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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

JUL 28 2014

Ms. Jessica Wooley, Director
Office of Environmental Quality Control
235 S. Beretania Street, Room 702
Honolulu, Hawai'i 96813

Dear Ms. Wooley:

With this letter, the Department of Land and Natural Resources (DLNR) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the DLNR Administration Building situated at TMK (2) 3-8-038: 057 in Wailuku on the Island of Maui. Would you kindly publish the FEA-FONSI in the next available edition of the Environmental Notice.

Public comments and corresponding responses that were received during the 30-day public comment period for the draft environmental assessment are included in the FEA-FONSI. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Enclosed is a completed OEQC Publication Form, two copies of the FEA-FONSI, 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 Carty Chang, P.E., Chief Engineer at 587-0230 or via email at Carty.S.Chang@hawaii.gov.

Sincerely,

for WILLIAM J. AILA, JR.
Chairperson

Enclosures: Two (2) hard copies of FEA-FONSI
One (1) hard copy of OEQC Publication Form
One (1) CD containing the FEA, OEQC Publication Form and summary

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

letter of transmittal

To: Ms. Jessica Wooley, Director
State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Project #: 16304
July 29, 2014

Subject: DLNR Administration Building Final EA

Item #	Copies	Description
1	1	Transmittal letter from DLNR
2	2	Final EAs
3	1	CD of electronic files
4	1	OEQC publication form

Dear Ms. Wooley,

On behalf of the Department of Land and Natural Resources, we are hereby transmitting two (2) hard copies of the Final EA, one (1) CD of the electronic files, and one (1) hard copy of the OEQC Publication Form along with DLNR's transmittal letter for the Administration Building on Maui project.

Please call me at 596-7790 if you have any questions pertaining to the delivered items.

Best regards,
The Limtiaco Consulting Group, Inc.

Claire Oshiro

Claire Oshiro
Environmental Planner
claire@tlcghawaii.com

AGENCY ACTIONS
SECTION 343-5(B), HRS
PUBLICATION FORM (FEBRUARY 2013 REVISION)

Project Name Final Environmental Assessment for the Department of Land and Natural Resources Administration Building, Wailuku, Island of Maui, Hawaii

Island: Maui

District: Wailuku

TMK: (2) 3-8-038: 057

Permits: County of Maui Building Permits, Grubbing/Grading/Stockpiling Permits, Industrial Wastewater Discharge Permit; State of Hawaii National Pollutant Discharge Elimination System Permit, Community Noise Permit, Non-Covered and/or Covered Source Permit (Air Quality), Lane Use Permit for Construction Work, Oversized and Overweight Vehicles on State Highways Permit

Proposing/Determination Agency:

Department of Land and Natural Resources, Engineering Division, 1151 Punchbowl Street, Room 221, Honolulu, HI 96813. Contact: Carty Chang, P.E., Chief Engineer. Telphone: (808) 587-0230. Email: Carty.S.Chang@hawaii.gov.

Accepting Authority:
(for EIS submittals only)

Consultant:

The Limtiaco Consulting Group, 1622 Kanakanui Street, Honolulu, HI 96817. Contact: Yvonne Turro, Project Manager. Telphone: (808) 596-7790.

Status (check one only):

__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.

_X_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.

Final Environmental Assessment for the Department of Land and Natural Resources Administration Building, Wailuku, Maui

Prepared For:

State of Hawaii
Department of Land and Natural Resources, Engineering Division

Prepared By:

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 2014

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Final Environmental Assessment

for the

Department of Land and Natural Resources Administration Building

Wailuku, Island of Maui, Hawaii

This environmental document has been prepared pursuant to
Chapter 343, Hawaii Revised Statutes

Prepared For:

State of Hawaii
Department of Land and Natural Resources, Engineering Division
Kalanimoku Building, Room 221
1151 Punchbowl Street
Honolulu, Hawaii 96813

Prepared By:

The Limtiaco Consulting Group
Civil Engineering and Environmental Consultants
1622 Kanakanui Street
Honolulu, Hawaii 96817

July 2014

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TABLE OF CONTENTS

page

Table of Contents i
List of Figures ii
List of Appendices ii
List of Abbreviations iii
Project Summary v

1. Introduction 1-1
2. Setting and Project Description 2-1
   2.1. Project Need and Objectives 2-1
   2.2. Project Location 2-2
   2.3. Site Description 2-2
   2.4. Technical Characteristics 2-3
   2.5. Socio-Economic Setting 2-4
   2.6. Surrounding Area Uses, Tenants, and Structures 2-5
   2.7. Environmental Characteristics 2-6
   2.8. Project Schedule and Cost 2-6
3. Description of Existing Environment, Project Impacts, and Mitigation 3-1
   3.1. Climate and Air Quality 3-1
   3.2. Geology and Soils 3-2
   3.3. Topography 3-2
   3.4. Water Resources 3-5
   3.5. Hazardous Materials and Solid Waste 3-7
   3.6. Natural Hazards 3-7
   3.7. Floral and Faunal Resources 3-8
   3.8. Archaeological and Cultural Resources 3-11
   3.9. Visual Resources 3-12
   3.10. Noise 3-13
   3.11. Circulation and Traffic 3-13
   3.12. Utilities (Water, Wastewater, Drainage) 3-15
   3.13. Power and Communications 3-20
   3.14. Socio-Economic Characteristics 3-20
   3.15. Emergency Service Facilities and Shelters 3-21
   3.16. Recreational Resources 3-22
4. Relationship to Plans, Policies, and Controls 4-1
   4.1. State Land Use District 4-1
   4.2. Hawaii State Plan 4-1
   4.3. Maui County General Plan 4-2
   4.4. Wailuku-Kahului Community Plan 4-5
   4.5. County of Maui Zoning 4-6
   4.6. State Coastal Zone Management Program 4-6

