2003), although, in keeping with the broad settlement pattern outlined above, most of these were located in and around Iao Valley, west of the Wailuku Town and well removed from the project area. The existence of such large numbers of LCAs, however, does attest to the large settled population in the lower Iao Valley during the middle 19th century, and residents of Kahului were no doubt drawn into this sphere of influence.

There are no LCAs within the project area. However, according to TMK data (see Figure 2), and the Waihona `Aina Database (2005), the project area was included in Grant 3343, which consisted of 24,000 acres purchased by Claus Spreckles in 1882. Traditional land utilization was rapidly and dramatically supplanted by sugar cane cultivation during the 1850s (Dorrance and Morgan 2000). Many of the awarded LCAs in Wailuku Ahupua`a were under sugar cane cultivation by the mid 19th century. Sites and features built during this period include water irrigation ditches, terraces, free standing walls, historic houses, and mill structures. Cultivation of sugar cane dominated land use in Wailuku Ahupua`a well into the middle 20th century.

PREVIOUS ARCHAEOLOGY

Many archaeological studies have taken place in Wailuku Ahupua`a, however no archaeological studies have taken place in the current project area. The following is a sampling of some of the studies.

Southwest of the current parcel, a substantial amount of archaeological work has been conducted in the Maui Lani area of Wailuku. This area is characterized as having sand dune/sandy substrata similar to the present project area. Rotunno-Hazuka *et al.* (1995) and Pantaleo and Sinoto (1995) have reported finding scattered human remains, and in situ burial loci in the Pu`uone dune complex.

East of the project area, Eblè and Carlson (1996) conducted an Archaeological Inventory Survey at the Hobron Triangle in Kahului. This study revealed a layer of Historic Period refuse, a piece of milled wood, and an historic bottle.

Archaeological Monitoring by Morawski and Spear (2001) yielded an historic refuse deposit and one set of disturbed (disarticulated) human remains (Site -5125) interpreted as a traditional Native Hawaiian burial. The human remains were recovered in Pu`uone sands several hundred meters from the shoreline, in a similar sedimentary context as the present project area.

Fredericksen and Fredericksen (2002) conducted an Archaeological Inventory Survey on a small (< 1.0-acre) parcel along Lower Main Street in Wailuku. The survey documented a remnant of a pre-Contact habitation site (-4730), buried food remains, and one traditional Native Hawaiian burial in Pu`uone sands.

Human remains were exposed during construction at a parcel on Lower Main Street in Wailuku (Donham 1994). Site -3556 contains the remains of at least four individuals in association with a shell ring, beads, and other shell ornaments.

Burgett and Spear (1996) conducted an inventory survey of 1.3 acres on Lower Main Street in Wailuku in sand hill deposits, identifying two buried traditional sites in the process (including burials, fire pits, and a cultural layer). Burgett and Spear (1995) conducted another Archaeological Inventory Survey along Lower Main Street in the Wailuku Sand Hill deposits (Home Maid Bakery location), identifying a traditional habitation site and a burial (Sites -3924 and -3925).

Dunn and Spear (1995) describe the results of Archaeological Monitoring in Wailuku in sand hill deposits. Three sites were identified, including two burials (Site -4005 and -4068) and a hearth (-4067).

Several other projects in the Wailuku area have also recovered traditional buried deposits and human burials (*e.g.*, Connolly 1973; Spear 1995; Pantaleo and Sinoto 1996; Fredericksen and Fredericksen 1999).

Fredericksen and Fredericksen (1993) conducted an inventory survey of 2 acres across from the junction of Waiehu Beach Road and Kahului Beach Road, just north of the project area. The survey identified: a historic railroad berm (Site -3112); a stratified site containing both historic (Site -3119A, upper) and traditional (Site -3119B, lower) components; and, a large (pre-contact) habitation site with multiple burials (Site -3120) (Fredericksen *et al.* 1997). Still more burials were recovered in the same project area at a later date (Site -4668) (Fredericksen 2000, cited in Fredericksen and Fredericksen 2002).

Fredericksen *et al.* (1995) conducted Archaeological Inventory Survey of three small parcels on Lower Main Street in Wailuku, and identified one traditional cultural layer (Site -4127).

