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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

ENGINEERING DIVISION
POST OFFICE BOX 373
HONOLULU, HAWAII 96809

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OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Gary Gill, Acting Director
Office of Environmental Quality Control
Department of Health, State of Hawai'i
235 S. Beretania Street, Room 702
Honolulu, Hawai'i 96813

Dear Mr Gill:

Draft Environmental Assessment
Central Maui Regional Park
Wailuku District, Island of Maui
Tax Map Key: (02) 3-8-007-101

With this letter, the Department of Land and Natural Resources hereby transmits the subject draft environmental assessment and anticipated finding of no significant impact for the subject project situated in Wailuku, Tax Map Key: (02) 3-8-007-101, in the Wailuku District on the island of Maui for publication in the next available edition of the Environmental Notice.

Enclosed is a completed OEQC Publication Form, one copy of the DEA-AFNSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

If there are any questions, please contact Mr. Carty Chang, of our Engineering Division at 587-0230.

Sincerely,

Esther Kiaaina for

William J. Aila, Jr.
Chairperson

Enclosures

AGENCY ACTIONS
SECTION 343-5(B), HRS
PUBLICATION FORM (JULY 2012 REVISION)

Project Name: Central Maui Regional Park
Island: Maui
District: Wailuku and Waikapu
TMK: (2) 3-8-007:101 (portion)
Permits: CWB-Individual NPDES Form C and SSCBMP

Proposing/Determination Agency:
(*Address, Contact Person, Telephone*)

Department of Land and Natural Resources
Engineering Division
1151 Punchbowl Street, Room 221
Honolulu, Hawai'i, 96813
Carty S. Chang
Tel. (808) 587-0230 Fax. (808) 587-0283 carty.s.chang@hawaii.gov

Consultant:
(*Address, Contact Person, Telephone*)

R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawai'i 96819-3494
Chester Koga, AICP
Tel. (808) 842-1133 Fax. (808) 842-1937 chesterk@rmtowill.com

Status (check one only):

_X_DEA-AFNSI	Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov); a 30-day comment period ensues upon publication in the periodic bulletin.
__FEA-FONSI	Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
__FEA-EISPN	Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov); a 30-day consultation period ensues upon publication in the periodic bulletin.
__Act 172-12 EISPN	Submit the proposing agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
__DEIS	The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqchawaii@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
__FEIS	The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
__ Section 11-200-23 Determination	The accepting authority simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the proposing agency. No comment period ensues upon publication in the periodic bulletin.

__Section 11-200-27 Determination

The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

__Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page)**:**

This project entails the construction of a regional park for the general public in the expanding area of Central Maui. The park will have sports fields and comfort stations/refreshment stands, parking lot, lighting and softball, soccer and baseball fields. In addition, facilities for irrigation water, equipment storage and stormwater detention will be provided at the park. The park will cover an area of approximately 65 acres.

The planned Central Maui Regional Park will border a community center and cultural preserve to the west as well as county housing, a middle school and commercial areas to the south. Kuihelani Highway will border the park area to the east. To the north, the park will border the Maui Lani residential area. The park will provide schoolchildren and the general public with recreational opportunities, a venue for sports tournaments and a stormwater retention basin for the Waiʻale development. The Wailuku-Kahului area has high projected growth and there is a need to incorporate new recreational spaces into development in the region. The construction of the Central Maui Regional Park would help to meet this need.

Draft Environmental Assessment
per Hawai‘i Revised Statutes (HRS), Chapter 343

Central Maui Regional Park
Island of Maui, Hawai‘i

March 2013

State of Hawai‘i
Department of Land and Natural Resources
Engineering Division
1151 Punchbowl Street, Room 221
Honolulu, Hawai‘i 96813

Draft Environmental Assessment
Per HRS, Chapter 343

Central Maui Regional Park
Island of Maui, Hawai‘i

March 2013

Accepting Authority
State of Hawai‘i
Department of Land and Natural Resources
Engineering Division
1151 Punchbowl Street, Room 221
Honolulu, Hawai‘i 96813

Prepared by:
R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawai‘i 96819
22133-0P

Table of Contents

LIST OF FIGURES

ACRONYMS AND ABBREVIATIONS

ACOE	Army Corps of Engineers
BMPs	Best Management Practices
CDUP	Conservation District Use Permit
CIA	Cultural Impact Assessment
CWA	Clean Water Act of 1972, as amended
CWB	Clean Water Branch, State Department of Health
CWRM	State Commission on Water Resource Management
CZM	Coastal Zone Management
DA	Department of the Army
dBA	Decibels
DLNR	Department of Land and Natural Resources
DOCARE	Division of Conservation and Resource Enforcement, DLNR
DOFAW	Division of Forestry and Wildlife, DLNR
DWS	Department of Water Supply
EA	Environmental Assessment
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency

ACRONYMS AND ABBREVIATIONS

FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai‘i Administrative Rules
HRS	Hawai‘i Revised Statutes
MECO	Maui Electric Company
MFD	Maui County Fire Department
NEPA	National Environmental Policy Act
NOAA	National Oceanographic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
OHA	Office of Hawaiian Affairs
OHWM	Ordinary High Water Mark
SDOH	State Department of Health
SDOH-CWB	State Department of Health, Clean Water Branch
SDOT	State Department of Transportation
SHPD	State Historic Preservation Division, DLNR
SMA	Special Management Area
USCG	U.S. Coast Guard
USFWS	U.S. Fish & Wildlife Service
USGS	U.S. Geologic Survey
WWRF	Wastewater Reclamation Facility

Note: Spelling of Hawaiian place names follows Pukui et al. *Place Names of Hawai‘i* [1974].

1.0 Project Summary

Project:	Central Maui Regional Park
Applicant:	Engineering Division, Department of Land and Natural Resources Contact: Mr. Carty Chang; 1 151 Punchbowl Street, Room 221; Honolulu, Hawai'i 96813
Accepting Authority:	Department of Land and Natural Resources
Agent:	R. M. Towill Corporation 2024 N. King St. Suite 200 Honolulu, HI 96819 Contact: Chester Koga email: chesterk@rmtowill.com ph. 808.842.1133 fax. 808.842.1937
Tax Map Key(s):	(2) 3-8 007: 101
Proposed Action:	Construction of a 65-acre park with 9-ball fields, 4-soccer fields, comfort stations, parking, equipment storage, water reservoir, detention basin, maintenance facility, and landscaping
Land Area:	65 acres
State Land Use District:	Urban
Existing Land Use:	Vacant
Present Zoning:	Agricultural
Special Management Area:	N/A
Permits That May be Required:	Section 404 Clean Water Act; Building Permit, Grading and Grubbing Permit, Drainage Approval (County of Maui), Section 401 Water Quality Certification and NPDES Permit, State Department of Health, Special Use Permit

2.0 Introduction

2.1 Project Location

The project is located south of the city of Kahului on the Kahului Isthmus Region of the island of Maui in Hawai'i. The project area lies in both the Wailuku and Waikapu districts according to the United States Geologic Survey (USGS). Currently the project is vacant and covered with scrub brush. **See Figure 1 Project Location.**

The project is identified as Tax Map Key (TMK): (2) 3-8 007: 101. The project area was formerly classified as Agricultural. **Figure 2 State Land Use District.** A reclassification was approved by the State Land Use Commission in 2012, and the project area is now classified as Urban at the state level (Hawai'i State LUC 2012). The western portion of the project area required a Special Use Permit since 2007. The project area borders an Urban designated residential area to the north. At the County zoning and community plan levels, the project is still classified as Agricultural. The project is not located in a special management area (SMA). A county special use permit will be sought pursuant to §19.30A.060.H of the Maui County Code to allow for the use of ball fields in an area zoned as agriculture.

The planned Central Maui Regional Park will border a community center and cultural preserve to the west as well as county housing, a middle school and commercial areas to the south. Kuihelani Highway will border the park area to the east. To the north, the park will border the Maui Lani residential area. The park will provide schoolchildren and the general public with recreational opportunities.

2.2 Purpose of the Environmental Assessment

In accordance with Chapter 343, Section 5, Hawai'i Revised Statutes (HRS), this project involves the following actions that require the preparation of an Environmental Assessment (EA): *Propose the use of state or county lands or the use of state or county funds.* The applicant is the Engineering Division of the Department of Land and Natural Resources (DLNR), and the accepting authority is the Department of Land and Natural Resources.

Pursuant to the requirements of Chapter 343, HRS, and Chapter 11-200, Hawai'i Administrative Rules (HAR), the accepting authority, the DLNR, has preliminarily determined that the proposed project is not expected to have significant environmental effects. Based on analysis and review of environmental conditions, project effects, and proposed mitigation measures, it is anticipated that a Finding of No Significant Impact (FONSI) will be issued for this project.