TABLE OF CONTENTS (continued)

page

5. Possible Alternatives 5-1
5.1. No-Action 5-1
5.2. Delayed Action (Construct New Facility at Alternate Site) 5-1
5.3. Renovate and Expand the Existing Facility 5-3
5.4. Construct New Facility on Existing Site (the Preferred Alternative) 5-4
6. Permits and Approvals 6-1
7. Determination 7-1
8. Public Agency Review and Consultation 8-1
8.1. Pre-Assessment Consultation 8-1
8.2. Draft EA Consultation 8-3
9. References 9-1

LIST OF FIGURES

Figure 1 Location Map 1-3
Figure 2 Vicinity Map 2-7
Figure 3 Topography 3-3
Figure 4 Flood Zone Designation Map 3-9
Figure 5 Utility Improvements 3-17
Figure 6 Renovate and Expand the Existing Facility 5-5
Figure 7 Construct New Facility on Existing Site 5-7

LIST OF APPENDICES

Appendix A Site Photographs
Appendix B Pre-Assessment Consultation
Appendix C Draft EA Comments and Responses

LIST OF ABBREVIATIONS

Abbreviation	Definition
AC	asbestos cement
AFONSI	Anticipated Finding of No Significant Impact
ASYA	Aquifer System Area
BMPs	Best Management Practices
CZM	Coastal Zone Management
DAGS	State of Hawaii Department of Accounting and General Services
DAR	State of Hawaii Department of Land and Natural Resources, Division of Aquatic Resources
DFW	State of Hawaii Department of Land and Natural Resources, Division of Forestry and Wildlife
DHHL	State of Hawaii Department of Hawaiian Home Lands
DLNR	State of Hawaii Department of Land and Natural Resources
DOH	State of Hawaii Department of Health
DOT	State of Hawaii Department of Transportation
DPS	State of Hawaii Department of Public Safety
DWS	Maui County Department of Water Supply
EA	Environmental Assessment
ENG	State of Hawaii Department of Land and Natural Resources, Engineering Division
FONSI	Finding of No Significant Impact
HAR	Hawaii Administrative Rules
HC&S	Hawaiian Commercial and Sugar Company
HECO	Hawaiian Electric Company, Inc.
HRS	Hawaii Revised Statutes
IBC	International Building Code
IWDP	Industrial Wastewater Discharge Permit
LAND	State of Hawaii Department of Land and Natural Resources, Land Management Division
LID	Low Impact Design

LIST OF ABBREVIATIONS (Continued)

Abbreviation	Definition
MECO	Maui Electric Company
MGD	million gallons per day
MRPSC	Maui Regional Public Safety Complex
NAAQS	National Ambient Air Quality Standards
NFPA	National Fire Protection Association
NPDES	National Pollutant Discharge Elimination System
OEQC	State of Hawaii, Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs
SAAQS	State (of Hawaii) Ambient Air Quality Standards
SHPD	State of Hawaii Department of Land and Natural Resources, Historic Preservation Division
SMA	Special Management Area
TLCG	The Limtiaco Consulting Group
TMDL	Total Maximum Daily Load
TMK	Tax Map Key
UIC	Underground Injection Control
WWRD	Maui County Department of Environmental Management, Wastewater Reclamation Division
WWTP	Wastewater Treatment Plant

PROJECT SUMMARY

Proposing/Determination Agency:	Department of Land and Natural Resources, Engineering Division
Contact:	Mr. Carty Chang, Chief Engineer
Location:	Wailuku, Island of Maui, Hawaii
Tax Map Keys:	(2) 3-8-038: 057
Land Area:	0.963 acres
Recorded Fee Owner:	State of Hawaii
Existing Use:	Administration Building for the Department of Land and Natural Resources
Proposed Use:	Administration Building for the Department of Land and Natural Resources
Community Plan Region:	Wailuku-Kahului
Land Use Designations:	
State Land Use	Urban
Wailuku-Kahului Community Plan	Public/Quasi-Public Use
Maui County Zoning	R-2 Residential District
Action Requested:	The Department of Land and Natural Resources proposes to demolish its current one-story facility and construct a replacement one-story administration building on State-owned land in Wailuku, Maui. The existing building, which was reportedly built in 1959 and utilized as a detention facility, has approached the end of its useful life. There are observable structural deficiencies in exposed interior and exterior building elements. Sewer, water, electrical and telecommunication components are outdated and in need of replacement. The completed facility would have improved building functionality, site security and onsite infrastructure.
Agency Determination:	Finding of No Significant Impact (FONSI)

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1. INTRODUCTION

The Department of Land and Natural Resources (DLNR) proposes to demolish its existing one-story building and construct a new one-story administration facility at the same 1.0-acre[1] State-owned parcel along Mahalani Street in Wailuku, Island of Maui, Hawaii. The project site encompasses Tax Map Key (TMK) 3-8-038: 057, which is a ridge adjacent to and above the property that contains *The Maui News* buildings (see Figure 1). The parcel directly across from DLNR's current facility contains the Maui Community Mental Health Center, which is part of the larger Maui Memorial Medical Center that is also located along Mahalani Street.

DLNR's current administration building was reportedly constructed in 1959 as a detention facility. The building has approached the end of its useful life. There are observable structural deficiencies in exposed interior and exterior building elements including severe termite and wood moisture damage in framing members, vertical cracks and spalls on masonry walls, and corroded steel support beams. Sewer, water, electrical and telecommunication components are all outdated and in need of replacement.