As summarized by McGerty and Spear (2001), for the Kahului area and Hawai'i in general (see also Kirch 1985), there is a positive relationship between the presence of sandy deposits and traditional Hawaiian burials. Archaeological studies conducted around the perimeter of Kahului Bay and inland (including the present project area), have led to the identification of cultural deposits relating to traditional through historic occupations.

POTENTIAL SITE TYPES TO BE ENCOUNTERED

Based on archival research and previous archaeology conducted in similar geographic regions and soil types, there is a relatively high probability of finding pre-Contact (and possibly early Historic Period) Native Hawaiian habitation sites and burials. The soils within the current project area consist of Puuone sand deposits (Foote *et al.* 1972:117; Map 99) which are known to be a traditional internment site for Native Hawaiian burials (Kirch 1985). There is a relatively high probability of finding subsurface evidence of Traditional Native Hawaiian and/or early historic activities including hearths, midden deposits, and other occupation debris (*e.g.*, stone tool waste, discarded artifacts related to habitation and fishing).

REASON FOR MONITORING

This AMP was prepared in accordance with the recommendations of SHPD. Based on archival research and previous archaeology conducted in similar geographic regions and soil types, there is a relatively high probability of finding pre-Contact (and possibly early Historic Period) Native Hawaiian habitation sites and burials. The soils within the current project area consist of Puuone sands (Foote *et al.* 1972:117; Map 99) which are known to be a traditional internment site for Native Hawaiian burials (Kirch 1985). There is a relatively high probability of finding subsurface evidence of Traditional Native Hawaiian and/or early historic activities including hearths, midden deposits, and other occupation debris (e.g., stone tool waste, discarded artifacts related to habitation and fishing). Thus, this AMP will ensure that if encountered, cultural materials, including human skeletal remains, will receive appropriate mitigation measures and treatment.

MONITORING CONVENTIONS AND METHODOLOGY

This AMP has been prepared in accordance with DLNR-SHPD rules governing standards for Archaeological Monitoring (§13-279). Archaeological monitors will adhere to the following guidelines during monitoring:

1. A qualified archaeologist familiar with the project area and the results of previous archaeological work conducted in the area will monitor subsurface construction activities on the project area. If significant deposits or features are identified and additional field personnel are required, the archaeologist will notify the contractor or representatives before additional personnel are brought to the site. One monitor is required for each piece of ground altering machinery during this project.
2. If features or cultural deposits are identified during Archaeological Monitoring, the on-site archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. These actions are needed to fulfill the reporting requirements specified in §13-279-5(5) through (6). SHPD archaeologists will be consulted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in three dimensions, photographing the finds (with the exception of human burials), artifact and soil sample collection, and triangulation of the finds. Construction work will only continue in the significant location when all documentation has been completed.

3. Stratigraphy in association with subsurface cultural deposits will be noted and photographed, particularly from deposits containing significant cultural materials. If deemed significant by SHPD and the Archaeological Consultant firm conducting the Archaeological Monitoring, these deposits will be sampled.
4. In the (unlikely) event that human remains are inadvertently encountered, all work in the immediate area of the find will cease; the area will be secured from further activity until compliance with §6E-43.6, HRS, and §13-300-40, HAR, has occurred. The SHPD Island Archaeologist and Culture Historian will both be immediately notified about the inadvertent discovery of human remains on the property. Notification of the inadvertent discovery will also be made to the Maui/Lana`i Islands Burial Council by either SHPD or the consulting archaeologist. Procedures to determine the minimum number of individuals, age of the site, and ethnicity of the individual(s) will conform to the relevant procedures established in §13-300, HAR, as directed by the SHPD. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8-inch wire mesh screens in order to recover any displaced skeletal material. Only SHPD has the authority to approve the removal of human remains, which is typically conducted in consultation with the appropriate burial council members.
5. To ensure that contractors and the construction crew are aware of this AMP and possible site types to be encountered in the project area, a brief coordination meeting will be held between the construction personnel and monitoring archaeologist prior to initiation of the project. The construction crew will also be informed as to the possibility that human burials could be encountered and how they should proceed if they observe such remains.
6. The contracted archaeologist will provide all coordination with the contractor, SHPD, and any other group involved in the project. The archaeologist will coordinate all monitoring and sampling activities with the safety officers for the contractors to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.
7. As necessary, verbal reports will be made to SHPD, and any other agencies as requested.