Figure 1 Project Location

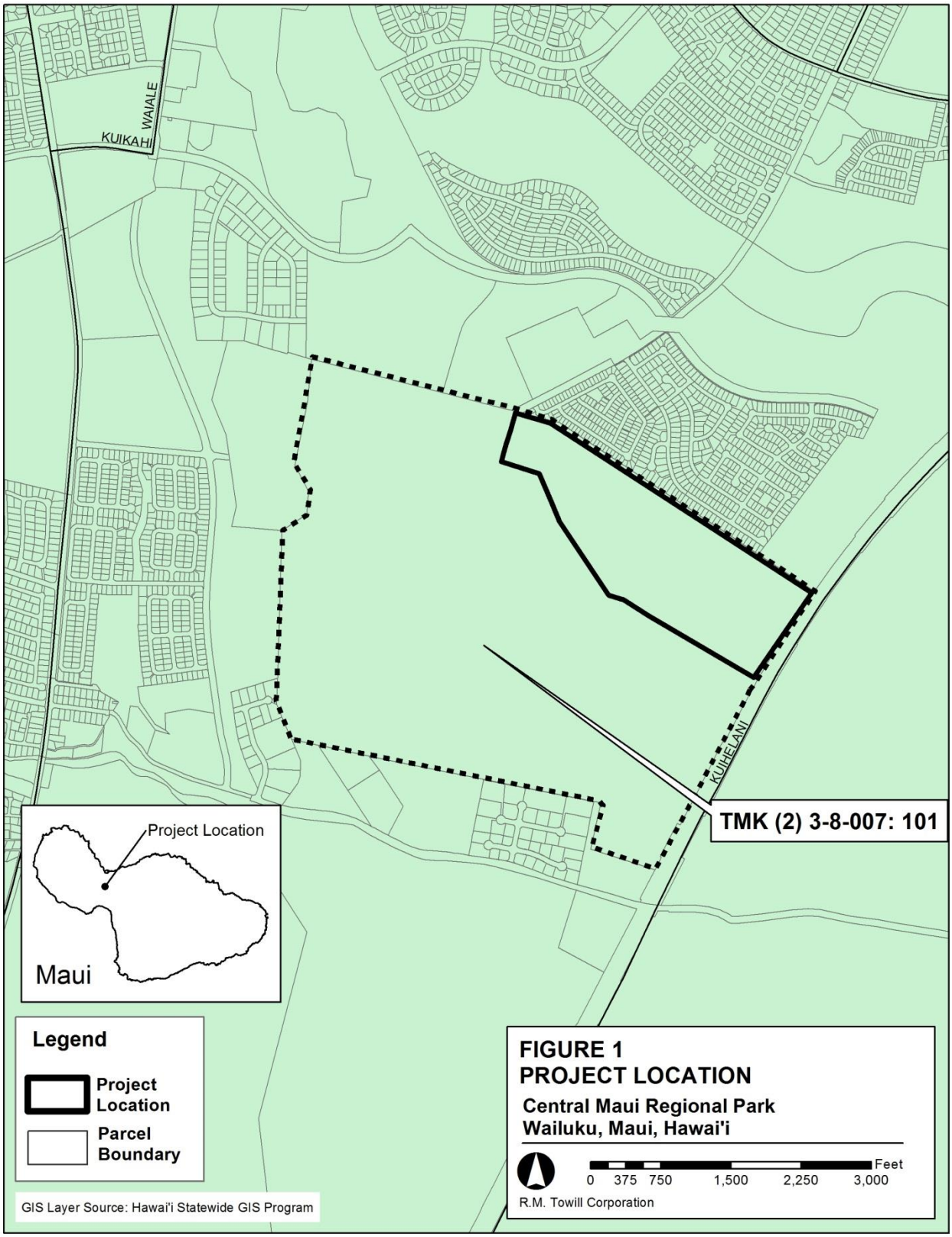
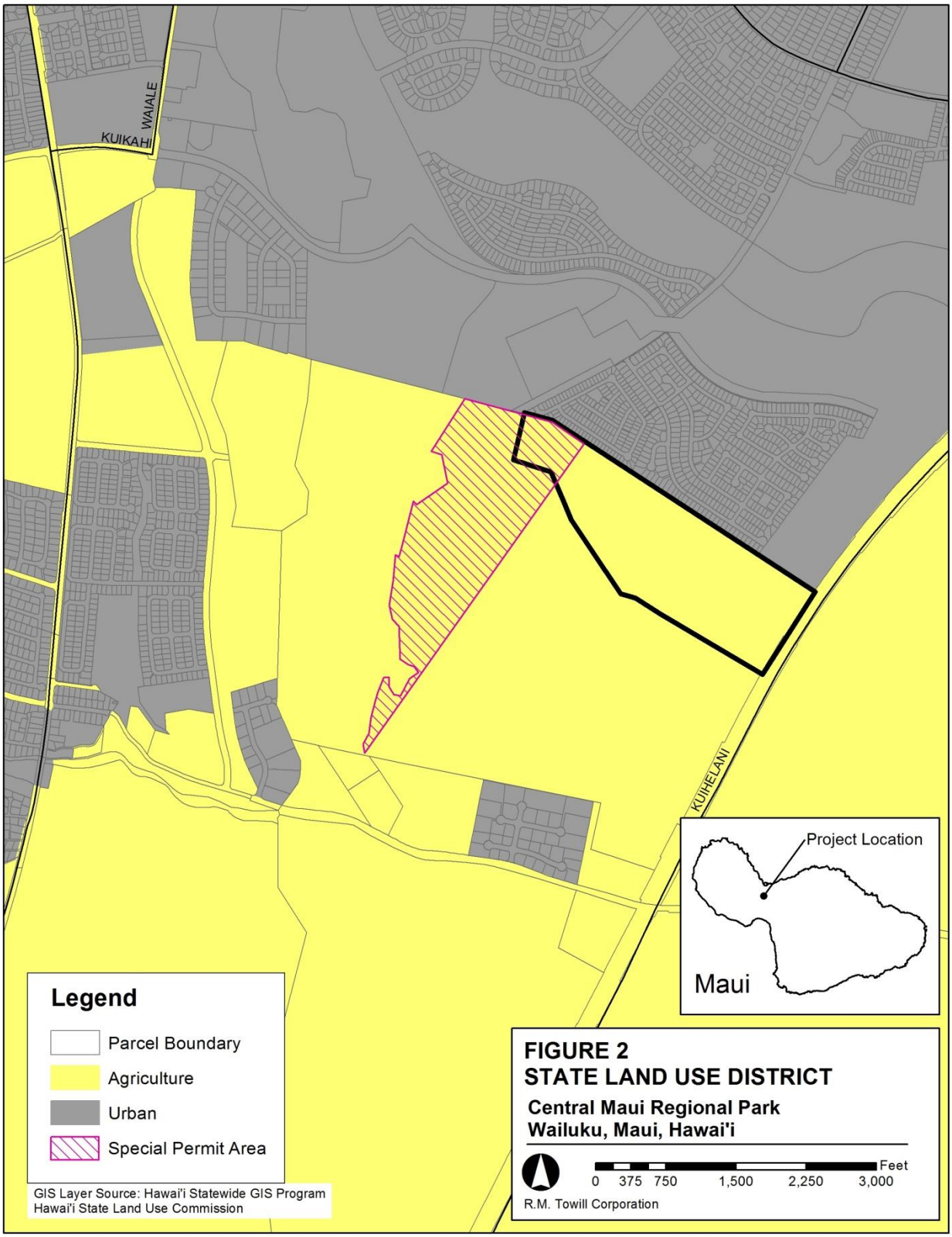


Figure 2 State Land Use District



2.3 Purpose and Need for Proposed Project

The park will act as a partial northern boundary to the larger Wai'ale master planned community, as well as a southern boundary to the existing Maui Lani master planned community. Accessible by bicycle and walkable from residential areas, the park will act as a recreational area for the general public. The park will provide a venue for sports tournaments. The park includes a stormwater retention basin for the Wai'ale development.

Since the population of Maui County is 154,834 (U.S. Census 2010) and the Wailuku-Kahului area has high projected growth, there is a need to incorporate new recreational spaces such as the Central Maui Regional Park into development in the region.

According to the County of Maui, the necessary park dedication for a new subdivision is 500 square feet per lot or unit over three units. Given that the master planned Wai'ale development entails the construction of approximately 2,550 units, there is a need for roughly 30 acres of park area.

Additionally, there is a need in the Wailuku-Kahului area for space dedicated to a regional park. According to the Public Facilities Assessment Update for the County of Maui, with the expected expansion in Central Maui's population, by 2030 there will be a deficit of 755.9 acres of regional park space. The construction of the Central Maui Regional Park would help to meet this need (R. M. Towill Corporation 2007).

3.0 Project Description

3.1 Introduction

This project entails the construction of a regional park for the general public in the expanding area of Central Maui. The park will have ball fields, comfort stations, concession stands, parking lot (approx. 600+ stalls), and lighting for the baseball, softball, and soccer fields. In addition, facilities for irrigation water, an equipment storage building, stormwater detention, and an irrigation water storage tank will be provided at the park. The maintenance building will be in constructed in accordance to the requirements established by the State and County of Maui. The irrigation water storage tanks will be constructed to provide the necessary irrigation water to the park with preliminary planning proposing one to two tanks to supply an estimated 100,000 gallons of irrigation water. The park will cover an area of approximately 65 acres.

The adjacent Waiʻale master-planned community will be an area with single- and multi-family housing (approximately 2,550 units), commercial, retail and office space, a cultural preserve for archaeological features and sand dunes, a neighborhood park, a community center and a potential 18-acre middle school.

3.2 Existing Land Uses

The existing land uses in the area include a nearby residential area and elementary school. An area to the south of the project area is currently used for light industrial purposes. An area to the west has been used for sand mining. The project area itself is currently vacant and covered with scrub brush.

3.3 Proposed Action

A number of alternatives were considered before choosing the preferred alternative.

3.3.1 Alternative Actions

There are two possible alternative types: no action including delayed action, and an alternative design.

3.3.1.1 "No-Action" and Delayed Action Alternative

Under this alternative, Central Maui Regional Park will not be built. The land will remain vacant scrubland. This alternative will have no impact on infrastructure or aesthetic changes. There will be no construction impacts or added employment from construction and use of the park.

The no-action and delayed action alternative was rejected because it does not support the proposed development of Central Maui outlined in the County's Wailuku-Kahului Community Plan.

3.3.1.2 Alternative Action

Alternative designs for the regional park were considered. These designs incorporated baseball fields, softball fields, and soccer fields as well as a small drainage detention basin in the northeastern corner of the park. The parking lot area for these designs was much larger than that of the preferred alternative. The greater amount of impervious surfaces would result in increased runoff from these larger parking areas, which would be an unwelcome result of these alternative designs.

