

# **Final Environmental Assessment**

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

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

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June 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 &  
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**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

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## 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:	<b>"Urban"</b>
-Wailuku/Kahului Community Plan:	<b>"Heavy Industrial"</b>
-Maui County Zoning District:	<b>"M-2, Heavy Industrial District"</b>
-Other:	<b>"Special Management Area"</b>



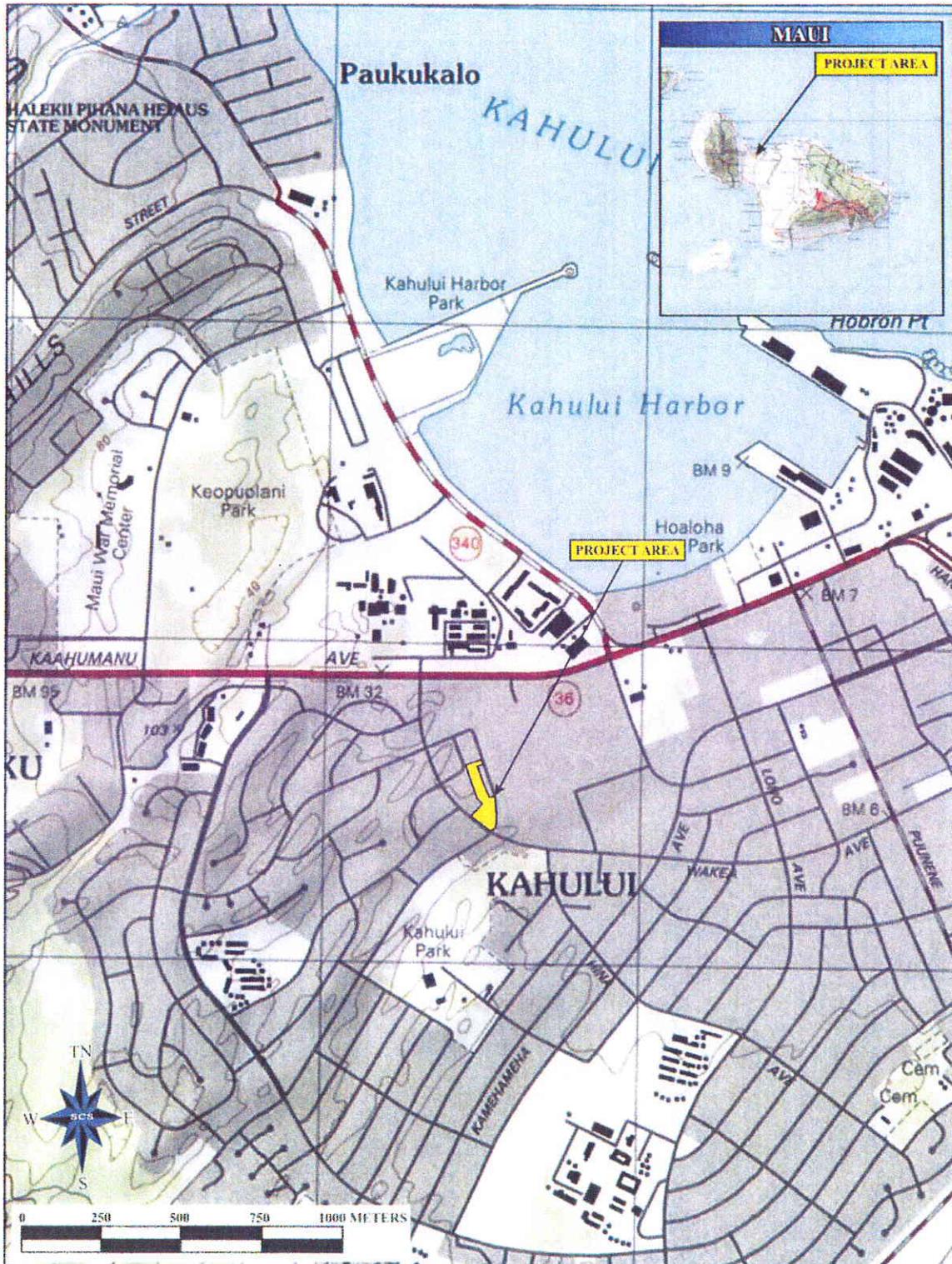
Source: Commercial Properties of Maui

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 Hawai'i 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, Hawai'i Revised Statutes and Hawai'i 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 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. Accordingly, the CDBG Program Office has determined a *Finding of No Significant Impact* (FONSI).

## **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 Hawai'i, 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 to 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.

It is further noted that the Department of Health, Clean Air Branch, monitors ambient air quality in State of Hawai’i for various gaseous and particulate air pollutants. The U.S. Environmental Protection Agency has set national ambient air quality standards (NAAQS) for six criteria pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, ozone and particulate matter. Excluding air quality issues attributed to Kilauea Volcano, in 2008, the State of Hawai’i was in attainment of all NAAQS (Department of Health, 2008). Pertinent portions of the State of Hawai’i Annual Summary 2008 Air Quality Data have been included in this document, contained herein as **Appendix "E"**.

Potential Project Related Impacts and Mitigation Measures:

During project construction, the applicant will utilize appropriate BMPs in accordance with the provisions of Hawai’i 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 Hawai’i 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 Hawai'i 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).

The University of Hawai'i operates the Maui College (formerly known as Maui Community College) in Kahului, west of the project site, across Kaahumanu Avenue. Maui College has an undergraduate enrollment of 4,367 and offers liberal arts, occupational-technical and transfer certificate programs (University of Hawai'i, 2011).

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, Hawai'i Revised Statutes, the Land Use Commission has established four (4) major land use districts in which all lands of Hawai'i 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 (Program) is a broad management framework incorporating regulatory authorities of State and County agencies to implement the objectives, policies and guidelines in Chapter 205A, Hawai`i Revised Statutes. The County governments of Hawai`i play an important role in the implementation of the Program by regulating public and private uses in the coastal zone management area of the County. The Program 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 requires the Counties 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 Maui County 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, Hawai`i 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, Hawai'i 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 determination that the proposed undertaking will not have a significant effect on the environment, including primary, secondary and cumulative impacts and therefore, issues 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. Finally, ESH will work to implement the recommended water conservation measures below, as suggested by the Department of Water Supply:

### Indoor Conservation Measures

Use EPA WaterSense labeled plumbing fixtures; Install flow reducers and faucet aerators wherever possible; Laundry facilities should be Energy Star labeled.

### Exterior Areas

Use Smart Approved WaterMark irrigation products; Avoid plant fertilization and pruning that stimulates excessive growth; Remove weeds and unhealthy plants so remaining plants benefit from water saved; Limit irrigation evaporation.

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.

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