LABORATORY ANALYSIS

All samples collected during the project, except human remains, will undergo analysis at the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring, in accordance with SHPD rules (§13-279, HAR). In the (unlikely) event that human remains are identified and the SHPD and the appropriate Island Burial Council (Maui/Lana`i Islands Burial Council) authorize their removal, they will be curated at an acceptable location on the island of

Maui, the island of origin. All photographs, illustrations, and field notes accumulated during the project will be curated at the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring. All retrieved artifacts and midden samples will be cleaned, sorted, and analyzed by the Archaeological Consultant firm conducting the Archaeological Monitoring. Significant artifacts will be photographed, sketched, and classified (qualitative analysis). All metric measurements and weights will be recorded (quantitative analysis). These data will be presented in tabular form within the final monitoring report. Midden samples will be minimally identified to major 'class' (e.g., bivalve, gastropod mollusk, echinoderm, fish, bird, and mammal). All data will be clearly recorded on standard laboratory forms which also include number and weight (as appropriate) of each constituent category. These counts will also be included in the final report.

Should any samples amenable to dating be collected from a significant cultural deposit, they will be prepared in the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring and submitted for taxa identification (Gail Murakami, International Archaeological Research Institute, Inc., Honolulu). If short-lived native and/or Polynesian-introduced taxa are identified, they shall be selected for radiocarbon dating, if necessary. While primary emphasis for dating is placed on charcoal samples, we do not preclude the use of other materials such as marine shell or nonhuman bone materials. The Archaeological Consultant firm conducting the Archaeological Monitoring will consult with SHPD and with the client if radiocarbon dates are deemed necessary.

All stratigraphic profiles will be drafted for presentation in the final report. Representative plan view sketches showing the location and morphology of identified sites/features/deposits will be compiled and illustrated.

CURATION

The Archaeological Consultant firm conducting the Archaeological Monitoring will curate all recovered materials in Honolulu (except human remains, which would remain on-island) until the work is completed, reviewed, and accepted by the state. All materials gathered during this project (including documentation) are ultimately the property of the client, who may request their transfer subsequent to the acceptance of the final Archaeological Monitoring Report (see below).

REPORTING

An Archaeological Monitoring Report documenting all aspects of the work will be submitted within 180 days of the completion of fieldwork, in accordance with SHPD administrative rules (§13-279-5). This time line is requested to account for any radiocarbon age determinations (typically 45 days), if necessary.

If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historic significance according to criteria established in §13-275-6(b), HAR. The Archaeological Monitoring Report will be drafted until accepted by SHPD and final revised reports will be submitted to SHPD and to the client.

REFERENCES

Armstrong, R.W.

1983 *Atlas of Hawaii*. University of Hawaii Press, Honolulu.

Bates, G.W.

1854 *Sandwich Island Notes*. Harper & Brothers, New York, NY.

Burgett, B. and R.L. Spear

1995 *An Archaeological Inventory Survey of a Lower Main Street Property, Wailuku Ahupua`a, Wailuku District, Island of Maui, Hawaii (TMK: 3-8-37: 48)*, SCS, Inc., on file at Kapolei, HI.

1996 *Archaeological Inventory Survey of the Oceanhouse, Inc. Property, TMK: 3-4-39: 77, Land of Wailuku, Wailuku District, Island of Maui*. On file at SHPD, Kapolei, HI.

2003 *Archaeological Reconnaissance Survey and Limited Subsurface Testing for the Alternative Channel Alignment, `Iao Stream Flood Control, `Iao Valley, Island of Maui, Hawai`i*. Ms. of file, SCS/CRMS, Inc., Honolulu.

Connolly, R.D.

1973 State Historic Register Survey, Identification Number 50-04-1172. On file at SHPD, Kapolei, HI.

Cordy, R., M. Kelly, and C. Hee

1978 *Cultural Reconnaissance of Hydro-electric Power Plant Sites: Waihe`e Valley, Maui*. B.P. Bishop Museum, Honolulu, HI.

DLNR/SPHD

2003 *Hawai`i Administrative Rules Title 13 DLNR, Subtitle 13 SHPD Rules Chapter 279 Rules Governing Minimal Standards for Archaeological Monitoring Studies and Reports*. SHPD, Kapolei.

