

MAR 23 2012

FILE COPY



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 12, 2012

RECEIVED  
12 MAR 13 P3:40  
OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Gary Hooser, Director  
Office of Environmental Quality Control (OEQC)  
235 South Beretania Street, Suite 712  
Honolulu, Hawaii 96813

Dear Mr. Hooser:

**SUBJECT: Draft Environmental Assessment for County of Maui Employee Parking Lot at Wailuku Union Church**

The Department of Public Works has reviewed the Draft Environmental Assessment for the subject project, and anticipates a Finding of No Significant Impact. Please publish notice in the next available OEQC Environmental Notice.

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 Environmental Assessment. Please call Joe Alueta at 270-7743 or [joseph.alueta@co.maui.hi.us](mailto:joseph.alueta@co.maui.hi.us) if you have any questions.

Sincerely,

DAVID C. GOODE  
Director of Public Works

DCG:jso  
xc: Joseph Alueta

enclosures

s:\david2\dea\_wailukuparkinglot

**Agency Action EA  
Chapter 343, HRS  
Publication Form**

**Project Name: County of Maui Employee Parking Lot at Wailuku Union Church Draft EA**

**Island: Maui**

**District: Wailuku**

**TMK: (2) 3-4-014:005**

**Permits: Historic District Approval and Setback variance  
Proposing/Determination**

**Agency: Department of Public Works**

200 South High street, Wailuku, Hawaii 96793

David Goode, Director

(808) 270-7845

**Consultant: Joseph Alueta, Administrative Planning Officer**

250 South High Street, Wailuku, Hawaii 96793

(808) 270-7743

**Status:**

**Summary** Maui County ("Applicant") is requesting necessary land use entitlements to be able to develop the property as a 67 stall employee parking lot located at Wailuku, Maui, Hawaii further identified as 2307 Main Street Wailuku, Maui, Hawaii. TMK: (2) 3-4-014:005. The applicant is seeking to develop the parking lot on approximately 25,800 sq.ft of the subject 115,843 sq.ft parcel. The Applicant is a lessee of Wailuku Union Church. Related improvements include the construction of improved driveway connections to the adjacent streets, internal roadway and aisles, and a pedestrian path and stairs to Aupuni Street. The parking lot will be gravel with asphalt curbing.

To implement the proposed employee parking lot as envisioned by the Applicant, Historic District Approval and a variance from setback and landscaping requirements. Since the project is located within a Historic District and the Applicant is the County of Maui and County funds will be expended for the project, the preparation of Environmental Assessment (EA) consistent with the provisions within Chapter 343, HRS.

## **Preface**

Maui County (“Applicant”) is requesting necessary land use entitlements to be able to develop the property as a 67 stall employee parking lot located at Wailuku, Maui, Hawaii further identified as 2307 Main Street Wailuku, Maui, Hawaii. TMK: (2) 3-4-014:005. The applicant is seeking to develop the parking lot on approximately 25, 800 sq.ft of the subject 115,843 sq.ft parcel. The Applicant is a lessee of Wailuku Union Church.

To implement the proposed employee parking lot as envisioned by the Applicant, Historic District Approval and setback variance is required. Since the project is located in a Historic District and the Applicant is the County of Maui and County funds will be expended for the project, the preparation of Environmental Assessment (EA) consistent with the provisions within Chapter 343, HRS.

This environmental assessment is prepared pursuant to Chapter 343, HRS and in compliance with the use of County funds. Accordingly, this report documents the proposed action and addresses potential impacts and mitigation measures anticipated in connection with the implementation of the proposed project. In light of the requirements for the preparation of an EA, the applicant believes that the Maui County, Department of Public Works is the accepting authority for the environmental assessment prepared for this project.

**Executive Summary**

**Project Name:** County of Maui Employee Parking Lot  
**Type of Document:** Draft Environmental Assessment  
**Accepting Authority:** Maui County Department of Public Works

**Applicable Environmental Assessment**

**Review “trigger”:** Use of County Funds or Lands  
**Location:** TMK: (2) 3-4-014:005  
Main Street, Wailuku  
Island of Maui, Hawaii  
**Applicant:** Department of Public Works  
**Consultant:** Joseph Alueta, Maui County Planning  
Department  
**250 South High Street, Wailuku, Hawaii**  
96793  
Contact: Joseph Alueta  
Phone: (808) 270-7743

**Project Summary:** The applicant is requesting necessary land use entitlements to be able to develop a portion of the property as a 67 stall employee parking lot located at Wailuku, Maui, Hawaii further identified as 2307 Main Street Wailuku, Maui, Hawaii. TMK: (2) 3-4-014:005. The site is commonly referred to as Mission Grounds. The applicant is seeking to develop the parking lot on approximately 25,800 square feet of the subject 115,843 square foot parcel. The Applicant is a lessee of Wailuku Union Church.

The subject property is adjacent on its north side to North Main street with Aupuni Street located to its South. The Bailey House is located west of the property and Kahumanu Church is located east on the adjacent parcel.

Related improvements include the construction of improved driveway connections to the adjacent streets, internal roadway and aisles, and a pedestrian path and stairs to Aupuni Street

## **I. PROJECT OVERVIEW**

### **A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP**

The applicant for the entitlements request is the County of Maui, Department of Public Works (“Applicant”) and whose mailing address is 200 South High Street, Wailuku, Hawaii 96793, is proposing the development of 67 stall employee parking lot and related improvements on a portion of a 2.65 acres of land, identified as Tax Map Key (2) 3-4-014:005. The subject parcel for the proposed development is located at 2307 Main street, Wailuku Area, Island of Maui, Hawaii and commonly referred to as Wailuku Union Church Mission Grounds (Exhibit 1 referred to as Project Site Map). The subject property is adjacent to it west side Bailey House Museum, on its north is Main street and Iao Union Church and residential houses. On the east side is Kaahumanu Church with Aupuni street to the south and residential homes.

There are four existing structures on the property; 1,989 sq.ft. structure built in 1923; a 1,220 sq.ft structure built in 1928; a 2,234 sq.ft. structure built in 1938, and a 13,932 sq.ft. structure built in 1966. Two are currently uses for residential purposes and two are use for commercial offices. All of the structures are located in mauka or western portion of the property. The eastern or lower portion of the portion of the property is vacant except for a few monkey pod trees and grass. The area has been used for temporary parking for special events. The area of the proposed

development had previously been granted an Historic District Approval and EA

The proposed project site encompasses approximately 30,000 sq.ft with 25,800 sq.ft. of area improved for parking. The property is own in fee by Wailuku Union Church with the applicant having a 5-year lease.

**B. PROPOSED ACTION**

The applicant (Department of Public Works) is requesting necessary land use entitlement approval for the use of the subject property for employee parking. Upon receipt of all land use entitlements approvals, the applicant proposes to develop 67 parking stalls (gravel with asphalt curbs), related driveway access from Main street and Aupuni Street as well as a pedestrian stair access from Aupuni street. (preliminary site map, Exhibit 2)

As reflected in the attached preliminary site map (Exhibit 2), proposed main access to the project will be from Aupuni Street with right turn egress only to Main street. Improvements proposed in connection with the proposed temporary parking lot include grubbing and grading; installation of gravel parking, asphalt curbing, access improvements, a pedestrian path and stairs.