3.3.2 Preferred Alternative

The park will be used by nearby residents in the Waiʻale and Maui Lani communities. With Pomaikaʻi Elementary School nearby, as well as a potential 18-acre middle school including 6 acres of school fields which will be adjacent to the park, the park's sports fields will be available for use by students and the general public. The park will be adjacent to a commercial area to the south. **See Figure 3 Proposed Action.**

The preferred park design incorporates baseball fields, softball fields and soccer fields for recreational purposes on approximately 65 acres. Preliminary plans estimate space for approximately one baseball field, four softball fields, four Little League fields, and four soccer fields to be available at the park upon completion, but are subject to change. A parking lot with 600+ stalls, including planning for approximately 59 handicap stalls. Charging stations for electric vehicles will also be included. The parking lot for the preferred alternative is smaller than the other alternatives, which will reduce the amount of stormwater runoff. Comfort stations and concession stands are included in the plan. Underground drainage systems, potable water systems, sanitary sewer systems, street lighting and electrical systems, irrigation systems, maintenance building, reservoir (tank) and well for irrigation water, and landscaping will be installed as well as other accessory uses required by the State. A temporary access road to Kamehameha Avenue will be constructed. A larger drainage detention basin in the northeastern corner of the park is also a key component of this design, which will allow for the retention of a larger amount of runoff, an estimated 176 acre-feet, from the Waiʻale master planned community.

Construction of the preferred alternative is broken down into three parts: the base bid, additive bid, and phase two. The base bid is the first phase to be completed, including the baseball fields and softball fields. The additive bid includes additional Little League fields and soccer fields. Phase two includes the final soccer fields, comfort stations, and the retention basin. **See Figure 4 Site Plan.**

Construction for Phase 1 (baseball field, softball fields, open field and parking) of the project is slated to begin by the second quarter of 2014. The additive bid to Phase 1 may also include the additional Little League fields. Construction will last approximately 6-8 months. Phase 2 (soccer

Figure 3 Proposed Action

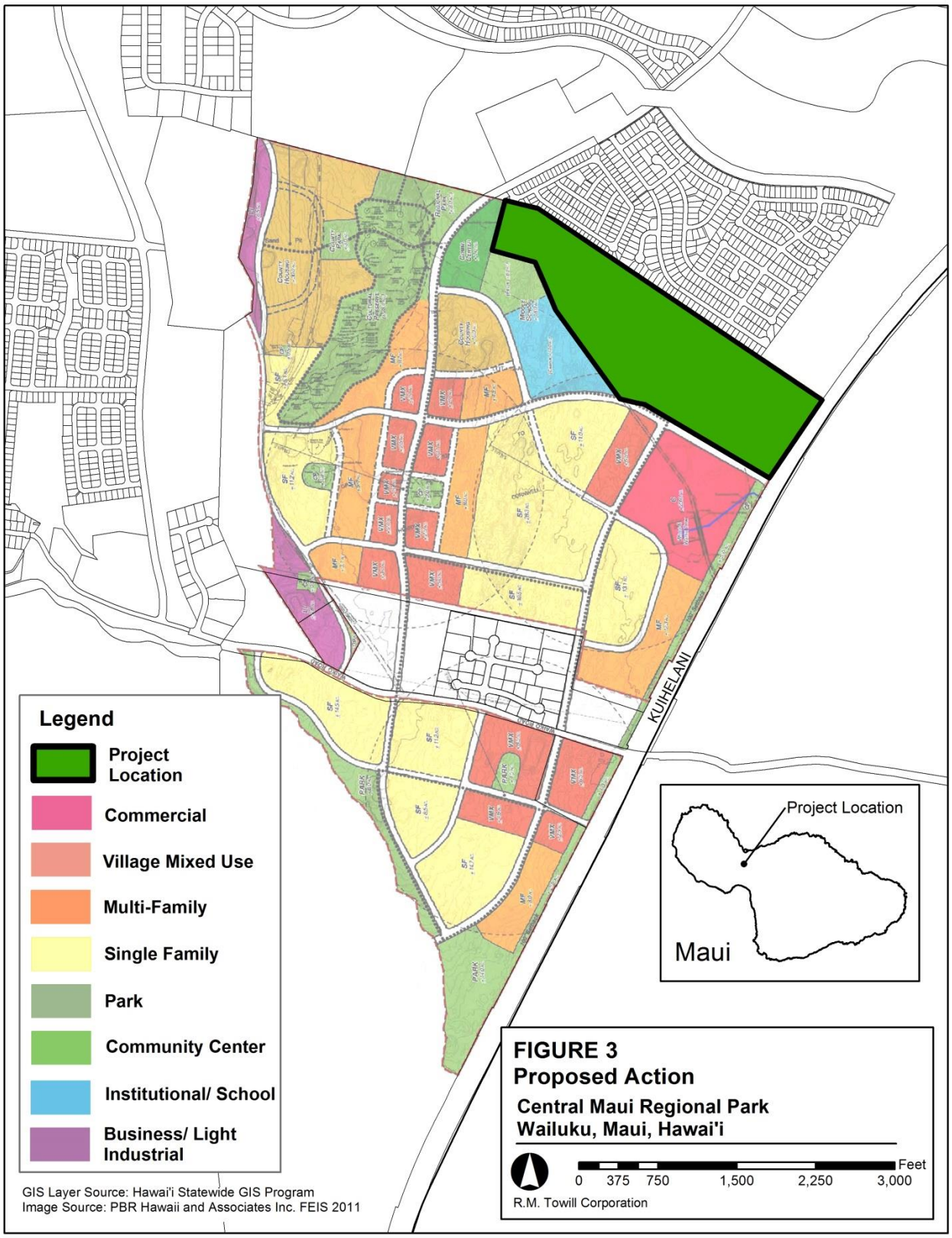


Figure 4 Site Map

fields and drainage retention basin) will be constructed after the completion of Phase 1. The County of Maui will be responsible for operations and maintenance of the facility.

3.4 Schedule

Construction for Phase 1 (baseball field, softball fields, open field and parking) of the project is slated to begin by the second quarter of 2014. Construction will last approximately 6-8 months. Phase 2 (Little League fields and soccer fields) will be constructed after the completion of Phase 1. The County of Maui will be responsible for operations and maintenance of the facility.

3.5 Cost

The cost for this project will involve constructing new access roads, sidewalks and other infrastructure, sports fields, fences, drainage systems, potable water systems, sanitary sewer systems, street lighting and electrical systems, irrigation systems and well development, and landscaping. Costs for the park will depend on the final selection of landscaping and surface materials, number of comfort stations and the type of lighting used in the park. The estimated total cost for the project is approximately $22 million.

4.0 Environmental Setting, Potential Impacts and Mitigation Measures

4.1 Climate and Rainfall

The average temperature in the area is 75.6 degrees Fahrenheit (PBR Hawai'i & Associates 2011), ranging from an average of 72.2 degrees Fahrenheit during the winter to an average of 78.5 degrees Fahrenheit in the summer. Precipitation averages 18.5 inches per year, ranging from less than one inch during the summer to 9.1 inches during the winter. The average wind speed is approximately 12.8 miles per hour (PBR Hawai'i & Associates 2011).

Potential Impacts and Proposed Mitigation.

The construction of the Central Maui Regional Park, which involves constructing sports fields, parking lots and comfort stations, will not have a significant impact on the surrounding climatic conditions since the majority of the project surface area will remain permeable, allowing for rainwater infiltration. Landscaping including trees and shrubs may alter the wind speed in the immediate area.

4.2 Geology, Topography and Rainfall

The geology of the area is comprised of volcanic soils from the Mauna Kahanalawai and Haleakala volcanoes. Erosion, effects from ancient sea level changes and wind-driven reef sand all contributed to the complex soil composition in the Kahului Isthmus.

The soil in the project area is classified as Pu'uone Sand with an estimated 20" thick layer of grayish sand at the surface. Subsurface sand is grayish-brown and cemented. The soil is alkaline, and has rapid permeability and slow runoff. An area to the east of the project area has Jaucas Sand, which has a thinner surface layer of 6" and a total thickness of 60" (U.S. Department of Agriculture 1972). **See Figure 5 Soil Survey.**

The Land Study Bureau of the University of Hawai'i classifies this soil as "E," or having the lowest productivity which makes it unsuitable for agriculture. Typically this type of soil is used for grazing. A small portion of the area is classified "C" with fair productivity levels for the soil. **See Figure 6 Land Study Bureau Detailed Land Classification.**

The Hawai'i State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH) classification system deem the project area as "Other", which means it is not classified as "Prime" or "Unique" land. **See Figure 7 ALISH.**