A new administration facility would allow DLNR to address the space requirements for its current and foreseeable future operations. The current facility of approximately 2,540 square feet is inadequate for its DLNR tenants who include Division of Aquatic Resources (DAR), State Historic Preservation Division (SHPD) and Engineering Division (ENG). The proposed one-story facility of approximately 7,400 square feet would be sustainably designed and have improved building functionality, site security and onsite infrastructure. Completion of the new facility also affords the opportunity to relocate Land Management Division (LAND) from its overcrowded space in the State Office Building in Wailuku and provide them sufficient office and document storage space.

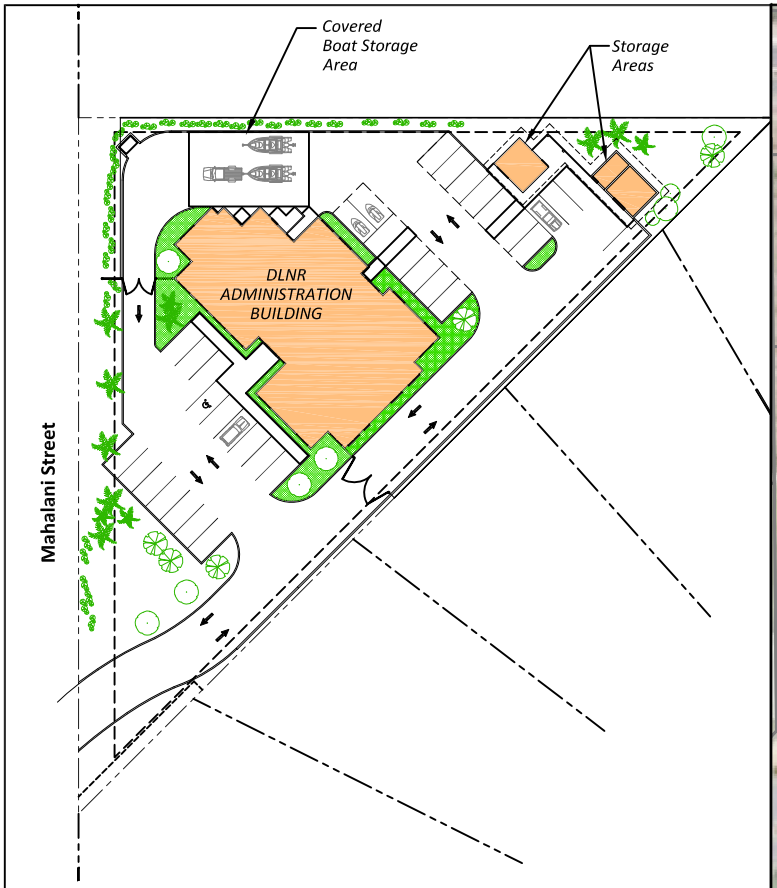
The State land use designation for DLNR's parcel is Urban and the site is designated for Public/Quasi-Public Use according to the Wailuku-Kahului Community Plan. The Maui County zoning designation is R-2 Residential District. "Buildings or premises used by the federal, State, or county governments for public purposes" are permitted in residential districts pursuant to Section 19.08.020 paragraph E of the Maui County Code. The County of Maui, Department of Planning provided the following comment in regards to the proposed use of DLNR's parcel in its letter dated April 14, 2014: "Buildings used by the State government for public purposes and accessory buildings are permitted in the R-2 residential district."

[1] The land area of DLNR's parcel is 0.963 acres.

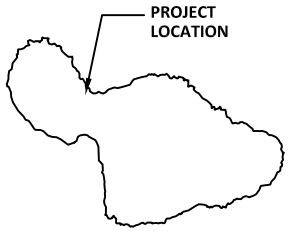
The proposed project represents the continued presence of DLNR in the Wailuku-Kahului region. The following divisions are expected to be housed in DLNR's new administration facility:

- DAR. Its mission is to manage, conserve and restore the State's unique aquatic resources and ecosystems for present and future generations. DAR accomplishes its mission through programs in commercial fisheries and resource enhancement; aquatic resources protection, habitat enhancement, and education; and recreational fisheries. Major program areas include projects to manage or enhance fisheries for long-term sustainability, protect and restore the aquatic environment, protect native and resident aquatic species and their habitat, and provide facilities and opportunities for recreational fishing.
- SHPD. This division maintains the Inventory of Historic Properties which contains information on historic sites and reviews planning and construction documents to minimize impacts on historically significant sites. SHPD also ensures the proper handling of disinterred remains or *iwi*. SHPD also promotes the use and maintenance of historic properties for the education, inspiration, pleasure and enrichment of Hawaii's citizens and visitors.
- ENG. This division provides engineering services and technical assistance to other departmental divisions and other State agencies to implement capital improvement or repair and maintenance projects and administer programs for water and land development, mineral resources development, and prevention of natural disasters.
- LAND. Its mission is to manage State-owned lands in ways that will promote the social, environmental and economic well-being of Hawaii's people and to ensure that these lands are used in accordance with the goals, policies and plans of the State. Lands that are not set aside for use by other government agencies come within the direct purview of the division. LAND also manages historical records and maps of State-owned land.

This project would use State of Hawaii lands and funds and, therefore, requires the preparation of an Environmental Assessment (EA) pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and associated Title 11, Chapter 200, Hawaii Administrative Rules (HAR). This EA was prepared to address environmental, social, and economic consequences of the project and to provide for public participation as required and defined in the statutes.