The estimated cost of the improvements is approximately \$50,000. Construction of the parking lot is anticipated to begin as soon as all permitting approvals have been received.

**C. REASONS FOR JUSTIFYING THE REQUEST**

The project site is located west of the County and State civic center and has been used for special event parking over the last 10 years. The number of services and employees at both the County and State level has

grown along with the Community demands and population. Both works and those visiting the civic center of Wailuku have to fight over limited on site parking. The high demand for parking has pushed many employees and customers of the County on to the many side streets of Wailuku town. Many of these streets are narrow and become congested quickly. The establishment of a new employee parking lot will greatly improve the parking capacity of the civic area and ease congestion along some of the narrow residential side streets.

In order to develop the project site as a County Employee parking lot as envisioned by the applicant, the property will require a Historic District Approval and the expenditure of County Funds. Hence, this environmental assessment (EA) has been prepared to comply with the requirements for expenditure of County Funds. The EA is prepared consistent with Chapter 343, HRS and the accepting agency of said EA is the Department of Public Works.

The environmental assessment will evaluate the potential impacts, if any, of the proposed parking lot on the natural and human environment. The EA will also provide mitigation measures that will address and respond to all potential impacts on the natural and human environment.

**D. ENTITLEMENTS APPROVALS REQUIRED**

The applicant is requesting to use approximately 30,000 square feet portion of a 115, 843 square foot parcel. Of the 30,000 square feet area, only 25,800 square feet will be for a temporary employee parking lot to meet the growing demand for parking with walking distance of the County and State's civic center. The project site is located within Wailuku Historic District 3 and requires a Historic District Approval (HDA). The applicant is also seeking a Variance from installing additional trees, landscaping along Main street and parking lot setback from Main street.

## II. DESCRIPTION OF THE EXISTING ENVIRONMENT

### A. PHYSICAL SETTING

#### 1. Project Site History

As noted in this report, there are four existing structures on the property, 1,989 sq.ft. parsonage built in 1923, a 1,220 sq.ft office structure built in 1928, a 2,234 sq.ft Alexander Mission built in 1938, and a 1,3932 sq.ft. parsonage built in 1966. All of the structures are located in mauka or western portion of the property. The eastern or lower portion of the portion of the property is vacant except for a few monkey pod trees and grass. The area has been used for temporary parking for special events include past Council inaugurations and have previously been granted an Historic District Approval (89/HDC -013 and EA (89/EA-011) for a County parking lot in 1989.(Exhibit 3)

The site is known as the Wailuku Union Church Mission Grounds and contains two parsonages, the Alexander Mission and a small building. The parcel is part of Historic District 3. The area was designated Historic District 3 to preserve and protect the well preserved historic structures and sites located on the property and nearby.

#### 2. Surrounding Land Uses

West of the subject property is Bailey House Museum and single family residential uses along Main Street. Directly east is Kaahumanu Church property with High Street and the County and State civic center beyond. To the south is Aupuni Street with residential uses and Wailuku Elementary School beyond. To the north is Main Street with Iao Church Preschool and surrounding residential homes.

### **3. Climate**

Like most areas of Hawaii, Maui's climate is relatively consistent throughout the year. The island's climate varies from terrain. Characteristic of most of Maui's climate, the proposed project site experiences mild and uniform temperatures year-round, moderate humidity and consistent northeasterly trade winds.

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from low 60 to high 80 degrees Fahrenheit. August is historically the warmest month, while January and February are the coolest. Based on rainfall data from the Maui County Data Book 2010, annual precipitation rainfall average is 20 to 30 inches per year. Winds blow predominantly out of the north-northeasterly direction.

### **4. Topography**

The property is located on the lower slopes of the west Maui mountains. The project slopes in an west to east direction with an approximate elevation of 375 feet above mean sea level. Project site is within the State Urban District and was not included in the detailed soil classification maps.

### **5. Flood and Tsunami Hazard**

The proposed project site is located near the eastern base of the West Maui Mountains. According to Panel Numbers 1500030393E and 1500030394E of the Flood Insurance Rate Map (FIRM), dated September 25, 2009, prepared by the United States Federal Emergency Management Agency (FEMA), the project site is situated in Flood Zone X (Exhibit 5). Flood Zone X represents areas outside of the 0.2% annual chance flood plain. The classification of the subject property as Flood Zone X is further confirmed by the Maui County Planning Department's

Zoning and Flood Confirmation Form (Exhibit 6) and no flood development permit is required.

**6. Flora and Fauna**

As noted in this report, approximately 2.65 acre site is in the Urban District and developed with four structures. The proposed temporary employee parking is located in an area covered in weeds and a mixture of typical grassed. Several monkey pod trees, Hong Kong Orchid, and African tulip trees are also in the vicinity of the project area.

With respect to fauna field observations at subject site, noted sightings of non-native such as rats, mice, mongoose, and feral cats. There are non-native birds found on the project site namely: common myna, zebra dove, spotted dove, chickens, house sparrow, and northern cardinal.

**7. Streams and Reservoirs**

Iao stream is located approximately 200 meters to the north of the proposed project site and Kama ditch is located 100 meters west of the project site. Iao stream is perennial stream which originates in the upper reaches of Iao Valley, ultimately discharging into the Pacific Ocean.

**8. Air Quality**

There are no point sources of airborne emissions within close proximity of the project site. Air quality in the vicinity of the project site may be affected by a variety of sources, including dust from near by construction or from areas of the project site where no vegetation exist.

Overall, air quality in the Waikapu-Wailuku-Kahului regions is considered excellent.

**9. Noise Quality**

Traffic noise from Main street located north of the subject project and Aupuni street south of the property are the predominant sources of noise in the vicinity of the project site.

**10. Scenic and Open Space Resources**

The West Maui Mountains, including Haleakala Mountain to the east define the scenic resources of the project site. The site itself is an open field and much of the area west of the proposed parking lot will remain open. The project site is not part of a scenic corridor.

**11. Hazardous Materials**

There are no know environmental hazard material on the property. There is no know historical use or storage of regulated substances for the property. A project site is not listed on the Environmental Protection Agency's (EPA) web site as a regulated site.

**12. Archaeological Resources**

As stated previously in this report, the project site and area is located within Historic District 3. An archaeological assessment survey was not conducted on the subject property as part of this project. However, in 1989 when the project site was proposed for a similar project, the Department of Land and Natural Resources, issued a "no effect" on significant historic sites. (Exhibit 7)

**B. SOCIO-ECONOMIC ENVIRONMENT**

## **1. Population**

The population of the Island of Maui has increased dramatically over the last two (2) decades. The 2000 population was estimated at 117,644, an increase from 1990 of 91,361 (Maui Island Plan). According to the Maui Island Plan, Maui's resident population is expected to grow from 129,471 in 2005 to 176,687 in 2030. This is a 1.46% annual growth rate which equates to a 36.5% increase in population over the 25 year period. These projections, according to draft Maui Island Plan indicate a population increase of 16% between 2010 and 2020, and an increase of 12% between 2020 and 2030.