Figure 5 Soil Survey

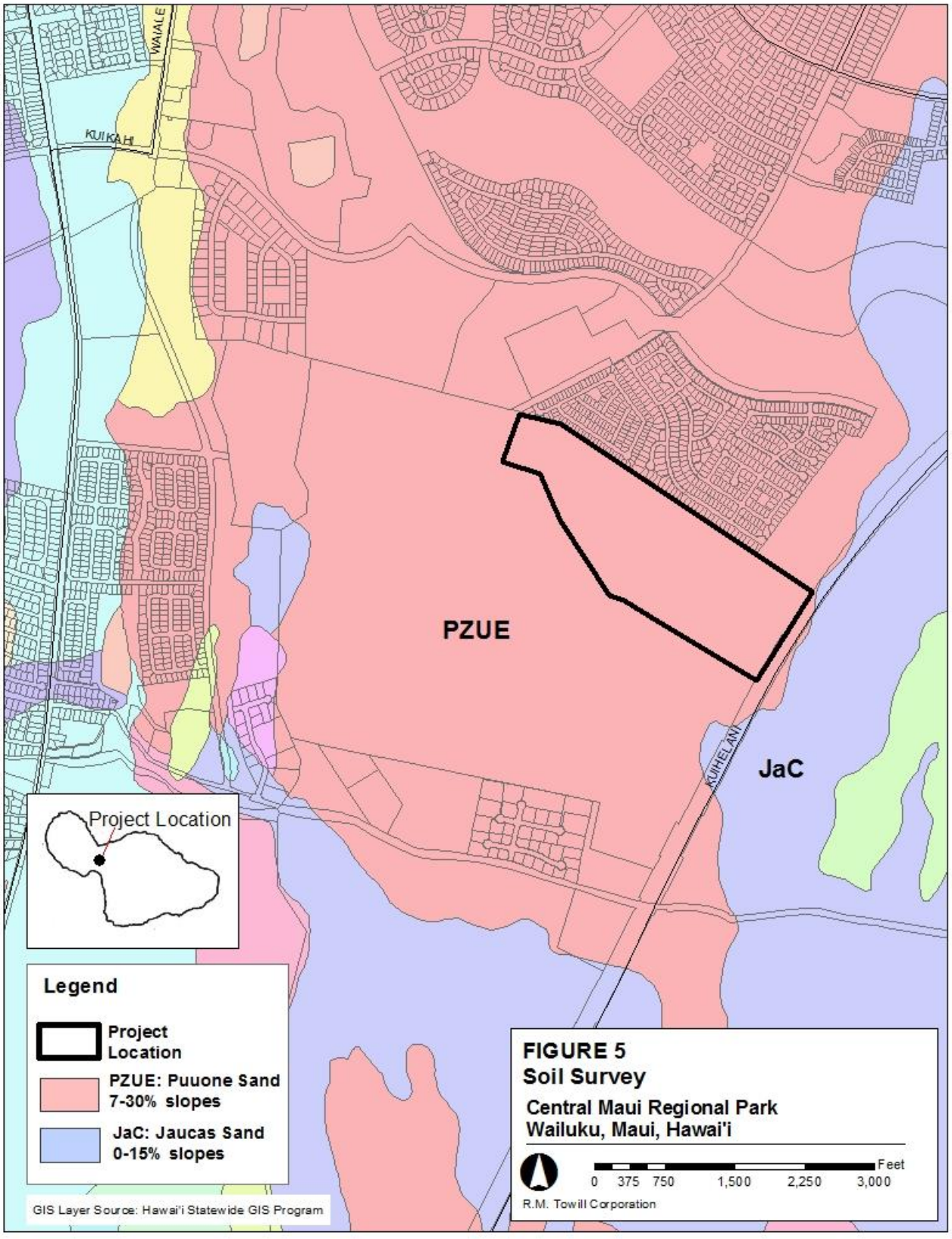


Figure 6 Land Study Bureau Detailed Land Classification

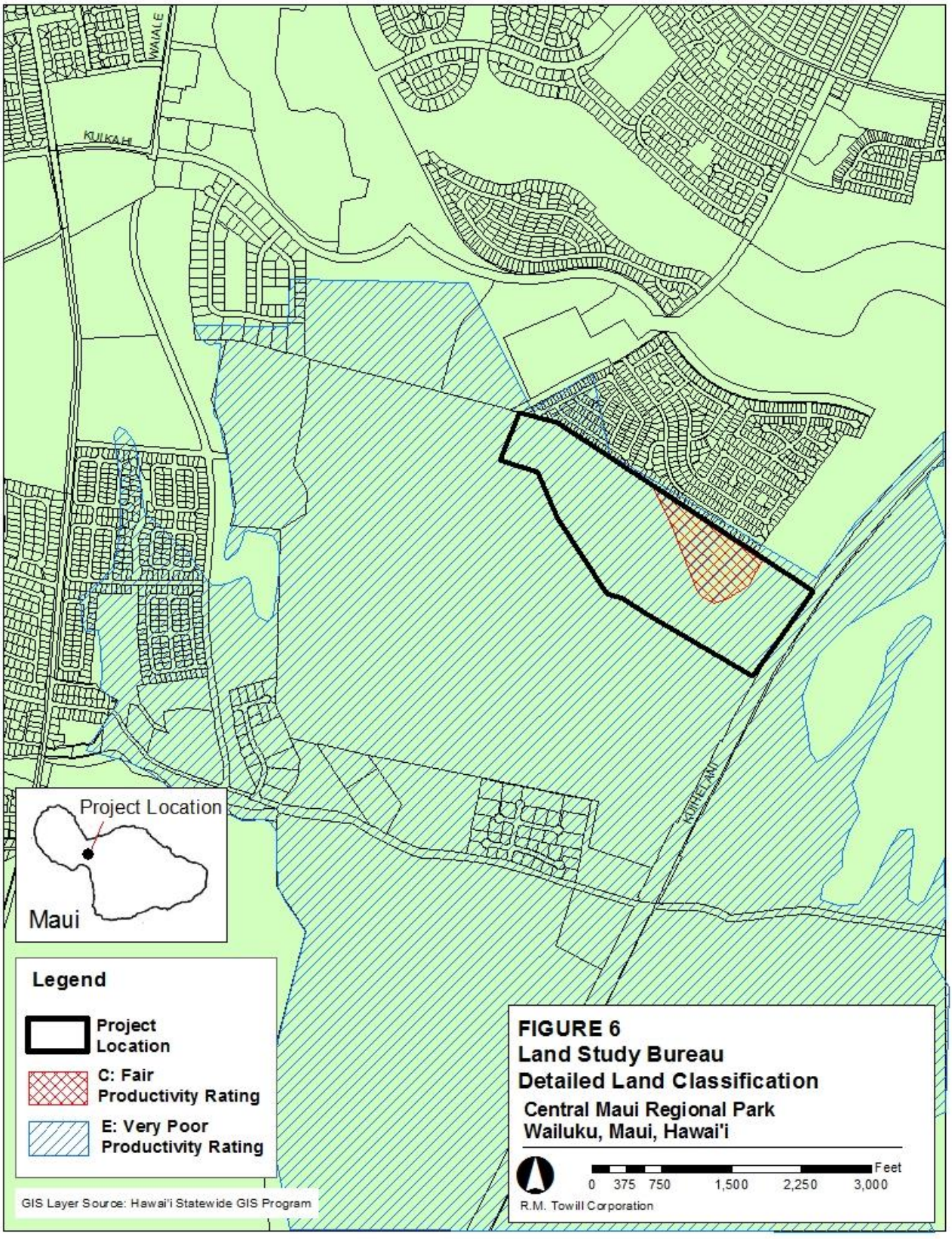
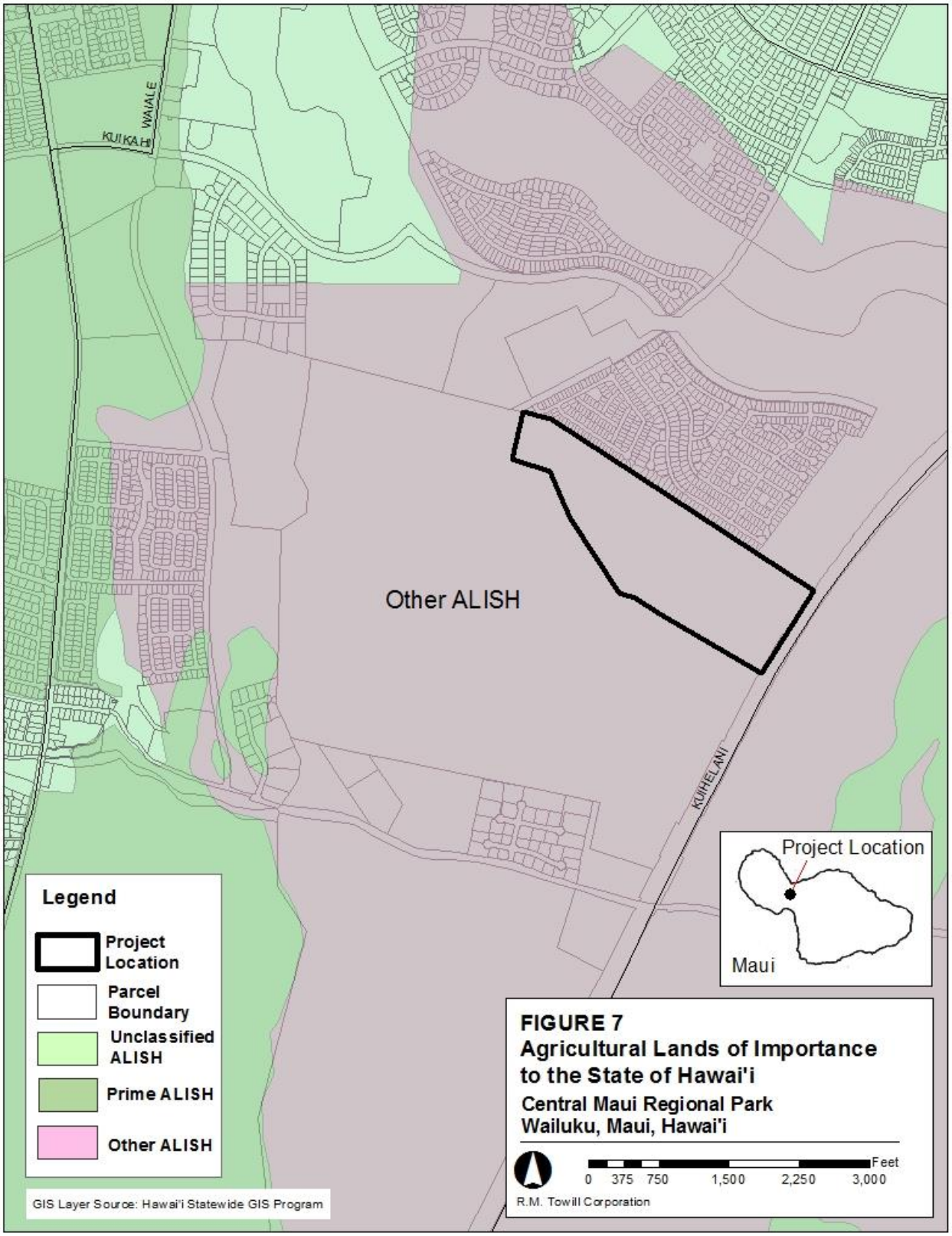


Figure 7 Agricultural Lands of Importance to the State of Hawai‘i



Potential Impacts and Proposed Mitigation.