INSET- SCHEMATIC PLAN
SCALE: 1"= 80'



ISLAND OF MAUI
VICINITY MAP

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

DLNR Administration Building
Figure 1 - Project Location

SCALE: 1" = 300' | DATE: July 2014

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2. SETTING AND PROJECT DESCRIPTION

2.1. Project Need and Objectives

DLNR's current administration facility that was reportedly constructed in 1959 is in poor condition and at the end of its useful life. Site photographs taken during visual surveys of the one-story administration facility reveal obvious deficiencies including physical wear (see Site Photographs in Appendix A). There are known structural deficiencies in exposed interior and exterior building elements including severe termite and wood moisture damage in framing members, vertical cracks and spalls on masonry walls, and corroded steel support beams. Building conditions that are hidden or concealed by floor, ceiling or wall panels and coverings are unknown. Sewer, water, electrical and telecommunication components are all outdated and in need of replacement.

Existing tenants (i.e., DAR, SHPD and ENG) have inefficiently configured and inadequately sized office spaces and support areas because DLNR's administration building was designed and originally functioned as a detention facility. Construction of a new, larger, one-story facility would allow DLNR to provide adequate space for its current operations and improved site security and infrastructure. A new facility also affords the opportunity to relocate LAND from the State Office Building in Wailuku, which is managed by the Department of Accounting and General Services (DAGS). DAGS stated in its letter to DLNR dated January 22, 2014 that it "fully supports this intent, as it allows more office space to be assigned to other State agencies currently located in private leased space."

Completion of the proposed project would allow DLNR to achieve several objectives:

- Accommodate present and future operational needs for several DLNR tenants in a modern, energy efficient facility that incorporates barrier-free access in accordance with the Americans with Disabilities Act guidelines;
- Reduce operation costs through sustainable design;
- Improve building functionality, security and onsite infrastructure;
- Utilize urbanized State land more efficiently; and
- Continue efforts that pertain to the agency's purview of state parks; historical sites; forests and forest reserves; aquatic sanctuaries; public fishing areas; boating, ocean recreation, and coastal programs; wildlife sanctuaries; game management areas; public hunting areas; and natural area reserves.

2.2. Project Location

The State-owned parcel, hereafter referred to as the project site, contains DLNR's current administration building and is located near the border between the contiguous towns of Wailuku and Kahului in Central Maui. DLNR's existing administration facility at 120 Mahalani Street[2] overlooks the adjacent parcel that contains *The Maui News* buildings. The project site abuts single-family residential lots along the rear property line. The parcel directly across from the project site contains the Maui Community Mental Health Center, which is part of the larger Maui Memorial Medical Center that is also located along Mahalani Street.

The project site is strategically situated with respect to DLNR's coordination efforts and disaster preparation concerns. DLNR's current administration facility is less than two miles from other government agencies located at the State Office Building and Maui County building in downtown Wailuku. DLNR's facility is less than one mile from Kahului Harbor, which is Maui's only deep draft commercial harbor, the third busiest harbor in Hawaii, and a regulated fishing area. The project site is approximately four miles from Kahului Airport, which provides convenience for traveling participants of public meetings, bid openings and agency consultations. The site is near the officially designated historic district of Wailuku and about four miles from the entrance to the historic state park—Iao Valley State Monument—that contains significant natural and cultural resources including the iconic 1,200-foot Iao Needle. The project site is located above the flood inundation zone, which allows DLNR to utilize its administration facility as an emergency operations center during disaster situations.

2.3. Site Description

The project site is in the shape of a right triangle and consists of 0.963 acres. Developed portions of the triangular site are relatively flat. A landscaped buffer area containing trees and grass is along the northern boundary of the project site. This landscaped area is part of the adjacent 6.276-acre parcel that is owned by Maui Publishing Company, Ltd., which publishes *The Maui News*. All of the abutting single-family residential lots along the rear property line have vehicular access from Hilu Place. The County of Maui owns the 7.049-acre parcel along the western boundary of the project site, which contains the segment of Mahalani Street that stretches from the Kaiser Permanente Wailuku Medical Office, past Maui Memorial Medical Center, to the intersection with Maui Lani Parkway. The County-owned

[2] There is a discrepancy with the street number for the project site. The information with the County of Maui, Real Property Tax Division identifies the property as 120 Mahalani Street, whereas the listed mailing address is 130 Mahalani Street.

parcel, which varies in width along the general alignment of Mahalani Street, is approximately 75 feet wide in the immediate vicinity of the project site.

Vehicular access to and egress from project site is via a driveway along Mahalani Street. Maui County zoning requirements for R-2 Residential include a fifteen-foot front yard setback and six-foot side/rear yard setback requirements for single-story buildings. The existing chain link fence around the project site is not aligned with the surveyed property line. This fence was reportedly erected in the late 1950s when the project site was utilized as a detention facility.

2.4. Technical Characteristics

The new, sustainably designed, one-story administration facility will conform to the International Building Code (IBC), the applicable sections of the National Fire Protection Association (NFPA), the 2010 ADA Standards for Accessible Design, the Facilities Guidelines Institute and other similar codes, as well as amendments by the County of Maui. The building will include the following elements and features:

- Main Facility. A new one-story structure of approximately 7,400 square feet will enhance the daily operations of DAR, SHPD, ENG and LAND. DAR, SHPD and LAND perform duties that involve interaction with the public, but also require secured exterior areas to protect State property such as government-owned vehicles, watercraft, equipment and gear. DLNR's new facility will include conference rooms for public meetings, bid openings and agency consultations, and secured access areas. The main facility will house archive documents pertaining to historic sites, government records and land documents dating back to the "Great Mahele" of 1848. All exterior lighting will comply with the County of Maui Outdoor Lighting Ordinance. Covered parking for government vehicles may be provided along exterior areas at the rear of the building within the secured portion of the project site.
- Storage Areas. New stand-alone storage structures will serve DAR, LAND and SHPD. The storage areas within the secured portion of the project site are expected to contain scientific equipment, office files, drawings, hand excavation equipment, and other items. LAND and SHPD also need climate controlled storage areas for archive plans, documents and ancestral resources (e.g., stored *iwi*). Utility connections will be extended from the main building to accessory storage structures.
- Ceremonial Gathering Area. An area adjacent to the storage structure will be provided to accommodate viewing of *iwi*. It will be a quiet and covered area that can be used by SHPD to further interact with the public.
- Boat Canopy. A new, approximately 50-foot long by 31-foot wide boat canopy structure will be located at the north end of the project site and

adjacent to the main facility. The canopy will house DAR's aquatic equipment and vehicles including two boats and one jet ski. The boat canopy area will have a catchment system to direct wash water to the sewer system. Dive gear storage and a specimen work area will be located directly adjacent to this structure. The location and orientation of the boat canopy/storage will allow for one-way maneuverability of the watercraft.

2.5. Socio-Economic Setting

Information pertaining to the socio-economic setting is hereby excerpted from the *Maui Island Plan: General Plan 2030* (County of Maui Planning Department, Long Range Division, 2012). Summarized information is from this plan unless otherwise indicated.

The Island of Maui was settled over a thousand years ago by voyagers from Central Polynesia who developed systems of agriculture, land division and social distinction during the pre-contact era of Hawaii. The area of Wailuku was a population center before the French explorer, Captain Jean-Francois de Galaup, Comte de La Perouse landed on Maui's south shore in 1786. The subsequent influx of European and American traders, whalers and missionaries dispersed western influences throughout the Hawaiian Islands. Immigrants who settled in Maui contributed to the development and growth of the towns of Hana, Makawao, Wailuku and Lahaina.

In 1790, Kamehameha the Great had a decisive victory in Iao Valley over King Kahekili's forces. The battle was part of the overall effort to unite the Hawaiian Islands under one ruler. In 1798, the town of Lahaina was established as the new capital for the Hawaiian Kingdom and served as the center of government. The Kingdom of Hawaii under Kamehameha I was formally established in 1810. In 1846, Kamehameha III moved the capital to Honolulu on the Island of Oahu. The monarchy mostly retained its independence until it was annexed by the United States in 1898. In 1905, the Territorial Legislature designated the town of Wailuku as the seat of government for the County of Maui.

Widespread epidemics and outbreaks that affected all of Hawaii caused severe population declines during the 1800s. According to the *Historical Statistics of Hawaii* (Schmitt, 1977), Maui's total population steadily declined from 35,062 inhabitants in 1831 to 12,109 inhabitants in 1878. The resident population in the district of Wailuku lagged behind the districts of Hana, Makawao and Lahaina from 1831 until 1853, but by 1866, Wailuku had 4,300 inhabitants and was the most populous district of Maui County (Ibid).

The concepts of private land ownership and the effects of the Great Mahele enacted in 1848 led to vast changes in settlement patterns and land use in Hawaii. On Maui,

large tracts of land were utilized for sugarcane cultivation. Extensive irrigation ditches and tunnels were constructed to divert water from streams and springs to plantation lands. Immigrant workers from Asia, Europe, South and Central America, and the South Pacific Islands provided indentured labor and were accommodated in plantation camps or villages. Railroad lines connecting the sugar plantations and mills along with improvements in ocean transportation contributed to the growth of the sugar industry on Maui. The less-fertile, uncultivated, upper-elevation lands on Maui were utilized for cattle ranching activities. In the 1900s, large-scale pineapple cultivation and production began on Maui with Dwight D. Baldwin's Haiku Fruit and Packing Company, which evolved into the Maui Land and Pineapple Company, Inc.

Military endeavors on the Island of Maui during World War II and the post war period led to further land transformations. Road, harbor and airport infrastructure was rapidly expanded through government programs and investments. The post-war era is characterized by the decline of the sugar and pineapple industries, the introduction of planned residential communities and the expansion of Maui's visitor industry. In 1950, Hawaiian Commercial and Sugar Company (HC&S) began the sale of fee simple homes and lots within its master planned community on former sugarcane lands surrounding Kahului Harbor. In 1951, HC&S constructed the Kahului Shopping Center. In 1961, former agricultural lands and shoreline areas in Kaanapali in West Maui became one of the first master-planned resort destination areas in Hawaii. Against this setting, the residential population on Maui grew from 35,717 inhabitants in 1960 to 38,691 inhabitants in 1970. In 2010, the Wailuku-Kahului region had the largest resident population of 54,433 inhabitants and approximately 37 percent of Maui's island population. The County of Maui identifies the community plan regions of Wailuku-Kahului, Kihei-Makena and West Maui as areas for directed growth through 2030.

2.6. Surrounding Area Uses, Tenants, and Structures

Most of the urban development on the Island of Maui occurs in Central Maui. The Wailuku-Kahului region of Central Maui contains the island's largest residential community. Older residential neighborhoods, historic properties and civic land uses dominate the Wailuku area whereas Kahului is characterized by newer master planned residential subdivisions, commercial and retail areas, and industrial zones. Maui's main airport and sole deep-water commercial harbor are located in Kahului.

The area surrounding the project site contains single-family residential lots, public health facilities (i.e., Maui Community Mental Health Center, and Maui Memorial Medical Center) and *The Maui News* buildings (see Figure 2). Other buildings along Mahalani Street towards Kaahumanu Highway include the J. Walter Cameron Center, Wailuku Police Station and Kaiser Permanente Wailuku Medical Office.