## **2. Economy**

The Wailuku region is the island's center of governmental activities, as well as a focal point for professional and business services. Combined with neighboring Kahului, the region's economic character include a wide range of commercial, service, and governmental activities. Another important economic engine in Kahului region is the harbor and airport transportation systems critical to Maui's economy. Also, within the Kahului region is the University of Hawaii Maui College and the Maui Center for Cultural Arts that contributes significantly to our economy in the region.

In addition, the region is surrounded by significant agricultural acreages which are currently being cultivated in sugar cane. This vast expanse of agricultural lands, managed by Hawaiian Commercial and Sugar Company (HC&S), is considered a key component of the local economy. Supporting the sugar cane operation is the HC&S factory located approximately 4 miles east of the proposed project. Also, another important agricultural activity that contributes to Maui's economy is Monsanto Seed Farm located approximately 8 miles south east of the project area.

Another important economic engine within the region are tourism-related activities such as the popular Maui Ocean Center located at Maalaea (located south of the project area) and the Maui Tropical Plantation located at the base of Waikapu Valley at West Maui Mountain. These two tourism-related activities are located within 1 to 2 miles south and southwest of the proposed project site.

Other important key economic drivers that fuel our economy within the region and the island of Maui are healthcare-related businesses such as the Maui Medical Group, Keiser Permanente, and the 200+ beds Maui Medical Center Hospital. There are also elderly long-term residential facilities in the region that substantially contribute to region's economy such as Hale Makua and Roselani residential complexes. These facilities are located within a mile to 2 miles north of the subject project site. It is estimated that these health-care related facilities have a combined number of direct employees of approximately over 2,000.

Also, churches are significant economic drivers to Maui's economy. There are many churches consist of catholic, protestant, mormons, and Christian churches located within close proximity of the proposed project site.

### **3. Employment**

In the year 2004 and 2008, the unemployment rate for Maui County and the Island of Maui stood at 3.1 percent and 4.5 percent, respectively. (Hawaii Department of Labor and Industrial Relations and Maui County Data Book, 2010). In May 2005, the unemployment rate for Maui County and the Island of Maui (seasonably adjusted) 2.3 percent and 2.1 percent, respectively (Hawaii Department of Labor and Industrial Relations). In her State of the County address on March 9, 2007, former Maui County mayor, Charmaine Tavares, noted that Maui's 2007 unemployment rate is

2.5 percent. Since the recession that hit the island of Maui in 2008 the unemployment rate on Maui County reached a moderate rate of 4.5 percent – still below the state average (Hawaii Department of Labor and Industrial Relations and Maui County Data Book, 2010). According to the economic forecast for 2010 – 2011 by Dr. Leroy Laney, Economic Advisor to First Hawaiian Bank and Professor of Economics and Finance, Hawaii Pacific University – Maui County’s economic picture is marked by impressive tourism industry rebound, which is the major key economic drivers for Maui’s economy. The report by Dr. Laney further confirmed that what distinguishes the Maui economy in 2010 is the impressive rebound in tourism. It leads all other counties in this regard. Maui’s residential real estate sales are another area of impressive growth, according to Dr. Laney’s report. In same report, an economic recovery is now underway or at least imminent for the Maui economy.

According to the Maui County Data Book, in 2004, total wage and salary jobs in Maui County is approximately 67,000 and most of the jobs are in accommodations and food services; trade; government; agriculture; and other service. In the year 2000, there were a total of 32,851 civilian jobs in Wailuku-Kahului region, representing 48 percent of the island-wide civilian jobs. Of those jobs, 25,688 were wage and salary positions while 7,163 were self-employed (SMS, 2002). In recent report from Maui

County Data Book, 2010, the total civilian labor force in Maui County in 2005 is 75,450 and in 2009 is 76,550, respectively. In terms of job employment distribution, the Wailuku-Kahului region generally follows the county-wide trends for the labor force characteristics as shown in the following table:

<u>Occupational Category</u>	<u>Maui County</u>	<u>Wailuku-Kahului</u>
Agriculture	3%	4%

Manufacturing	2%	5%
Construction	4%	1%
Transportation, Communication, & Utilities	6%	10%
Trade	21%	22%
Banking & Finance	4%	4%
Hotel	14%	1%
Other Services	16%	18%
Government	9%	14%
Self-Employed	21%	22%

**(Source: SMS, 2002)**

**C. PUBLIC SERVICES**

**1. Police and Fire Protection**

Police protection for the Wailuku-Kahului region is provided by the Maui Police Department (MPD) located at Wailuku Station headquartered at its main station at Kaahumanu Avenue in Wailuku located approximately 2 miles east of the project area. In addition, a satellite sub-station is located at Market Street, Wailuku, approximately 1/4 miles east of the subject property. The Maui Police Department provides investigative services, uniform patrol services, technical support, and traffic services as stated in its mission to protect the residents on Maui County. Both main and sub-stations are located in very close proximity of the project site.

Fire prevention, protection, rescue, and emergency services for the Wailuku-Kahului region are provided by the Maui County Department of Fire and Public Safety. The department has 2 stations to service the Wailuku-Kahului region that is in close proximity of the project site. The Wailuku station is located in Wailuku town approximately 1/2 mile east of

the project site and the Kahului station is located at Dairy Road, Kahului located approximately 2.5 miles east of the project site.

## **2. Medical Facilities**

State-owned Maui Memorial Medical Center (MMMC), the only major medical facility on the island, services the Wailuku-Kahului region. Acute, general, and emergency care services are provided by the 200+ beds MMMC facility located in Mahalani Street, Wailuku, about 2 miles north of the subject property. Also, state owned Kula Hospital located approximately 20 miles east of the subject property provides emergency and long-term care services.

In addition, Keiser, Maui Medical Group, Maui Medical Clinic, and Liberty Dialysis Clinic serve health care needs for the Island of Maui, all located in Wailuku and Kahului, 1 mile or less east of the subject property. Dental and other medical offices are also located within Wailuku-Kahului region to serve its residents and visitors, and are within 2 miles or less from the proposed project site.

## **3. Schools**

The State Department of Education (DOE) operates 8 schools in the Wailuku-Kahului region, as well as several privately-operated schools serving elementary, intermediate, and high school students. Public school facilities within the Wailuku-Kahului District area include: H. Perrine Baldwin High (grades 9-12), Iao Intermediate (grades 6-8), Wailuku Elementary (K-5), Waihee Elementary (K-5), Maui High (9-12), Pomaikai Elementary (K-5), Kahului Elementary (K-5), Lihikai Elementary (K-5), and Maui Waena Intermediate (6-8).

Privately-operated schools serving Wailuku-Kahului region include St. Anthony School (grades K-12), Kaahumanu Hou Christian School (grades

K-12), Emmanuel Lutheran School (K-6), and Maui Adventist School (grades 1-8).