During the construction of the project, temporary erosion control measures will be taken. This will include utilizing best management practices for erosion control, including berms, grass swales and sediment basins to catch any loose sediment and the stabilizing of slopes to discourage excess runoff (PBR Hawai'i & Associates 2011). The project area has a slight slope to the northeast. Drainage is currently sheet flow in nature and this will continue for a majority of the property since it will remain open. Once construction is complete, permanent erosion mitigation measures will be implemented, including grass swales, open space to reduce impervious coverage in the area, and storm water retention and infiltration (PBR Hawai'i & Associates 2011).

4.3 Water Quality

Runoff from the area will be minimally affected once construction is complete due to the largely permeable ground cover in the park. The area does not have any surface water or exhibit any wetland characteristics (PBR Hawai'i & Associates 2011).

Potential Impacts and Proposed Mitigation.

The effects of the construction of the project will be minimized with the installation of best management practices including silt fences, dust fences and the stabilization of graded land. These mitigation measures will reduce the pollutant loads in runoff from the area. Water quality will not be negatively affected by the construction of the courts and fields in the regional park.

4.4 Groundwater and Inland Surface Waters

Groundwater will be needed in order to irrigate the ball fields and landscaped area in the park. Due to high demand in surrounding areas for water from the existing Department of Water Supply (DWS) water system, a new source of water is being investigated for the park's domestic demands for the comfort stations and fire protection (PBR Hawai'i & Associates 2011). The development of the new water source on-site will include a well and a reservoir to supply non-potable irrigation water.

Two wells have been constructed in the nearby Wai'ale project area, both of which passed tests for quality and capacity. The water from these wells is not currently planned for use in the Wai'ale area. In order to preserve Central Maui's groundwater resources, the Central Maui Regional Park is planned to utilize non-potable ground water for irrigation until reclaimed water is available from the proposed Wai'ale wastewater treatment facility. Based on the quality and quantity of water from the two existing wells in the vicinity, it is anticipated that the quality of the ground water will not be potable, but will be suitable for irrigation. The well and irrigation

water storage facility will provide as much irrigation water as practicable until completion of the wastewater treatment facility.

Potential Impacts and Proposed Mitigation

The project will implement water-saving practices such as utilizing non-drinking quality water for irrigation in the park. The park will demand an estimated 400,000 GPD of water for irrigation. The park may temporarily use ground water for irrigation, but once the wastewater treatment facility is constructed, treated water will be used for irrigation in the park.

Potable water will be required for operation of the comfort stations. A request will be made to DWS to supply potable water for up to four comfort stations and for fire protection. None of the potable water will be used for irrigation.

4.5 Natural Hazards

A. Floods

According to the Federal Emergency Management Agency (FEMA), the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for the project area designates it as "X", or outside the 100-year and 500-year floodplain. Nearby the Waikapū Stream has a buffer area classified as "AE," which is a floodplain where a base flood elevation is provided. **See Figure 8 Floodplain**

B. Tsunami

The project is located outside the state's tsunami evacuation zone.

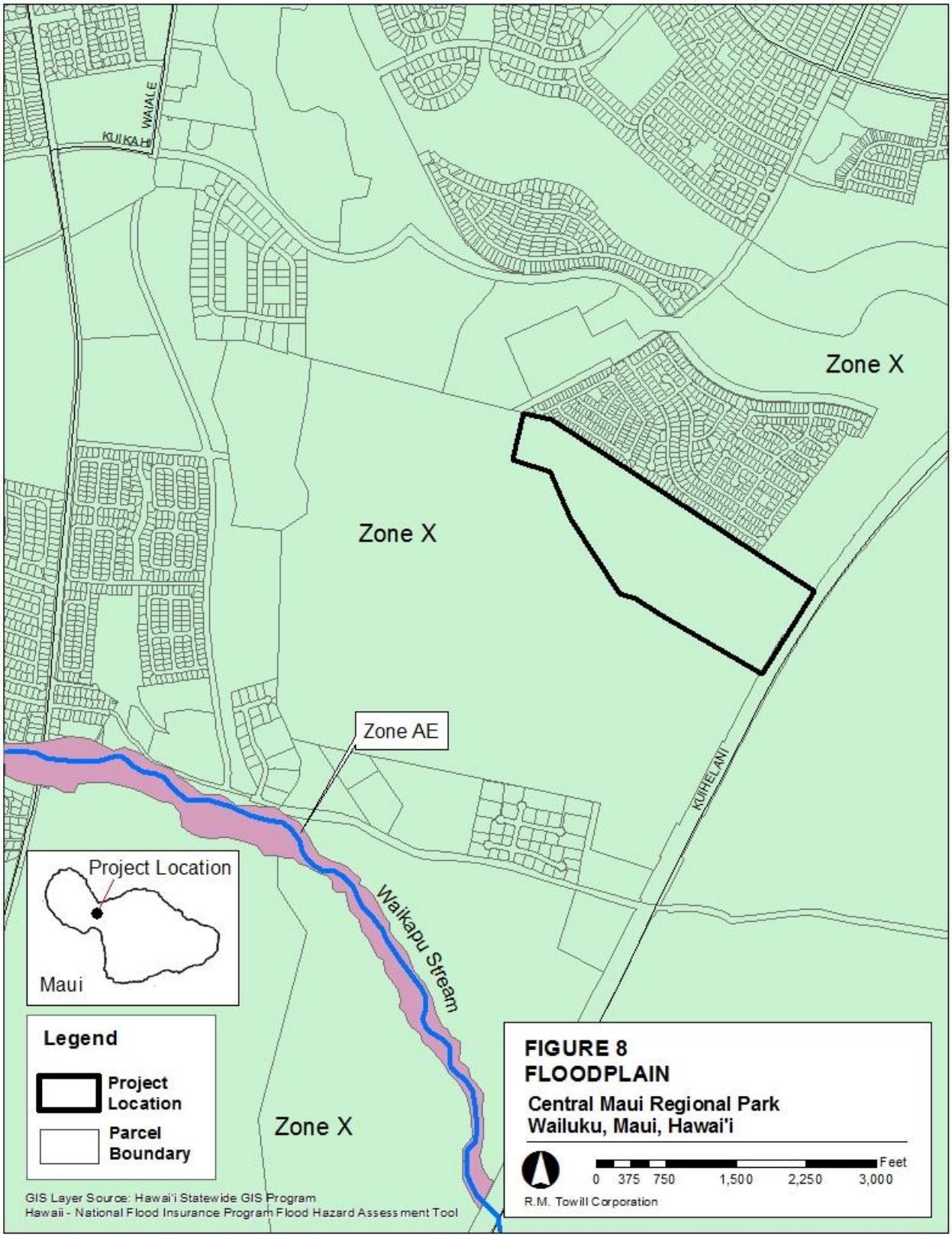
C. Seismic Hazard

Hazards due to seismic activity in Hawai'i are largely from volcanic activity rather than tectonic plate movement. While most seismic activity is unnoticeable, there have been occasional moderate to disastrous earthquakes which have affected the area. In 1938 the Maui Earthquake had a magnitude of between 6.7 and 6.9 on the Richter Scale, and in 2006 a series of earthquakes centered at Kiholo Bay on Hawai'i Island registered 6.7 and 6.0.

D. Hurricanes and High Winds

The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. The State has been affected twice in the past thirty years by significant hurricanes, 'Iwa in 1982 and 'Iniki in 1992. During hurricanes and storm conditions, high winds cause strong uplifting forces on structures, particularly on roofs. Wind-driven materials and debris can attain high velocity, cause devastating property damage, and harm to life and limb. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur. The project area is, however, no more or less vulnerable than the rest of the region to the destructive winds and torrential rains associated with hurricanes.

Figure 8 Floodplain



Potential Impacts and Proposed Mitigation.

The project will not worsen the conditions presented by natural hazards in the area. In order to mitigate damage from natural hazards, the comfort stations will be built according to the County Building Code (PBR Hawai'i & Associates 2011).

4.6 Unexploded Ordnance (UXO) Hazard

There is a possibility of the presence of unexploded ordnance on the site. A phase 2 ESA will be done and a specialist UXO monitor will observe the excavation work for the park to ensure that if any ordnance is found, it will be properly dealt with. The presence of this ordnance would lengthen the time and increase the cost for the preparation of the area.

Potential Impacts and Proposed Mitigation.

This report does not anticipate the finding of unexploded material. Necessary safety precautions will be taken during construction. Further mitigation may be warranted pending the findings and recommendations of the Phase 2 ESA.

4.7 Air Quality

Air quality in the area is good since the area is currently vacant. Vehicular traffic from nearby residential areas and highway produce emissions.

Potential Impacts and Proposed Mitigation.

During construction, equipment may generate dust. This will be controlled with dust fencing and the regular wetting of disturbed surfaces with water or suitable chemicals to minimize airborne dust. The park area will be planted with trees and turf as soon as possible after grading is completed. Diesel-powered trucks will be limited in the time they are allowed to idle, which will decrease their emissions. There is a low chance of generating substantial air pollution once construction is completed since the area will be a landscaped park.

4.8 Noise

Noise generated in the currently vacant area is minimal. A noise study was conducted to determine a baseline ambient noise level. This study found noise levels to range from 49.2 to 65.9 Decibels (dBA) Equivalent Continuous Noise Level during peak traffic times. In surrounding areas, agricultural, industrial and vehicular traffic contribute to the overall noise level (PBR Hawai'i & Associates 2011).

Potential Impacts and Proposed Mitigation.

Noise levels will increase during construction of the regional park due to construction vehicles. In order to limit the effect of noise from construction on surrounding areas, construction work will adhere to State and County noise regulations.

Once construction is complete, the park will attract people for recreational purposes. This may result in increased noise due to traffic and increased noise levels during sports games, when athletes and spectators will congregate in the park.