Donham, T.K.

1994 *Recovery of Burials Inadvertently Disturbed During Construction of Home Maid Bakery Expansion Project, Wailuku, Island of Maui, SIHP Site 50-50-04-3556 (TMK: 3-8-37: 49)*. On file at SHPD, Kapolei. HI.

Dorrance, W.H., and F.S. Morgan

2000 *Sugar Islands, The 165-Year Story of Sugar in Hawai`i*. Mutual Publishing, Honolulu, HI.

- Dunn, A. and R.L. Spear
 1995 *Archaeological Monitoring Report, Waiale Road, Land of Wailuku, Wailuku District, Island of Maui (TMK: 3-4-02:36; 3-4-03:19; 3-4-10:2)*. SCS Report on file at SHPD, Kapolei, HI.
- Eblè, F.J. and I.K. Carlson
 1996 *Archaeological Inventory Survey of the Hobron Triangle, Kahului, Maui, (TMK 3-7-11:03)*. Aki Sinoto Consulting, Honolulu.
- Foote, D.E., E.L. Hill, S. Nakamura, and F. Stephens
 1972 *Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Molokai, and Lanai, State of Hawai'i*. USDA Soil Conservation Service, GPO, Washington, DC.
- Fredericksen, D.L., and E.M. Fredericksen
 2002 *An Archaeological Inventory Survey of a Parcel of Land in Wailuku Ahupua`a, Wailuku District, Island of Maui (TMK: 3-4-039: 76)*. Xamanek Researches, Pukalani, Maui, HI.
- Fredericksen, D.L., E.M. Fredericksen, and W.M. Fredericksen
 1997 *Archaeological Data Recovery Report for the Nisei Veterans Memorial Center Site ((Site 50-50-04-3120), Wailuku Ahupua`a, Wailuku District, Maui Island (TMK: 3-8-07: 123)*. Xamanek Researches, Pukalani, Maui, HI.
 1995 *Report on Subsurface Survey at Lower Main and Mill Street, Wailuku Ahupua`a, Wailuku District, Island of Maui, (TMK: 3-4-39:por.81, 82, 83)*. Xamanek Researches, Pukalani, HI.
- Fredericksen, E.M.
 2000 *Progress Report on Archaeological Monitoring Finds at the Nisei Veterans Memorial Center*. Xamanek Researches, Pukalani, HI.
- Fredericksen, E.M., and D.L. Fredericksen
 1999 *An Archaeological Inventory Survey of a c. ½-acre Parcel on Lower Main Street, Wailuku Ahupua`a, Wailuku District, Maui Island (TMK: 3-8-36: 94)*. Xamanek Researches, Pukalani, Maui, HI.
- Fredericksen, W.M., and D.L. Fredericksen
 1993 *An Inventory Survey of a Parcel of Land (TMK 3-8-07: 123), Located in the Ahupua`a of Wailuku, District of Wailuku, Island of Maui*. Xamanek Researches, Pukalani, HI.
- Giambelluca, T.W., M.A. Nuller, and T.A. Schroeder
 1986 *Rainfall Atlas of Hawai'i. Report R76*. Water Resources Research Center, University of Hawai'i, Manoa, for the Department of Land and Natural Resources, State of Hawai'i, Honolulu, HI.