University of Hawaii Maui College (part of University of Hawaii system) located in Kaahumanu Avenue, Kahului serves the college needs of Maui residents. The college has recently upgraded to a full pledge four-year university.

According to the Maui County Data Book, 2010, the following public and privately-operated schools 2010 enrollment within the Wailuku-Kahului region is shown in the following table:

<u>Schools</u>	<u>Enrollment</u>	<u>Grades</u>
Baldwin High School	1,592	9-12
Maui High School	1,771	9-12
Iao Intermediate	884	6-8
Wailuku Elementary	871	K-5
Waihee Elementary	746	K-5
Kahului Elementary	965	K-5
Lihikai Elementary	1003	K-5
Maui Waena Intermediate	1068	6-8
Pomaikai Elementary	588	K-5
St. Anthony School	354	K-12
Kaahumanu Hou Christian	165	K-12
Emmanuel Lutheran	197	K-6
Maui Adventist	38	1-8
Christ the King	131	K-8

***Source: Maui County Data Book, 2010 and Hawaii State Department of Education Records***

**4. Recreational Facilities (Parks)**

Within the Wailuku-Kahului Community Plan District, there are many

recreational activities opportunities as well, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, organized recreational activities provided/offered at County Parks. Within close proximity of the project site is the Waikapu Community Center located about half a mile west of the project area. Other Maui County owned parks within the Wailuku-Kahului region are the Papohaku Park and Wailuku Community Center, War Memorial Athletic complex, Wailuku Little League baseball fields, Sakamoto Swimming Pool and Keopuolani Regional Park. All these county owned recreational facilities are all located within approximately 2 to 3 miles north of the project site. A nearby park adjacent to the Hale Makana O Waiale Affordable Housing complex contains a baseball field, basketball court, and playground equipment. This park is located about 1 mile north of the project site. Other recreational facilities in the Wailuku area include Iao Park, Wells Park, Wailuku Pool, Wailuku Gym, and Wailuku Elementary School Park. In addition, there are several golf courses in the Wailuku-Kahului region located within close proximity of the project site, namely: Kahili and Kamehameha golf courses, The Dunes at Maui Lani Golf Course, and Maui County-owned Waiehu Golf course. These golf courses are within 1 to 3 miles of the project site.

#### **5. Solid Waste Disposal**

Solid waste collection services for residential are provided by Maui County Department of Environmental Management. For commercial, solid waste is collected by private waste disposal companies. Collected solid waste is disposed at the Maui County's 55-acre Central Maui Landfill, located approximately 4 to 5 miles east of the subject property. This county-owned landfill is managed and operated by Maui County Department of Environmental Management.

#### **D. EXISTING INFRASTRUCTURE**

**1. Roadways**

Access to the project site is available from Aupuni street and Main street. Aupuni street is under the county jurisdiction with a posted speed limit of 20 mph. Main street is under the State jurisdiction with a posted speed limit of 20 mph. Auhapuni street leads to High street which is under State jurisdiction. High street turns into Honoapiilani Highway which is the main artery linking Wailuku to South and West Maui. Main street turns in to Kaahumanu Ave which is the main artery linking Wailuku to Central Maui.

**2. Drainage**

Run off from the project site is a mauka to makai direction. There is no improved drainage systems located on site.

**3. Water**

An 18 inch diameter County of Maui water line is located along Main Street and a 6 inch diameter water line is located along Aupuni street. The existing structures are connected to the Maui County Department of Water Supply's system.

**4. Wastewater**

According to Maui County, there is an existing 8-inch diameter sewer line along Main street and a 6-inch diameter sewer line along Aupuni Street. All existing structures are connected to the County's Waster Water system. Wastewater collected from the Wailuku area is transported to the Kahului-Wailuku Wastewater Treatment Plant located at Kahului or east of the project site.

**5. Electric, Cable, and Telephone**

There is an existing over head electrical, cable television, and telephone service lines are located along both Aupuni and Main street. Existing structures receive service from these overhead lines.

Maui Electric Company, Ltd., Verizon Hawaii, and Time Warner Oceanic Cable provide electrical, telephone, and cable television services, respectively.

## **E. PROPOSED INFRASTRUCTURE IMPROVEMENTS**

### **1. Roadways**

Access to the proposed parking lot will be from Aupuni and Main street. The Main street access will be limited egress right turn only.

### **2. Drainage**

No new improved storm drainage systems are proposed. On site grading and use of pervious surface material will aid in maintaining existing drainage patterns.

### **3. Wastewater**

No new wastewater improvements are proposed. Proposed parking lot and its use is not anticipated to be a generator of wastewater.

### **4. Water**

Based on the preliminary site plan for the project, no new domestic water demands for the project is anticipated.

### **5. Electric and Telephone**

No new electrical, telephone or cable service is needed or proposed for the proposed parking lot.

## **III. POTENTIAL IMPACTS AND MITIGATIVE MEASURES**

## **A. Impacts to the Physical Environment**

### **1. Surrounding Land Uses**

The project site is located in close proximity of Wailuku's Civic Center and adjacent to church facilities of Wailuku Union Church and Kaahumanu Church. Across Main street are facilities used by Lao Congregation and across Aupuni street are residential homes. The proposed facilities will be used as reserved parking stalls for Maui County employees and the facilities will be available for use during the weekends. Thus, serving as over flow parking for the surrounding three church facilities. The great chance for potential impact is on the residential subdivision across of Aupuni street. The parking lot will be sited away from Aupuni street and the limited use of the facilities to County Employee's dramatically lowers the traffic movements to and from the facility.

The proposed use is consistent with the Urban land use designation and Historic District zoning.

### **2. Topography and Landform**

Minimum grading will be undertaken within the project site. Drainage patterns of proposed improvements will be maintained to ensure impacts to downstream properties are minimized. Adverse impacts to topography and landforms resulting from minimum grading activities are not expected. The adjoining and downstream properties will not have any additional increase of runoff due to this proposed development.

### **3. Wetlands and Streams**

There are no wetlands on the subject property or in the immediate vicinity of the property. Lao Stream to the north will not be affected by the proposed project. Drainage generated from the subject property will not be discharged directly into Lao Stream.

#### **4. Flood and Tsunami Hazard**

As previously stated in this report, the subject site is located in Flood Zone "X" according to Flood Insurance Rate Map (FIRM). Flood Zone "X" represents areas outside of the 0.2% annual chance flood plain. Best Management Practices (BMPs) will be implemented to mitigate any future or potential flooding on the site. Furthermore, the subject site is not located within the tsunami inundation zone.

#### **5. Flora and Fauna**

There are no known significant habitats or rare, endangered, or threatened species of flora and fauna located or in the vicinity of the project site. The proposed improvements on the property are not anticipated to impact wetland areas and wildlife habitats.

#### **6. Air Quality**

Emissions from construction equipment and vehicles used during construction activities may temporarily affect the ambient air quality within the immediate vicinity of the project site. However, these temporary air quality affects can be minimized by instituting Best Management Practices (BMPs) during project construction. In addition, dust control will be instituted such as dust barriers, watering graded areas, and/or sprinklers to control dust during construction of the project.