4.9 Flora and Fauna Resources

The property is covered primarily with buffelgrass (*Cenchrus ciliaris*) and kiawe trees (*Prosopis pallida*). Nearby, four species of native plants were found including ʻuhaloa (*Waltheria indica*), ʻilima (*Sida fallax*), kou (*Cordia subcordata*) and popolo (*Solanum americanum*). During biological surveys in 2007 and 2011, no federally listed endangered or rare plants were found.

The surveys also revealed sightings or signs of fauna in the area, including the more common axis deer (*Axis axis*) and cattle (*Bos Taurus*), and more uncommon horse (*Equus caballus*), mongoose (*Herpestes auropunctatus*), feral cats (*Felis catus*) and dogs (*Canis familiaris*). The native Hawaiian hoary bat (*Lasiurus cinereus semotus*) was not found to be present in the area (PBR Hawaiʻi & Associates 2011).

Eighteen species of non-native birds and one migratory bird species were sighted near the property. The nēnē goose *(Branta sandvicensis),* an endangered species endemic to the Hawaiian Islands, was not found in the area. Aquatic birds will not be attracted to the site because of the absence of water. The native Hawaiian owl or ʻpueoʼ has been sighted in the area by nearby residents.

In addition, a non-native gecko, two species of non-native snails and 36 species of insects, three of which were native, were found nearby. The endangered endemic Blackburnʼs sphinx moth (*Manduca blackburni*) was seen in the area, although the property is not classified as critical habitat for this moth.

Potential Impacts and Proposed Mitigation.

The property is populated with mainly non-native botanical resources. A mitigation plan for protecting the Blackburnʼs sphinx mothʼs habitat will be drafted by the DLNR. If the proposed park attracts the nēnē, then appropriate protection measures will be undertaken.

Landscaping in the park will include, to the extent possible, wind- and drought- resistant plants.

4.10 Scenic and Aesthetic Environment

From the site, the slopes of Haleakalā, Waikapū Valley and Mauna Kahalawai are visible. The project site does not lie in a scenic or unique area (PBR Hawai'i & Associates 2011).

Potential Impacts and Proposed Mitigation.

The project will change the area's aesthetic environment from its current vacant, undeveloped state. The proposed park would introduce irrigated landscaping, parking lots and clearly delineated sports fields. Because the area lies lower than nearby Honoapi'ilani Highway , the development will not obstruct views to Haleakalā, Waikapū Valley or Mauna Kahalawai.

5.0 Public Services, Potential Impacts and Mitigation Measures

5.1 Traffic and Circulation

The nearest arterial street is Kuihelani Highway, which borders the site on the east. This highway leads into Kahului from the southern area of the Isthmus near Ma'alaea. It is a four-lane highway with a posted speed limit of 55 mph near the property. During traffic studies, no congestion was observed near the project site.

A temporary access road will connect to the end of Kamehameha Avenue, a two-lane collector road running through Maui Lani. The road will be extended to continue south and then arc to the southeast, forming the parking lot for the proposed district park.

Potential Impacts and Proposed Mitigation.

A number of residential developments are planned for Central Maui, many of which are planned to be completed by 2022. These projects will add approximately 4,850 new dwelling units in the area, adding a considerable amount of new traffic. Without the recommended street widening, many nearby intersections will suffer from congestion.

The impact of the Central Maui Regional Park construction on traffic patterns may increase the amount of vehicular and foot traffic to the park, especially during weekends and scheduled game events. Kuihelani Highway will act as the main arterial road leading to the park from Kahului to the north and from the south. The nearby extension of Kamehameha Avenue will allow for entry to the park from the north.

Proficiency on the traffic network to mitigate the potential impacts of the Central Maui Regional Park has already been evaluated as part of the Wai'ale Environmental Impact Statement (2011) in which the proposed improvements to the park were included.

5.2 Wastewater

The land currently does not generate any wastewater because it is undeveloped.

As of December 2011, there was a small amount of capacity available (11% of the maximum capacity) for the existing Kahului Wastewater Reclamation Facility (WWRF) to accept additional wastewater for processing.

Potential Impacts and Proposed Mitigation.

The increase in wastewater from the proposed park will temporarily be transported for treatment at the County's existing waste water treatment facility until the Wai'ale Water Treatment Facility (WTF) is online.

The effluent from this facility will be R-1 quality and able to be reused for landscape irrigation for the Central Maui Regional Park.

5.3 Potable Water

A buried water transmission line traverses the western part of the proposed park. Nearby, a 12" waterline along South Kamehameha Avenue services the Maui Lani area. The Consolidated Baseyards subdivision nearby has its own private water system.

Potential Impacts and Proposed Mitigation

The proposed project will demand an estimated 12,000 GPD of potable water for use in the park's comfort stations. The water will be supplied by the Department of Water Supply (DWS).

Potential new drinking water sources for the master planned Wai'ale development are being explored, including surface water treatment as well as the construction of new wells. The proposed water treatment facility would treat water from Waihe'e Stream. The proposed Wai'ale WTF will not divert additional water from the four Na Wai 'Eha streams above the status quo.

Tests on the new wells accessing the Kahului Aquifer indicate plenty of capacity and good quality in the area. The State Commission on Water Resource Management (CWRM) has noted a sustainable yield of 1 million GPD for this aquifer, assuming 20% of the rainfall in the area recharges the aquifer.

In addition to the development of potable water sources, non-potable irrigation sources will be developed. Alternatives being considered include the drilling of a well on-site as well as tapping into water sources adjacent to the park site.

5.4 Power and Communications

Maui Electric Company (MECO) runs a transmission circuit along Kuihelani Highway. Hawaiian Telecom's facilities include underground cables running along Kamehameha Avenue, which currently end near Pomaika'i Elementary School. Oceanic Time Warner Cable also runs fiber optic cables for cable TV, data and telephone under Maui Lani Parkway, extending to Pomaika'i Elementary School.

Potential Impacts and Proposed Mitigation.

The project will demand power for field and parking lot lighting as well as power for the comfort stations and maintenance building.

5.5 Police Protection

The project lies in the Wailuku Patrol District of the County. One hundred fifteen officers from the County Police Department serve this district.

Potential Impacts and Proposed Mitigation.

With the expansion of the population in the area, additional police protection may be required for the area. The proposed park and community center will be lighted for enabling residents to play games at night. Additionally, sufficient lighting will enhance the safety of pedestrians and vehicular traffic in the area, and deter crime in the fields and parking lots of the park.

5.6 Fire Protection

The Maui County Fire Department (MFD) provides protective services to the area. The Kahului Fire Station is located 2.5 miles away from the proposed park.

Potential Impacts and Proposed Mitigation.

With the expansion of the population in the area, additional fire protection may be required for the area. With proper irrigation, the proposed park will not pose a threat for fires. Hydrants will be installed near the proposed structures in the park. The comfort stations in the park will be built according to fire safety requirements. The proposed roads will provide access to fire trucks if needed. The water supply for fire protection will come from the DWS.

5.7 Health Care and Emergency Services

Maui Memorial Medical Center is located 3 miles from the project site. Acute, general and emergency care services are provided there. There are a number of health clinics in the Wailuku and Maui Lani areas.

Potential Impacts and Proposed Mitigation.

This project is not expected to have an impact on medical services in the area. Visitors to the park who may become injured will have access to the nearby medical center.

5.8 Parks and Recreation

There are currently twenty parks in Central Maui, totaling 327.45 acres. These range from beach parks to swimming pool complexes, a campground and shooting ranges to smaller neighborhood parks. Keopuolani Regional Park, an extensive park complex of 110 acres with a playground, sports fields, a pool, an amphitheater, offices, picnic areas and locker rooms, is three miles away from the proposed park site.

Potential Impacts and Proposed Mitigation.

This project will enhance the park system in Central Maui, acting as a destination for sports teams and residents.

Given Central Maui's future expansion in population, it is necessary to incorporate a regional park in Central Maui's development. To meet the County's park dedication requirements for the Wai'ale development, approximately 30 acres must be dedicated to parks.

6.0 Socioeconomic and Related Environment, Potential Impacts and Mitigation Measures

6.1 Socioeconomic Characteristics

The total current population of the County of Maui is 154,834. The median age is 39.6 years. Total households in the County number 51,281 with an average household size of 2.89 members. There are a total of 68,417 housing units, with a 2% vacancy rate among homeowners and a 26.1% vacancy rate for rentals. (U.S. Census 2010)

The mean household income for Maui was $82,113 in 2010.

The project area, in the Wailuku-Kahului district, is the most sought-after area for residential development for residents of Maui (PBR Hawai'i & Associates 2011), with nearly 90% of residential sales between 2004 and 2005 taking place in Central Maui. Development of residential subdivisions is projected to continue in Central Maui.

Potential Impacts and Proposed Mitigation.

The project is not expected to have an effect on the community's socioeconomic status. Residents of all socio-economic backgrounds will be able to visit the park and utilize its fields.

6.2 Land Use and Ownership

The project site is bordered on the north by Maui Lani, a master-planned residential area. To the south, the land is vacant and covered with scrub brush. To the east, the area is bordered by Kuihelani Highway and sugarcane fields.

The land for the project is currently owned by Alexander and Baldwin and is in the process of being acquired by the State of Hawai'i.

Nearby there are several existing and planned residential areas, including primarily single-family lots. The land was formerly used for sugarcane cultivation.

Potential Impacts and Proposed Mitigation.

The project area is in the process of being acquired by the State of Hawai'i. Once construction is complete, maintenance of the park will be overseen by the County.

6.3 Historic and Archaeological Resources

A number of archaeological studies have been done in the project's vicinity. In 2006 Pantaleo conducted an Archaeological Assessment for the Proposed Hawaiian Cement and Ameron Sand Mining Area. This assessment area is partially located on the project site, in the western part of the proposed park. This investigation yielded no surface or subsurface cultural remains.