2.7. Environmental Characteristics

The proposed project includes the following considerations:

- Site development for DLNR's new administration facility provides the opportunity to address utility systems that are outdated and in need of replacement.
- The new administration building would require new connections and/or improvements to basic infrastructure services and systems (i.e., water, wastewater, power and communications).
- The site layout for the new facility would increase the number of public parking stalls, improve circulation within the site and provide better maneuverability for boat trailers.
- Demolition and construction activities would generate short-term effects such as fugitive dust, noise, intermittent traffic, solid waste, and potential disruptions to utility services that would cease upon project completion.

2.8. Project Schedule and Cost

The Draft EA ~~is scheduled for publication~~ was published in May 2014. The environmental review process may be concluded by September 2014. Design of the new facility may be authorized to commence in Fall 2014 with subsequent construction to begin in Spring 2016. The estimated total project cost is approximately $7.3 million.

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DLNR Administration Building
Figure 2 - Vicinity Map

SCALE: 1" = 1000' | DATE: July 2014

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3. DESCRIPTION OF EXISTING ENVIRONMENT, PROJECT IMPACTS, AND MITIGATION

3.1. Climate and Air Quality

The climate throughout the State of Hawaii is generally characterized by mild temperatures with low daily and monthly variability, moderate humidity, persistent trade winds, and abundant sunshine. The project site is in the Wailuku-Kahului region on the Island of Maui, which has a mild semi-tropical climate similar to rest of the State of Hawaii. Between 1954 and 2013, the recorded monthly average temperatures recorded at Kahului Airport ranged from 67 degrees to 84 degrees Fahrenheit and the average rainfall was 18 inches per year (Western Regional Climate Center, n.d.). The wetter months of the year are from November through March and trade winds are generally from the northeast. Strong winds are known to occur in connection with storm systems that disrupt climatic patterns.

Ambient air quality in the State of Hawaii consistently meets National Ambient Air Quality Standards (NAAQS) established by the U.S. Environmental Protection Agency per requirements of the Clean Air Act and State Ambient Air Quality Standards (SAAQS) established by the State of Hawaii Department of Health (DOH). The State standards for select parameters are more stringent than their Federal counterparts. The NAAQS and SAAQS are periodically exceeded due to volcanic activity and exceptional events such as New Year's fireworks celebrations. The DOH has one air quality monitoring station on Maui that measures particulates from agricultural activities (State of Hawaii, Department of Transportation, Highways Division, 2014).

Stationary sources of airborne emissions in Central Maui include the Maalaea Power Plant, Puunene Sugar Mill and rock quarry at Puunene. Sugar cane harvesting and cultivation operations in Central Maui are non-stationary (or nonpoint) sources of airborne emissions. The project site is located within an urbanized area that is positively influenced by northeast trade winds that disperse emissions and other airborne pollutants.

Impacts and Mitigation Measures

The demolition of DLNR's current administration facility and the construction of the new facility on the project site will have no effect on climatic conditions such that no mitigation measures are necessary. A new administration facility with design features such as covered walkways and exterior support areas that are protected from the rain, wind and sun will result in a more enjoyable user experience.

Ambient air quality at the project site will be temporarily affected by construction-related vehicles, equipment and activities that would generate

fugitive dust and emissions. The construction contractor will be responsible for complying with HAR Title 11, Chapter 60, “Air Pollution Control.” The contractor will be responsible for the implementation of adequate dust control measures during all phases of development. Construction equipment and vehicles shall be properly maintained in order to control vehicular emissions. Exhaust emissions from construction equipment and vehicles are anticipated to have negligible impacts on air quality in the project vicinity since the carbon monoxide and nitrogen oxide emissions would be intermittent and readily dissipated. No significant air quality impacts are anticipated from DLNR’s new administration facility, which represents a continuation of the functions and activities that currently occur at the project site.

3.2. Geology and Soils

The Island of Maui was formed by the older volcano of West Maui and by Haleakala, which is a younger, larger volcano in East Maui. The Wailuku-Kahului region encompasses the northern portion of the central valley or isthmus between the two volcanoes. Soils underlying the entire valley area in Central Maui belong to the Pulehu-Ewa-Jaucas association and are deep, well-drained and excessively-drained erosional deposits of clay, silt, sand and gravel derived from coral and seashells (U.S. Department of Agriculture, Soil Conservation Service, 1972).