On a long term basis, upon completion of the proposed light industrial project, it is not anticipated to generate adverse impact on air quality on or in close proximity of the project site.

#### **7. Noise**

Ambient noise conditions may be temporarily affected during construction activities at project site. Construction equipment machinery will likely be the dominant noise-generating source during construction period. Best

Management Practices (BMPs) will be instituted, including equipment maintenance and vehicle maintenance, are anticipated to reduce noise levels. Construction activities will be limited to daytime working hours.

Construction-period noise will be mitigated in accordance and strict adherence with Title 11, Administrative Rules, Chapter 46, Community Noise Control of the State Department of Health. All construction equipment and onsite vehicles will be equipped with mufflers as required in Section 11-46 (b)(1)(A). Required permit conditions for construction activities may include, where appropriate:

“No permit shall allow construction activities creating excessive noise before 7:00 A.M. and after 6:00 P.M. of the same day”

“No permit shall allow construction activities which emits noise in excess of ninety-five dB(A) except between 9:00 A.M. and 5:30 P.M. of the same day”

Once project is completed, the proposed parking lot is not anticipated to generate significant long term adverse noise conditions. These conclusions were drawn based on the existing and surrounding traffic uses in the area.

## **8. Scenic and Open Space Resources**

As previously noted in this report, Haleakala is visible to the east of the project site with the Iao Valley and West Maui Mountains to the west define the scenic resources of the project site. The project is not part of a scenic corridor and will not affect views from inland vantage points. As such, the proposed project is not anticipated to have an adverse impact upon the visual character of the surrounding areas.

## **9. Hazardous Materials**

As noted earlier in this report, the subject project site was not listed on any hazardous database listings. There was no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property.

## **10. Archaeological Resources**

As previously noted the site is within the Historic District 3, which was established to preserve and protect the several well preserved historic structures existing in the area. The project does not remove, modify or impact any of the historic structures within the district. Construction will include minor grading with no major excavation and fill material mostly consisting of gravel. A similar project approved in 1989 received a “No effect” letter from the DLNR, Historic Preservation Division.

## **B. Impacts To The Socio-Economic Environment**

### **1. Population and Local Economy**

The proposed project is not expected to have any immediate short-term benefits as a result of design and construction because the project is being done by existing County employees’.

Both long and short-term basis, the proposed action should not affect population parameters. The proposed project is not considered population generator. This project does not significantly (if any) affect/increase population parameters within the Kahului-Wailuku Community Plan District. No mitigation measures are necessary since the proposed project is not a population generator.

### **2. Agriculture**

The project site is located in the State Urban District and County Historic District. No adverse impact to the County's agricultural lands or production is anticipated.

### **3. Police, Fire, and Medical Services**

The proposed action is not anticipated to impact the service capacity and capability of police, fire, and emergency medical operations. The project will not expand nor extend the existing service area limit for emergency medical services. There are existing police, fire, and medical facilities in very close proximity of the project site. No mitigation measures are expected to be required.

### **4. Recreational and Educational Resources**

As noted earlier in this report, the proposed action is not a population generator that will increase population parameters within the Kahului-Wailuku Community Plan district, hence, the proposed project is not expected to generate the need for recreational facilities or services. In addition, there are no anticipated impacts to existing educational facilities or resources.

### **5. Hydrology**

There will be no anticipated short-term impact to groundwater as a result of construction activities on the project site. Therefore, no mitigation measure is expected to be required. As a precautionary measure, Best Management Practices (BMPs) will be strictly enforced during the project construction.

### **6. Solid Waste Disposal**

A solid waste management plan will be developed for the disposal of any grubbed material during construction of the proposed project. The applicant owns and operates the primary disposal facility on the island.

## **C. Impacts to Infrastructure**

### **1. Roadways**

The proposed project is adjacent to Aupuni Street which does provide access to Wailuku Elementary as well as Wailuku Union Church Preschool. An increase in localized traffic along Aupuni Street is anticipated during the morning and only while school is in secession. The intersection of High and Aupuni Street to experiences increased traffic volumes at the beginning and ending of each school day. The County currently provide for a police officer from their Traffic Division to ease and control the temporary increase in traffic congestion. This existing mitigation measure provided by the County is anticipated to resolve any increase in traffic as a result of the proposed parking lot.

### **2. Water**

No new water service or increase usage of water is anticipated as a result of the proposed project. As such the proposed project is not anticipated to have an adverse impact on existing public or private water systems.

### **3. Wastewater**

No new wastewater service or increase in existing wastewater systems is anticipated as a result of the proposed project. As such the proposed project is not anticipated to have an adverse impact on existing public or private wastewater systems.

### **4. Drainage**

The project's use of permeable surfaces e.g. grave, as well as asphalt curbing will not result in any significant increase in run off.

#### **5. Electric, Cable and Telephone System**

The proposed does not require any electrical, cable and telephone service. The construction of the project does not adversely impact existing facilities.

### **D. Potential Cumulative Impacts**

Cumulative impacts are defined as the potential impact on the environment which results from the incremental impact of action when added to other past, present, and near or long-term foreseeable future actions.

This potential cumulative impact analysis evaluates present and reasonably foreseeable future projects in the area that have the potential to contribute to cumulative effects of such actions. The analysis uses the best available information and data to assess these projects and their potential impacts.

The following criteria were considered in identifying the past, present and reasonable foreseeable future projects that could result in potential cumulative impacts to the region's resources:

- Projects that are of a similar nature could affect similar resources or are located in close proximity to the proposed project.
- Projects that have the potential to generate environmental impacts and when addressed collectively with the proposed project, could result in potential cumulative impacts to the environment.

The only project that the applicant is aware of which are similar in nature that could affect similar resources are the future Wailuku Union Church Pre School. This project is in the very early planning stage and would be located near to or on the location of the proposed temporary employee parking lot. If and when the Wailuku Union Church proceeds with their long term plan of relocation their Pre school facilities, the use of the County Parking facilities would end. The applicant believes that the project, with appropriate mitigation measures, will have no adverse cumulative impact on topography, flora and fauna, noise and air quality, visual resources, cultural resources, water quality, public services, and infrastructure.

#### **IV. CONSISTENCY AND RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS**

##### **STATE LAND USE DISTRICTS**

Pursuant to Chapter 205, Hawaii Revised Statutes, all lands in the State of Hawaii have been placed into one (1) of four (4) land use districts category by the State Land Use Commission. These land use districts have been designated “Urban”, “Rural”, “Agricultural”, and “Conservation”. The proposed project site is classified “Urban”. The proposed action is consistent with the Urban designation.

##### **KAHULUI-WAILUKU COMMUNITY PLAN**

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

The Kahului-Wailuku Community Plan was adopted by the County of Maui through Ordinance Number 3061, Bill Number 29, and became effective on June 5, 2002.