- Handy, E.S.C.
1940 *The Hawaiian Planter, Vol. 1*. B.P. Bishop Museum Bulletin 161, B.P. Bishop Museum, Honolulu, HI.
- Handy, E.S.C., and E.G. Handy.
1972 *Native Planters of Old Hawai`i*. Bishop Museum Bulletin 233. Bishop Museum Press, Honolulu, HI.
- Kirch, P.V.
1985 *Feathered Gods and Fishhooks: An Introduction to Hawaiian Archaeology and Prehistory*. University of Hawai`i Press, Honolulu, HI.
- McGerty, L., and R.L. Spear
2001 *An Archaeological Assessment for the Wailuku Force Main Project in Wailuku and Kahului, Maui (Portions of TIMK: 3-04-27; 3-07-001, 002, 003, 004, 007-011; 3-08-007)*. Scientific Consultant Services, Inc., Honolulu.
- Monahan, C. M.
2004 *An Archaeological Assessment Report of approximately 6.926 acres of land in Wailuku Ahupua`a, Wailuku District, Island of Maui, Hawai`i [TMK: 3-7-004: 001; TMK: 3-7-005: 003, 011, & 023]*. SCS Report on file at SHPD, Kapolei, HI.
- Morawski, L., and R.L. Spear
2001 *Archaeological Monitoring for Fleming Tract Waterline Replacement, Wailuku Ahupua`a, Wailuku District, Maui Island, Hawai`i [TMK: 3-4-01 and 3-4-02]*. SCS Report on file at SHPD, Kapolei, HI.
- Munsell Color
1990 *Munsell Soil Color Charts*. Macbeth Division of Kollmorgen Instruments Corporation, Baltimore, MD.
- Pantaleo, J. and A. Sinoto
1996 *Archaeological Subsurface Sampling of the Proposed Maui Lani Development Phases 1 and 1A Wailuku Ahupua`a, Wailuku District, Maui Island (TMK 3-8-07:2,110)*. On File State Historic Preservation Division Office, Kapolei.
- Rotunno-Hazuka, L., L. Sommer, K. Flood, D. Lazzaro, S.D. Clark, and B. Dixon
1995 *Historic Research for the Proposed Maui Lani Project and Test Excavations at Site 50-50-04-2797, Wailuku, Maui*. On File State Historic Preservation Division Office, Kapolei.
- SHPD
2002 *Guidelines for Archaeological Assessment Reports*. Letter memo dated 30 December 2002. On file at SCS, Inc., Honolulu, HI.

- Spear, R.L.
1995 *Report on Monitoring of Curbing, Burial Crypt and Sidewalk Excavations at Site 50-50-04-4066, Wailuku, Maui, TMK: 3-8-37:48.* SCS Report on file at SHPD, Kapolei, HI.
- Sterling, E.S.
1998 *Sites of Maui.* B.P. Bishop Museum, Honolulu, HI.
- Waihona `Aina Corporation
2005 Mahele Database, www.waihona.com. Kaneohe, HI. Accessed September 2009.
- White, Tim
2000 *Human Osteology.* Academic Press, San Diego.

APPENDIX "D"
FLOOD & ZONING CONFIRMATION
& FIRM MAP

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)

APPLICANT NAME Dean Frampton TELEPHONE 249-2224
PROJECT NAME Easter Seals Maui E-MAIL dean@fwmaui.com
ADDRESS/LOCATION 155 South Wakea Street, Kahului TAX MAP KEY 3-8-52:009

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? **IF YES, LIST THE PROPOSED LAND USES BELOW:**

No

- NOTE: 1) Use a separate Zoning and Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If the above "Yes" box is checked AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdistricts, shall be submitted for review and approval.
3) If the above "Yes" box is checked AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

FOR COUNTY USE ONLY (To be completed by ZAED)

ZONING INFORMATION

STATE LAND USE DISTRICT(S) Urban Yes No SPECIAL MANAGEMENT AREA (SMA)

COMMUNITY PLAN DESIGNATION(S) Heavy Industrial Yes No PLANNED DEVELOPMENT

COUNTY ZONING(S) M-2 Heavy Industrial District Yes No PROJECT DISTRICT

OTHER DESIGNATION(S) N/A

Yes No See Additional Comments On Page Two

Yes No See The Attached Land Use Designation Map

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH N/A

BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No

*For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

*For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY [Section 18.04.030(D), Maui County Code]

N/A (Not Applicable) **The proposed land uses appear to be consistent _____ a unilateral agreement.

Comments: _____

**The proposed land uses appear to NOT be consistent.

Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY:

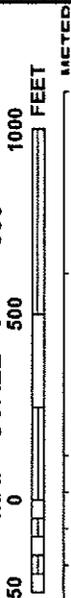
Aaron Shinmoto (Signature) 7/1/11 (Date)

For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0392E

FIRM

FLOOD INSURANCE RATE MAP

MAUI COUNTY,
HAWAII

PANEL 392 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER 150003
PANEL NUMBER 0392
SUFFIX E

Notice to User: The Map Number shown below should be used, when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
1500030392E

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