During another archaeological investigation, human remains were observed to the immediate south of the park area. These remains have been cataloged as State Site 50-50-04-5504. It is thought that these remains as well as two other sets of remains were displaced when a sand berm was being constructed along Kuihelani Highway. This site is classified as significant in terms of yielding information on pre-history or history (Criterion D) as well as culturally significant, with probable religious structures or burials nearby (Criterion E). While this burial is not located in the project area, the project area will be monitored during excavation work for additional burials to ensure their protection.

A traditional site (identified as State Site 50-50-04-6578) located in the northwestern part of the project area was excavated and found to be an *imu* or fire pit. The dating of the site estimated that the remains from the fire were from a relatively late use, most probably from a traditional period. The lack of surrounding artifacts indicates it was used for a single food preparation event. This site is classified as significant in terms of yielding information on pre-history or history (Criterion D) (PBR Hawai'i & Associates 2011). **See Figure 9 Historical and Archaeological Resources.**

Potential Impacts and Proposed Mitigation.

In order to protect any historical resources found on the project site, the area will be monitored for burial sites and culturally significant sites. An archaeologist will be hired to monitor the work in the area. No further work is recommended for Site 50-50-04-6578.

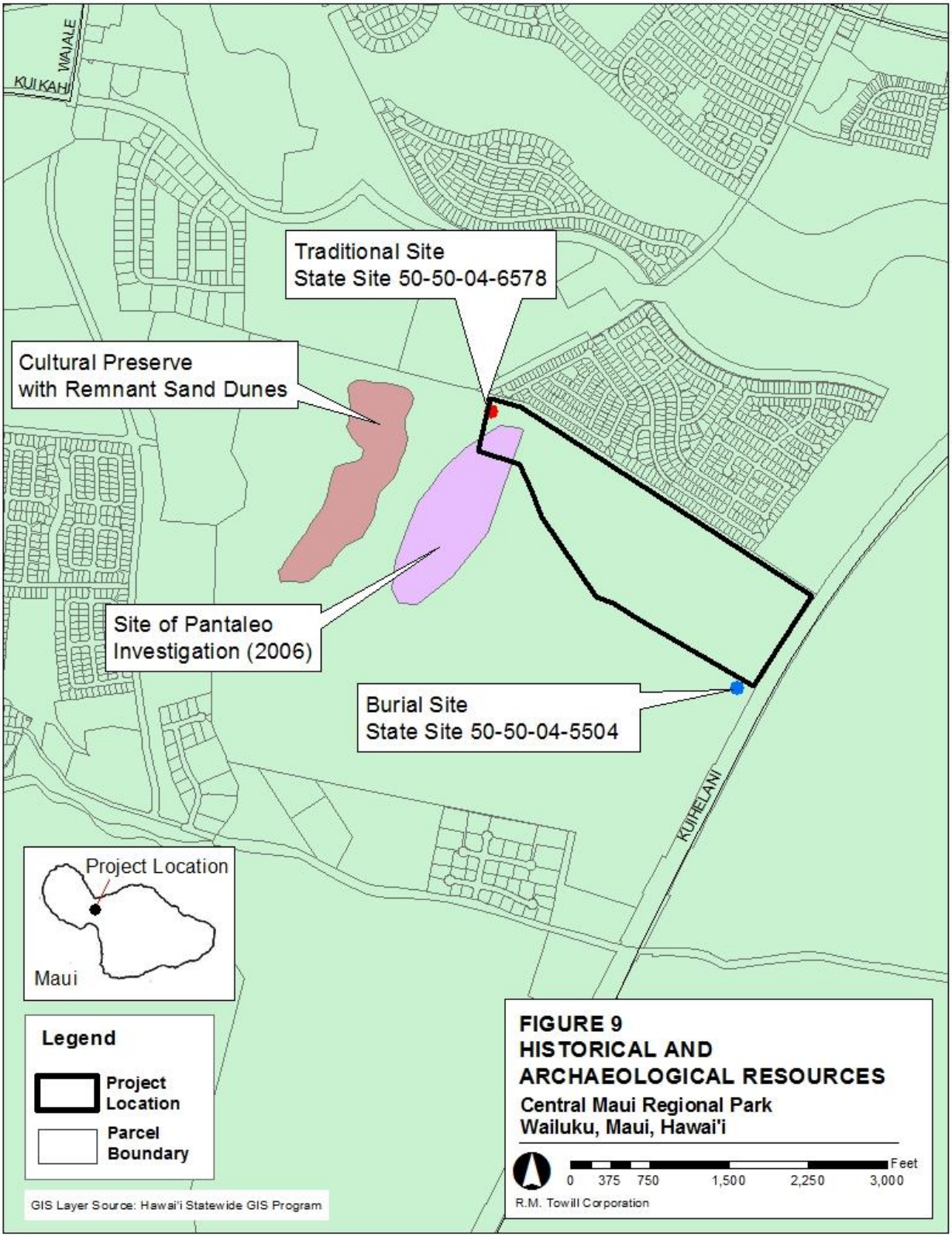
6.4 Cultural Impact Assessment

The area surrounding the project site contains both disturbed and undisturbed sand dunes. According to one resident who has researched the area extensively, the region was a historical roadway crossing the Central Maui plains. The nearby intact sand dunes have attracted another resident who performs neo-traditional practices. This individual has expressed the desire to honor those buried in the area.

Potential Impacts and Proposed Mitigation.

A Cultural Impact Assessment (CIA) was completed in accordance with Act 50. Near the planned park, approximately 33 acres have been reserved as a cultural preserve which includes most of the intact sand dunes where burials would likely be located. The general public will be free to access this area. Project representatives have worked with the community to identify important cultural aspects of the area to preserve. The project seeks to develop opportunities to educate residents on the area's historical and cultural importance.

Figure 9 Historical and Archaeological Resources



As excavation work for the construction of the park begins, care will be taken in order to ensure proper protection and signage for unearthed cultural artifacts and burials. A qualified cultural specialist will be hired to participate in various cultural activities in the area, including a cultural orientation program for construction personnel.

7.0 Relationship to Land Use Plans Policies and Controls of the Potentially Affected Area

7.1 Overview

State and County of Maui policies, plans, and land use controls are established to guide development in a manner that enhances the environment and quality of life. The establishment of policies, plans, and land use controls at all levels of government are further promulgated to help ensure that the long-term social, economic, environmental, and land use needs of the community and region can be met. The proposed project's relationship to land use policies, plans, and controls for the region and proposed activity are as follows.

7.2 Hawai'i State Plan

The Hawai'i State Plan, adopted in 1978, and promulgated in Chapter 226, HRS, consists of three major parts:

Part I, describes the overall theme including Hawai'i's desired future and quality of life as expressed in goals, objectives, and policies.

Part II, Planning Coordination and Implementation, describing a statewide planning system designed to coordinate and guide all major state and county activities and to implement the goals, objectives, policies, and priority guidelines of the Hawai'i State Plan.

Part III, Priority Guidelines, which express the pursuit of desirable courses of action in major areas of statewide concern.

The proposed project is consistent with the objectives and policies of the Hawai'i State Plan. Specifically, the proposed action will enhance accessibility to recreational and sports facilities for residents and visitors.

The following section of the Hawai'i State Plan's objectives and policies for socio-cultural advancement are relevant to the proposed action.

§226-23 Objectives and policies for socio-cultural advancement--leisure.

(a) Planning for the State's socio- cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

(b) To achieve the leisure objective, it shall be the policy of this State to:

(1) Foster and preserve Hawai'i 's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.

(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.

(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.

(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.

(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.

(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.

(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.

(10) Assure adequate access to significant natural and cultural resources in public ownership. [L 1978, c 100, pt of §2; am L 1986, c 276, §22]

The design and development of this project will further address the needs of the community and region through the selection of a site that will allow residents of nearby residential areas and visitors to access the park. The project will be developed in accordance with all laws and regulations necessary to ensure adverse environmental effects are mitigated.

7.3 State Land Use District

The State Land Use Commission classifies all lands in the State of Hawai'i into one of four land use designations: Urban, Rural, Agricultural and Conservation. The project site is located in the State Land Use Urban District.

Part of the project area was classified as Special Use Permit starting in 2007 for sand mining purposes. This permit has likely expired and no application for extension of the permit has been filed. **See Figure 2 State Land Use District**

7.4 Coastal Zone Management Program

All land and water use activities in the state must comply with Chapter 205A, HRS, Hawai'i Coastal Zone Law. The State of Hawai'i designates the Coastal Zone Management Program (CZMP) to manage the intent, purpose and provisions of HRS, Chapter 205(A)-2, as amended, for the areas from the shoreline to the seaward limit of the State's jurisdiction, and any other area which a lead agency may designate for the purpose of administering the CZMP.

The following is an assessment of the project with respect to the CZMP objectives and policies set forth in Section 205(A)-2.

1. Recreational resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies: A) Improve coordination and funding of coastal recreational planning and management; and B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;

(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

(v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

The project area is not located near the shoreline. In terms of water quality standards and nonpoint source pollution, the project will comply with State and Federal regulations to protect the region's water resources. Stormwater runoff mitigation measures will also be adopted in the project.

2. Historic resources

Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies: (A) Identify and analyze significant archaeological resources;

(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and

(C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Several archaeological surveys were undertaken in the area. A burial area has been identified nearby, and the sand berm in which this burial site is located will be monitored by an archaeologist during excavation work for the park for additional human remains or other archaeological artifacts.

In accordance with HRS, Chapter 6E, and the requirements of the State Historic Preservation Division (SHPD) of the DLNR, should any historic resources, including human skeletal and significant cultural remains, be identified during project activities: (1) Work will cease in the

immediate vicinity of the find; (2) The find will be protected from any additional disturbance; and (3) The SHPD will be contacted immediately for further instructions including the conditions under which project activities may resume.

3. Scenic and open space resources

Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies: (A) Identify valued scenic resources in the coastal zone management area;

(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;

(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

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

The project area is not located in a scenic coastal area or in an SMA. Its development will not affect views to Haleakalā or Mount Kahalawai.