The proposed project area is designated as Public Quasi-public. The project will be used in support of the existing County facilities. The project is consistent with Kahului-Wailuku Community Plan map. The project is also consistent with following Transportation, Objectives and Policies;

*Expand parking facilities serving the civic and commercial centers of Wailuku. Parking improvements should include expanding the existing public parking facilities off Market Street and around the civic center, and improving controls over existing civic center parking to reserve it for short-term use. Explore the feasibility of a shuttle service for County employees to remote parking facilities.*

## **COUNTY ZONING**

The proposed project site is zoned "Historic District No. 3" as described in Title 19.50. The regulation on buildings and uses are found in Title 19.52.100 of Maui County zoning. For this district, "Building or premises used by the federal, State or county government for public purposes" and an allowed use. The proposed project meets this use. The proposed development will be subject to Historic District design review before the Maui County Cultural Resource Commission. Given the temporary nature of the use, the applicant will not be installing additional landscaping and will utilize the existing mature tree on site. A variance from this provision will also be required for the project. To application will also be seeking a variance from the requirement for parking lot set back from Main Street.

## **VII. Alternatives Considered**

### **Expansion of the Wailuku Municipal Parking lot.**

The County is considering this as a long term solution, however, the cost and time for such an expansion is still several years out. If a parking structure is constructed at the current site, temporary parking would still be needed during the period of construction.

### **Parking structure within the Civic Center on existing surface employee parking lot**

An expansion of employee parking would also require the relocation of existing employees during the construction of any expansion. Alternative temporary parking areas would need to be provided within the area. The County has looked at this as a long term solution, however, the cost and time consideration leave it as a less desirable solution as a near term solution.

### **No build**

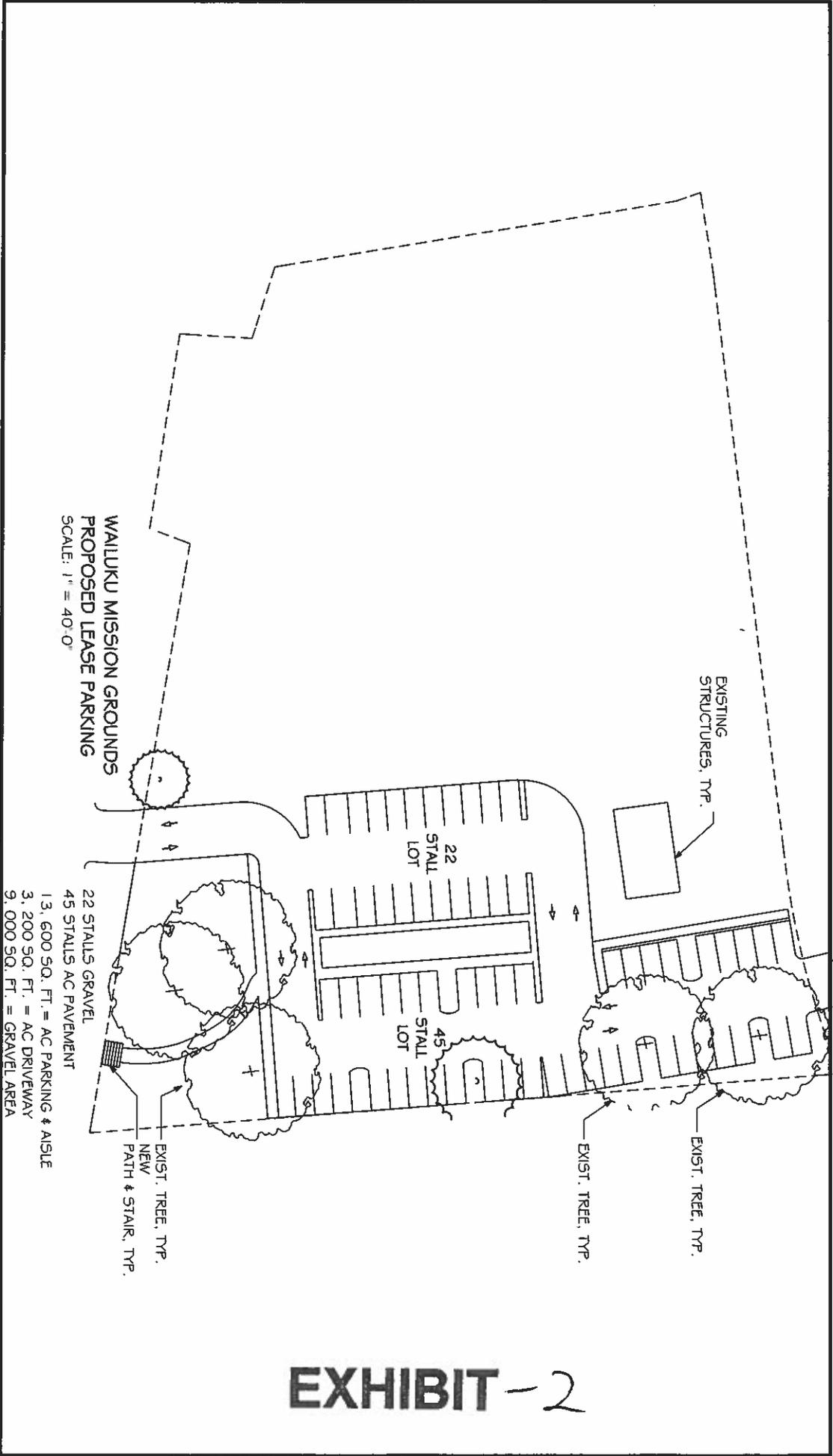
A no build solution would in no ground disturbance and would leave the site in its current state. The site would continue to be used as informal parking during special events. A no build would put heavy demand on on-street parking within the surrounding residential areas. Lack of employee parking also reduces the County's desirability when competing for employees.





WAILUKU UNION CHURCH  
**MISSION GROUNDS**  
 AUPUNI ST.  
 WAILUKUMAUI, HI  
 TMK: 3-4-14: 05

MAUI COUNTY LEASE DOCUMENT  
 SCALE: 1" = 40'-0"



**EXHIBIT-2**



## MAUI HISTORIC COMMISSION

COUNTY OF MAUI  
200 S. High Street  
Wailuku, Maui, Hawaii 96793  
August 29, 1989

Mr. B. Martin Luna  
2145 Wells Street, Suite 201  
Wailuku, Hawaii 96793

Dear Mr. Luna:

RE: Historic Commission approval to demolish a 2 car garage in order to construct a 65 stall parking lot within Historic District No. 3 at TMK 3-4-14: por 5, Wailuku, Maui. (89/HDC-013) (89/EA-011)

At its regular meeting of August 17, 1989, the Maui Historic Commission reviewed the above request, and after due deliberation, voted to grant the subject Historic Commission approval, with the following conditions:

1. That final landscape planting and lighting plans shall be submitted to the Planning Department for review and approval.
2. That full compliance with the comments of the Department of Public Works dated August 7, 1989 shall be rendered unless written verification is provided to the Planning Department by the Department of Public Works that the requirements have been either modified or deleted.
3. That final construction plans including a drainage report shall be submitted to the Department of Transportation for review and approval.
4. That the applicant, its successors and permitted assigns shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.