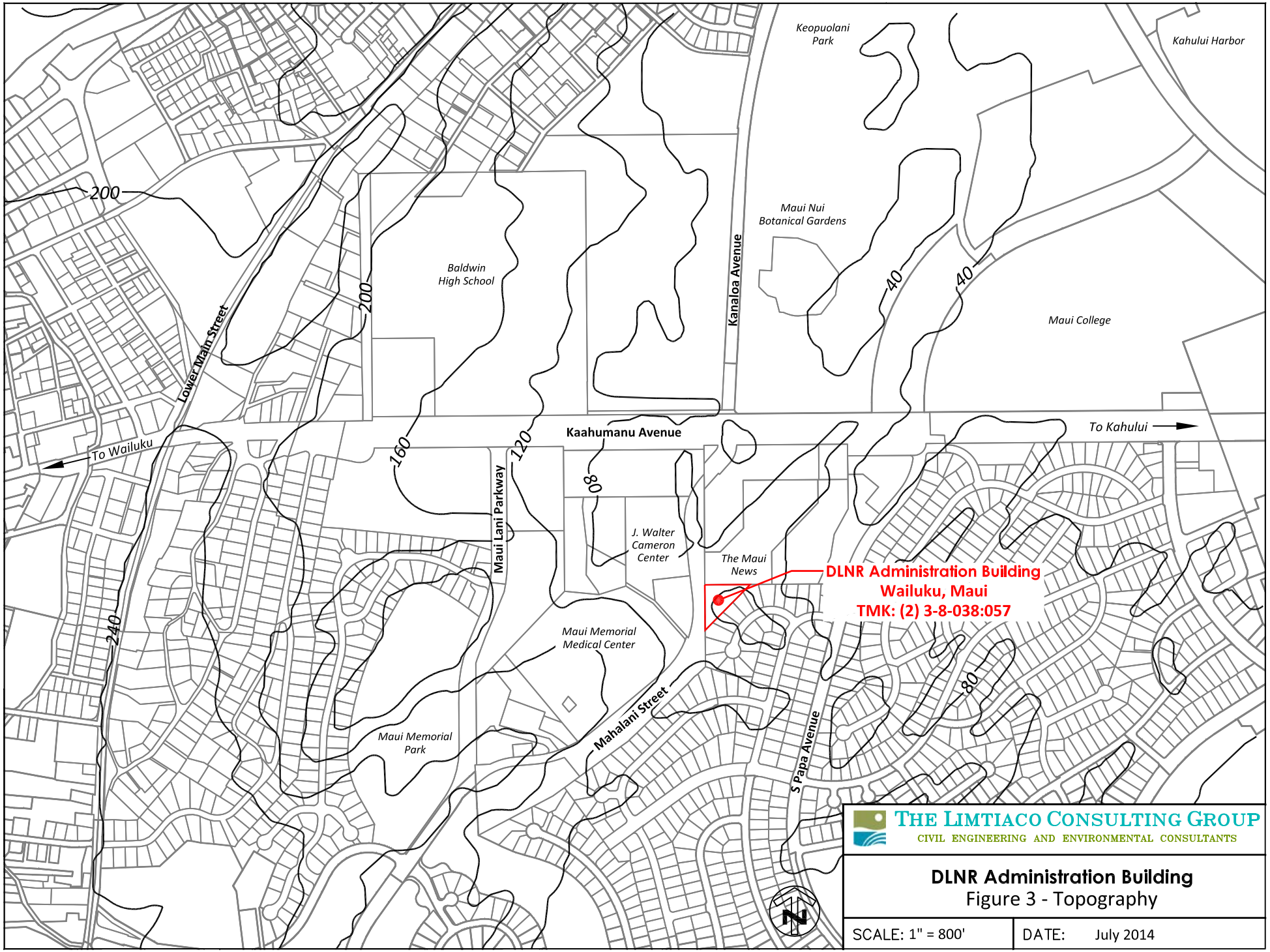
According to available soil surveys (U.S. Department of Agriculture, Natural Resources Conservation Service, n.d.), the soil type underlying the project site is classified as Puuone Sand, 7 to 30 percent slopes (PZUE). The PZUE soil type has rapid permeability above the cemented sand layer and is characterized by slow runoff with a moderate to severe wind erosion hazard. Soil classifications in the project vicinity are shown in Figure 3.

Impacts and Mitigation Measures

Project actions would have no adverse impacts on the underlying geology and soils at the project site. DLNR’s new administration building will be properly designed with respect to subsurface conditions within the footprint of new construction.

3.3. Topography

The project site, which contains DLNR’s current administration building, is located at an elevation of about 120 feet above mean sea level (see Figure 3). The open areas of the project site are mostly level except for a raised berm along the rear property line. The chain link fence around the project site does not completely align with the surveyed property line. The fence was erected in the late 1950s and perhaps was intended to provide a secure barrier for detention facility inmates.


Keopuolani Park
Kahului Harbor
Maui Nui Botanical Gardens
Baldwin High School
Kanaloa Avenue
Maui College
Lower Main Street
To Wailuku
Kaahumanu Avenue
To Kahului
Maui Lani Parkway
J. Walter Cameron Center
The Maui News
DLNR Administration Building
Wailuku, Maui
TMK: (2) 3-8-038:057
Maui Memorial Medical Center
Mahalani Street
S Papa Avenue
Maui Memorial Park
200
160
120
80
40
240
N
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DLNR Administration Building
Figure 3 - Topography
SCALE: 1" = 800'
DATE: July 2014

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The frontage along Mahalani Street is a relatively steep (2 horizontal to 1 vertical) slope ranging in height from nine to seventeen feet. The slope face extends into DLNR's property by approximately ten feet in front of the building and up to sixteen feet at the northwest corner of the project site. The cut in slope and resulting encroachment were reportedly created ~~by the County of Maui, Highways Division~~ as a result of ~~it's~~ the Mahalani Street widening project, which was supported through Federal-Aid monies and coordinated by the County of Maui, Department of Public Works, Engineering Division. The landscaping along this slope face is sparse. In 2013, some soil was observed to be exposed but there was no evidence of soil erosion.

Impacts and Mitigation Measures

Project actions would retain the overall topography for most of the project site. The raised berm along the rear property line would be excavated to create additional usable area. A retaining wall spanning a distance of approximately 260 feet would be constructed along the rear property line. Areas that will be affected by project actions will be stabilized and either paved or landscaped. No graded areas will remain uncovered.

3.4. Water Resources

The project area is within the Kahului Aquifer System Area (ASYA) that is part of the Central Aquifer Sector Area for Maui County. The *sustainable yield* for this aquifer system is 26 million gallons per day (MGD). *Sustainable yield* refers to "the quantity of water that can be extracted from an aquifer indefinitely without diminishing the quantity or quality of the water withdrawn" (State of Hawaii, Department of Land and Natural Resources, Commission on Water Resource Management, 2008). Projected water needs are expected to outpace the current Central Maui water system supply prior to 2020 (County of Maui Planning Department, Long Range Division, 2012).