4. Coastal ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies: (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

(B) Improve the technical basis for natural resource management;

(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

The project area could be served by water from a number of possible potable water sources. In the northeastern corner of the property, a stormwater retention basin will store stormwater and help to mitigate sediment loads in runoff from the Wai‘ale development to the south.

5. Economic uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies: (A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

(i) Use of presently designated locations is not feasible;

(ii) Adverse environmental effects are minimized; and

(iii) The development is important to the State's economy.

The project area is not a coastal development, is not located near the shoreline and is not in an SMA.

6. Coastal hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies: (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and

(D) Prevent coastal flooding from inland projects.

According to the FIRM, the project area lies in Zone X, outside both the 100- and 500-year floodplains. The project area is not in the tsunami evacuation zone. Potential damage from earthquakes and hurricanes will be mitigated in the structures which will be built according to the County Building Code.

7. Managing development

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

Policies: (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

The project area is not located on the coast. However, project representatives have made an effort since 2005 to meet with community individuals, organizations and governmental agencies and involve them in the development process.

8. Public participation;

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies: (A) Promote public involvement in coastal zone management processes;

(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and

(C) Organize workshops, policy dialogues, and site-specific mitigation to respond to coastal issues and conflicts.

The project representatives have involved nearby organizations and groups in the development of the project. Public comments will be welcomed in response to this EA and taken into consideration.

9. Beach protection;

Objective: Protect beaches for public use and recreation.

Policies: (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;

(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

The project area is not a coastal development, is not located near the shoreline and is not in an SMA.

10. Marine resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies: (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

The project area is not a coastal development, is not located near the shoreline and is not in an SMA.

7.5 Special Management Area (SMA) Rules and Regulations

SMA areas are designated sensitive environments that are to be protected in accordance with the State's Coastal Zone Management policies, as set forth in in the Hawai'i Coastal Zone Law, Section 205A, HRS. The project area is not located within the SMA as designated by the County of Maui.

7.6 County of Maui General Plan

The County of Maui adopted a *Countywide Policy Plan* in March 2010. The Plan includes broad goals and more specific goals and objectives. Generally, the project supports the goals set forth in the Plan (PBR Hawai'i & Associates 2011).

7.7 County of Maui Zoning

Since the project currently lies in an Agricultural zoned area, a Project District Phase 1/Change in Zoning will be sought by the landowner or the developer to redesignate the area as a Project District. A request for an amendment to the Community Plan will also be filed.

8.0 Permits and Approvals That May Be Required

8.1 County of Maui Department of Public Works

- Building Permit
- Grading and Grubbing
- Drainage Approval
- Special Use Permit

8.2 State of Hawai‘i

Department of Health

- National Pollutant Discharge Elimination System Permit

Department of Transportation (Chapter 343, HRS, Documentation)

- Finding of No Significant Impact (FONSI)

Office of Planning

- Coastal Zone Management Federal Consistency Review

9.0 Agencies, Organizations and Individuals Consulted for the Environmental Assessment

9.1 County of Maui

Civil Defense Agency
County Council
Department of Environmental Management
Department of Fire and Public Safety
Department of Housing and Human Concerns
Department of Parks and Recreation
Department of Planning
Department of Public Works
Department of Transportation
Department of Water Supply
Police Department
Office of the Mayor
Office of Economic Development

9.2 State of Hawai‘i

Department of Accounting and General Services
Department of Agriculture
Department of Business, Economic Development and Tourism (DBEDT)
Department of Defense
Department of Education
Department of Hawaiian Home Lands
Department of Health
Department of Human Services
Department of Labor and Industrial Relations
Department of Land and Natural Resources (DLNR)
Department of Transportation
Hawai'i Housing Finance and Development Corporation
Land Use Commission
Office of Hawaiian Affairs
University of Hawai'i Environmental Center
State Representative Kaniela Ing
State Representative Gilbert Keith-Agaran
State Representative Joseph Souki
The Honorable Shan Tsutsui, Lieutenant Governor

9.3 Federal Government

Department of the Army, U. S. Army Corps of Engineers
U.S. Fish and Wildlife Service
U.S. Department of Agriculture, Natural Resources Conservation Service

9.4 Organizations and Individuals

Hawaiian Telcom
Honolulu Star-Advertiser
Maui Electric Company, Ltd.
Maui/Lana'i Islands Burial Council
Maui Lani Development
Maui News
Maui Tomorrow Foundation, Inc.
Oceanic Time Warner Cable of Hawai'i
Sierra Club Maui Group
Waikapū Community Association
Pomaika'i Elementary School
Wailuku Public Library
Kahului Public Library
Community Members Clare Apana and Hōkūao Pellegrino

10.0 Summary of Impacts and Significance Determination

In accordance with the content requirements of Chapter 343, Hawai'i Revised Statutes (HRS), and the significance criteria in Section 11-200-12 of Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), an applicant or agency must determine whether an action may have significant impacts on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long term effects. In making the determination, the Rules establish "Significance Criteria" to be applied as a basis for identifying whether significant environmental impacts will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria.

10.1 Short-Term Impacts

The potential for short-term impacts resulting from the proposed action include:

- During the construction of the park, considerable noise and disruption may occur in the area due to construction equipment and the movement of materials.
- During the installation of fencing and sports field equipment, noise may occur in the area.
- During the construction of the access road for the district park, road equipment may disrupt traffic in the area.

These potential short-term impacts are not anticipated to result in secondary or cumulative impacts beyond the planned temporary period of use of the right-of-way for construction activities. All anticipated short-term impacts would be addressed through the use of appropriate mitigation and other measures and practices to minimize adverse effects.

10.2 Long-Term Impacts

The construction of the proposed park will not have a significant impact on the surrounding climatic conditions, water or air quality, biological resources since the currently vacant area will be replaced with a landscaped park and comfort stations. To a large extent, the space will remain open with permeable ground cover. To ensure protection for historic and archaeological resources and the cultural heritage of the area, an archaeologist will monitor the excavation of the project area.

10.3 Significance Criteria Evaluation

1. *Involves an irrevocable commitment to loss or destruction of natural or cultural resources;*

The proposed project is not expected to adversely impact natural or cultural resources.

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

The proposed project will not result in the curtailment of the range of beneficial uses of the environment.

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

The proposed project is consistent with the environmental policies, goals and guidelines expressed in Chapter 343 and 344, HRS. Potential sources of adverse impacts have been identified and appropriate measures have been developed to either mitigate or minimize potential impacts to negligible levels.

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

The potential for adverse effects to the economic or social welfare of the community or state is negligible. The proposed project will allow the general public, regardless of their socio-economic background, to enjoy recreational opportunities at the regional park.

5. *Substantially affects public health;*

During project construction activities, there will be the potential for minor impacts to air quality and noise levels which will be addressed through the application of appropriate mitigation measures as described in this EA. No substantial adverse impacts to public health are anticipated.

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

The potential for adverse effects to public facilities is negligible.

7. *Involves substantial degradation of environmental quality;*

There will be no significant nor substantial degradation of environmental quality based on the limited scope and scale of the proposed action, which entails the construction of comfort stations and sports fields. Most of the park will be landscaped and remain as green, open space. No adverse effects are therefore anticipated or expected.

8. *Is individually limited but cumulatively has considerable effects on the environment, or involves a commitment for larger actions;*

The proposed project does not commit resources or energy for a larger action. There are no future phases of development and there is no commitment to a larger action. There are also no cumulative effects on ecosystem resources or human communities based on the project's limited scope and scale.

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

The area does not lie in the critical habitat of any known endangered species. The project area has been associated with the habitat of the endemic, endangered Blackburn's sphinx moth and a protection plan will be drafted by the DLNR.

10. *Detrimentally affects air or water quality or ambient noise levels;*

As required, any potential impacts to air, water quality, or noise levels will be addressed through the implementation of appropriate mitigation measures described in this document.

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

The project is not located in the 100-year or 500-year floodplain, the tsunami evacuation zone, near a beach or erosion-prone area or a geologically hazardous area, and is not adjacent to any water body.

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

The project development will change the area's aesthetic environment by adding irrigated landscaping, parking lots and clearly delineated sports fields. However, this will not obstruct views to Haleakalā, Waikapū Valley or Mauna Kahalawai since the area lies lower than nearby Honoapi'ilani Highway.

13. *Requires substantial energy consumption.*

The facilities identified in this project will not consume a substantial amount of energy. Construction activities will result in a short-term increase in power demand, but the increase will be of short duration and will cease upon project completion.

10.4 Preliminary Determination

Based on the above evaluation and the information contained in this Draft Environmental Assessment, it is preliminarily determined that an Environmental Impact Statement (EIS) is not anticipated to be required and that a recommended Finding of No Significant Impact (FONSI) will be published for this project.

11.0 References

Hawai‘i Coastal Zone Management Act, Hawai‘i Statutes § 205A.

(Hawai‘i State LUC 2012) Hawai‘i State Land Use Commission Docket A10-789, 2012.

Hawai‘i State Planning Act, Hawai‘i Statutes § 226.

(PBR Hawai'i & Associates 2011) Wai‘ale Final Environmental Impact Statement. Volume 1 of 2. October 2011.

(R. M. Towill Corporation 2007) R.M. Towill Corporation. Public Facilities Assessment Update, County of Maui. March 9, 2007.

(State of Hawai‘i) State of Hawai‘i, Department of Agriculture. 1977. Agricultural Lands of Importance to the State of Hawai‘i. Honolulu, Hawai‘i.

(U.S. Census 2010) U.S. Census Bureau, 2010 Census.

(U.S. Department of Agriculture 1972) Soil Survey of Islands of Kaua‘i, O‘ahu, Maui, Moloka‘i, and Lāna‘i, State of Hawai‘i. U.S. Department of Agriculture, Soil Conservation Service and University of Hawai‘i Agriculture Experiment Station, Washington, D. C.