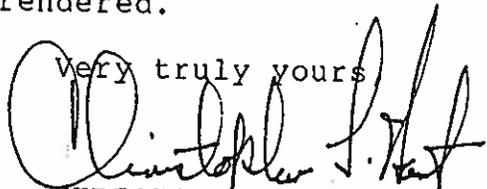


**EXHIBIT-3**

Mr. B. Martin Luna  
August 29, 1989  
Page 2

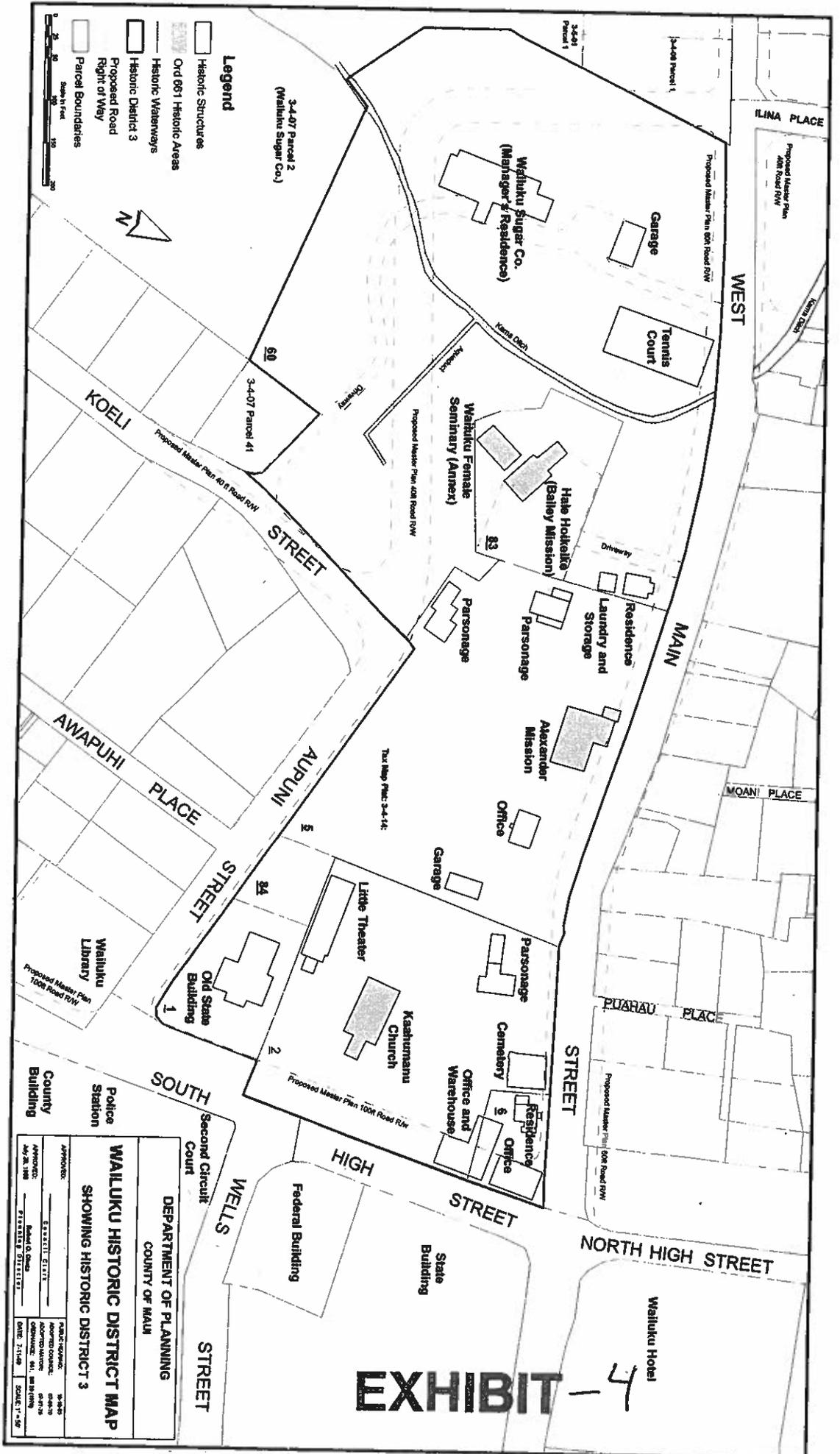
5. That full compliance with all other governmental requirements shall be rendered.

Very truly yours



CHRISTOPHER L. HART  
Planning Director

encl.  
AC:ms  
cc: A. Cua  
DLNR-Historic Sites  
LUCA  
Dept. of Transportation



**WAILUKU HISTORIC DISTRICT 3**  
 SHOWING HISTORIC DISTRICT 3

APPROVED: [Signature]  
 DATE: 1/14/87

APPROVED: [Signature]  
 DATE: 1/14/87

APPROVED: [Signature]  
 DATE: 1/14/87

APPROVED: [Signature]  
 DATE: 1/14/87

DEPARTMENT OF PLANNING  
 COUNTY OF MAUI

Second Circuit  
 Court

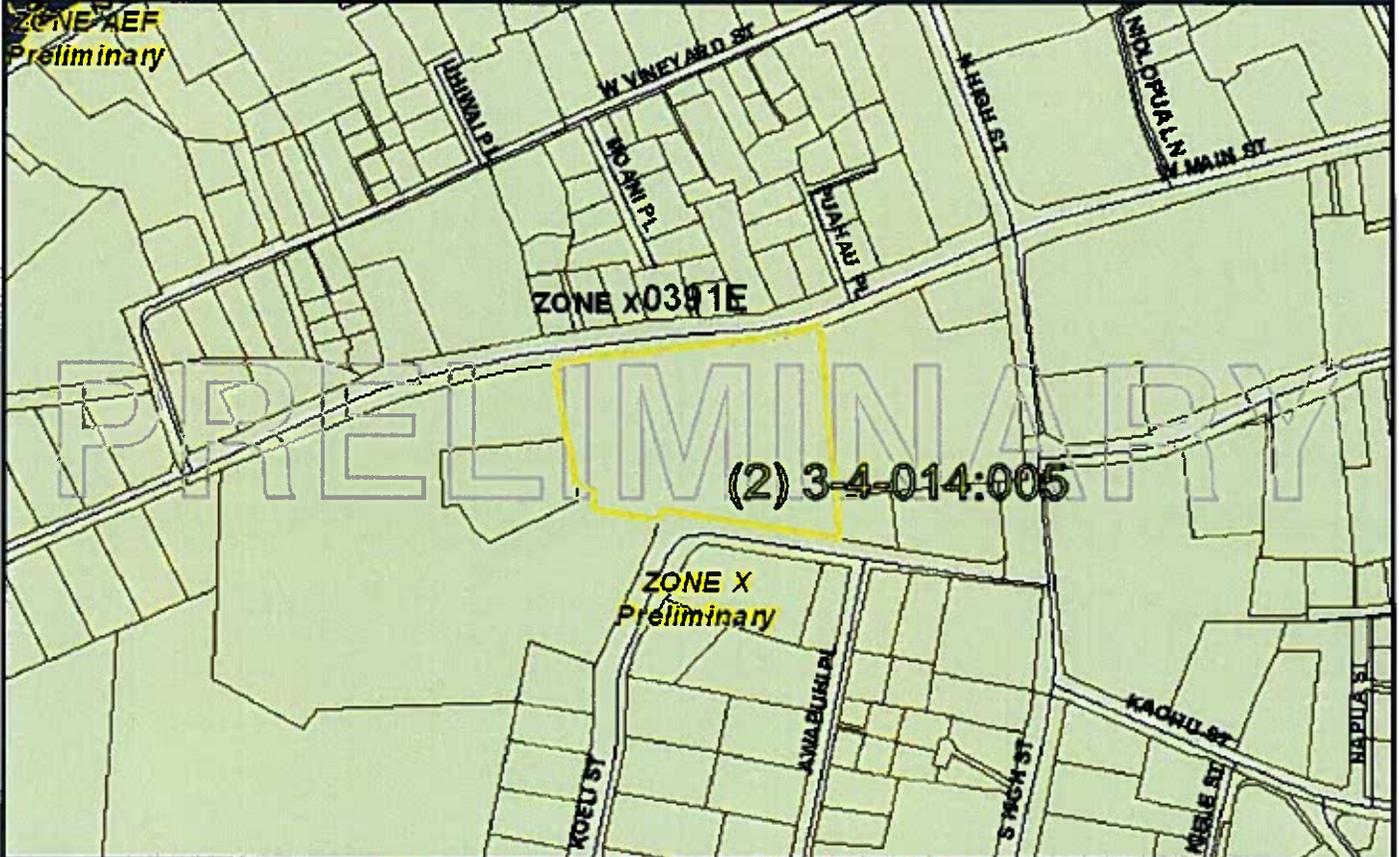
Waialuku Library  
 Police Station  
 County Building

**EXHIBIT - 4**



# State of Hawaii

## FLOOD HAZARD ASSESSMENT REPORT



### NATIONAL FLOOD INSURANCE PROGRAM

#### FLOOD ZONE DEFINITIONS

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD** – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

**NON-SPECIAL FLOOD HAZARD AREA** – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

#### OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

#### PROPERTY INFORMATION

<b>COUNTY:</b>	MAUI
<b>TMK NO:</b>	(2) 3-4-014-005
<b>PARCEL ADDRESS:</b>	2307 MAIN ST WAILUKU, HI 96793
<b>FIRM INDEX DATE:</b>	SEPTEMBER 25, 2009
<b>LETTER OF MAP CHANGE(S):</b>	NONE
<b>FEMA FIRM PANEL(S):</b>	1500030391E
<b>PANEL EFFECTIVE DATE:</b>	SEPTEMBER 25, 2009

<b>PARCEL DATA FROM:</b>	JUNE 2011
<b>IMAGERY DATA FROM:</b>	MAY 2005

#### IMPORTANT PHONE NUMBERS

<u>County NFIP Coordinator</u>	
County of Maui	
Francis Cerizo, CFM	(808) 270-7771
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

*Disclaimer: The Department of Land and Natural Resources assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the Department of Land and Natural Resources from any liability, which may arise from its use.*

*Preliminary DFIRM Disclaimer: If this map has been identified as "PRELIMINARY", please note that it is being provided for commenting purposes only and is not to be used for official/legal decisions or regulatory compliance.*



## ZONING AND FLOOD CONFIRMATION FORM

*(This section to be completed by the Applicant)*

APPLICANT NAME \_\_\_\_\_ TELEPHONE \_\_\_\_\_  
PROJECT NAME \_\_\_\_\_ E-MAIL \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_ TAX MAP KEY (2) 3-4-014:005

- Yes  No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?  
If "Yes", answer questions A and B below:
- A) Will it be processed under one of the consistency exemptions of Section 18.04.030(B), MCC?  Yes  No  
If "Yes", which exemption? \_\_\_\_\_
- B) Provide the purpose of subdivision and the proposed land uses below: \_\_\_\_\_

- NOTE: 1) Use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.  
2) If this will be used with a subdivision application 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 this will be used with a subdivision application AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

*(This section to be completed by ZAED)*

### LAND USE DESIGNATIONS (LUD) AND OTHER ZONING INFORMATION:

STATE LAND USE DISTRICT(S) Urban  
COMMUNITY PLAN DESIGNATION(S) Public/Quasi-Public  
COUNTY ZONING(S) Historic District 3 (Wailuku)  
OTHER DESIGNATION(S)/COMMENTS N/A

Yes  No  
See Additional Comments On Page Two

Yes  No  
See The Attached Land Use Designation Map

Yes  No  
(SMA) SPECIAL  
MANAGEMENT  
AREA

Yes  No  
(PH) PLANNED  
DEVELOPMENT

Yes  No  
(PD) 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 drainageway, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

### SUBDIVISION CONSISTENCY:

N/A (Not Applicable)

\*\*The Land Use Designations (LUD) align and a unilateral agreement is not required.

\*\*The LUD's do not align and the available or proposed land uses appear to be:

Consistent, with a Department of  Public Works /  Planning unilateral agreement.

Not Consistent, Comments: \_\_\_\_\_

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

\*\* All proposed subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030(D), Maui County Code].

### REVIEWED & CONFIRMED BY:

Aaron Shinmoto  
(Signature)

10/26/11  
(Date)

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



LIBERT K. LANDGRAF  
DEPUTY

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

RECEIVED  
AUG 2 8 31 AM '89  
DEPT. OF LAND AND NATURAL RESOURCES  
COUNTY OF MAUI

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF STATE PARKS  
P. O. BOX 621  
HONOLULU, HAWAII 96809

July 31, 1989

Mr. Christopher Hart, Director  
Planning Department  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: Proposed parking lot for the Wailuku Union Church  
Wailuku, Maui  
TMK 3-4-14: por. 5

A review of our records indicates the absence of known historic sites in the project area. It appears that the area has been previously disturbed and it is not likely that significant historic sites are present. Therefore, we believe that the proposed project will have "no effect" on significant historic sites.

Sincerely yours,

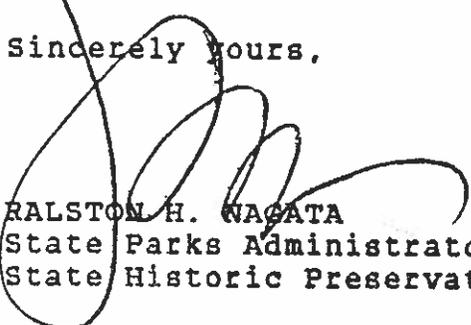
  
RALSTON H. NAGATA  
State Parks Administrator and Deputy  
State Historic Preservation Officer

EXHIBIT 2

EXHIBIT-7