The Underground Injection Control (UIC) line as determined by the DOH Safe Drinking Water Branch demarcates the boundary and associated restrictions that apply to areas with non-drinking water aquifers or underground sources of drinking water. Injection well activity is more restricted in areas above the UIC line to protect underground sources of drinking water from injected fluids that may contain chemical, physical, radioactive, and biological contamination. The project site is below or *makai* of the UIC line, which indicates that the underlying groundwater is not considered a potential source of drinking water.

There are no freshwater streams, rivers, ponds or other open water bodies located within or immediately adjacent to the project site. There are also no wetlands (or marshes, swamps, bogs, etc.) located within or immediately adjacent to the project site. The nearest water resources are Kahului Harbor and Kanaha Pond, which are

located less than one mile (or approximately 4,800 linear feet) and over two miles away, respectively. Kahului Harbor and the surrounding Kahului Bay have a marine classification of Class A according to the DOH Office of Planning, Water Quality Standards Map for the Island of Maui. Kanaha Pond is a wetland and waterfowl sanctuary that was designated as a State sanctuary in 1951 and as a National Natural Landmark in 1971.

Nonpoint source pollution from agricultural and urban activities including runoff containing nitrogen, phosphorus, and/or sediments is considered to be a threat to coastal ecosystems. Discharges of sediments and pollutants from sewage injection wells and defunct septic tanks may further contribute to the growth of macroalgal blooms that have occurred around the more heavily populated areas of Kihei, Lahaina, and Kahului for several decades.

Impacts and Mitigation Measures

Project actions would not significantly impact water resources, especially since DLNR's new administration facility does not involve the development of new potable water sources. The long-term use of the project site is not anticipated to result in contamination of the underlying aquifer and groundwater sources in the Kahului ASYA. No significant impacts to surface water quality are anticipated since the project site is devoid of such resources.

A short-term and temporary impact of the project may occur from the generation of sediment-laden surface runoff during demolition and construction work, especially if heavy rains coincide with ground disturbance such as excavation or trenching. A National Pollutant Discharge Elimination System (NPDES) Permit for discharges of pollutants, including storm water runoff (e.g., construction dewatering effluent) is required for the disturbance of one acre or more of total land area pursuant to HAR Title 11, Chapter 55, "Water Pollution Control" effective December 6, 2013. The project site, which contains DLNR's current administration building, is an area of less than one acre that is not part of a larger common plan of development or sale. DOH will be consulted if it is determined that the NPDES Permit is necessary. The State of Hawaii Office of Planning in its letter dated January 22, 2014 recommended the utilization of its guidance document for assessing storm water impacts. Erosion control Best Management Practices (BMPs) will be used to mitigate sediment-laden storm water runoff from entering the State waters. BMPs will be incorporated into a storm water management plan.

The proposed project includes the installation of a catchment system that is expected to improve surface runoff conditions. The improvement of

infrastructure systems at the project site that incorporate Low Impact Design (LID) methods may further reduce nonpoint source pollution concerns.

3.5. Hazardous Materials and Solid Waste

There are no known threats pertaining to hazardous materials at the project site; however, DLNR's current administration facility was constructed in an era when asbestos-containing building materials were being manufactured for use and before lead-based paints were banned for use in residential properties and public buildings. An abandoned water line that is buried at a very shallow depth at the northeastern corner of the property may be an asbestos cement (AC) pipe. The exposure risks to hazardous materials are greatest when materials are intentionally disturbed.

Solid waste is currently transported offsite for disposal. The onsite trash collection dumpster is in an open area away from the main building.

Impacts and Mitigation Measures

DLNR is expected to coordinate proposed activities including the demolition of its current administration building and construction of the new facility to ensure that hazardous materials do not jeopardize public health and environmental safety. The contractor will test for asbestos and lead-based paint prior to demolition. The removal of the AC pipe will require special handling by a contractor specifically qualified to perform asbestos removal. Appropriate waste management and disposal practices will be implemented for development and construction activities.

Demolition and construction activities at the project site would temporarily increase the volume of solid waste including construction debris that must be transported offsite for disposal. The County of Maui Department of Environmental Management stated in its letter dated February 12, 2014 that the solid waste management plan should include an inventory of demolition materials, their quantities and destination. Construction waste should be recycled and/or reused as much as feasible.

The onsite trash collection dumpster for DNLR's new administration facility is expected to be located in an area that is accessible by the service vehicle. Solid waste would continue to be collected and transported offsite for disposal. No adverse impacts are anticipated.

3.6. Natural Hazards

Natural hazards that may threaten life and property on Maui include tsunami inundation, tropical cyclones, earthquakes, volcanic activity, floods, drought,

wildfires, sea level rise, high wind and landslides. In general, the exposure to natural hazards from unpredictable events is no greater at the project site than at other locations on Maui.

Tsunami evacuation zone maps for the State of Hawaii identify low lying areas where excavation is recommended since extensive damage to life and property may occur from seismic sea waves. The project site is outside the tsunami evacuation zone (Hawaii State Civil Defense, n.d.).

The project site is within Zone X according to the Flood Insurance Rate Map Panel No. 1500030392E for Hawaii (effective date September 25, 2009) prepared by the Federal Emergency Management Agency. The Zone X designation refers to inundation areas of low-to-moderate risk that are outside the 0.2 percent annual chance (or 500-year) floods. Flood zone designations are shown in Figure 4.

There are no apparent rockfall hazards in the vicinity of the project site. Threats from wildfires are unlikely but possible since there is vegetation along Mahalani Street across from the Maui Memorial Medical Center. Drought conditions and high winds could exacerbate the fire hazard. Many wildfires are caused by human actions of an intentional nature or as a result of negligence.

Impacts and Mitigation Measures

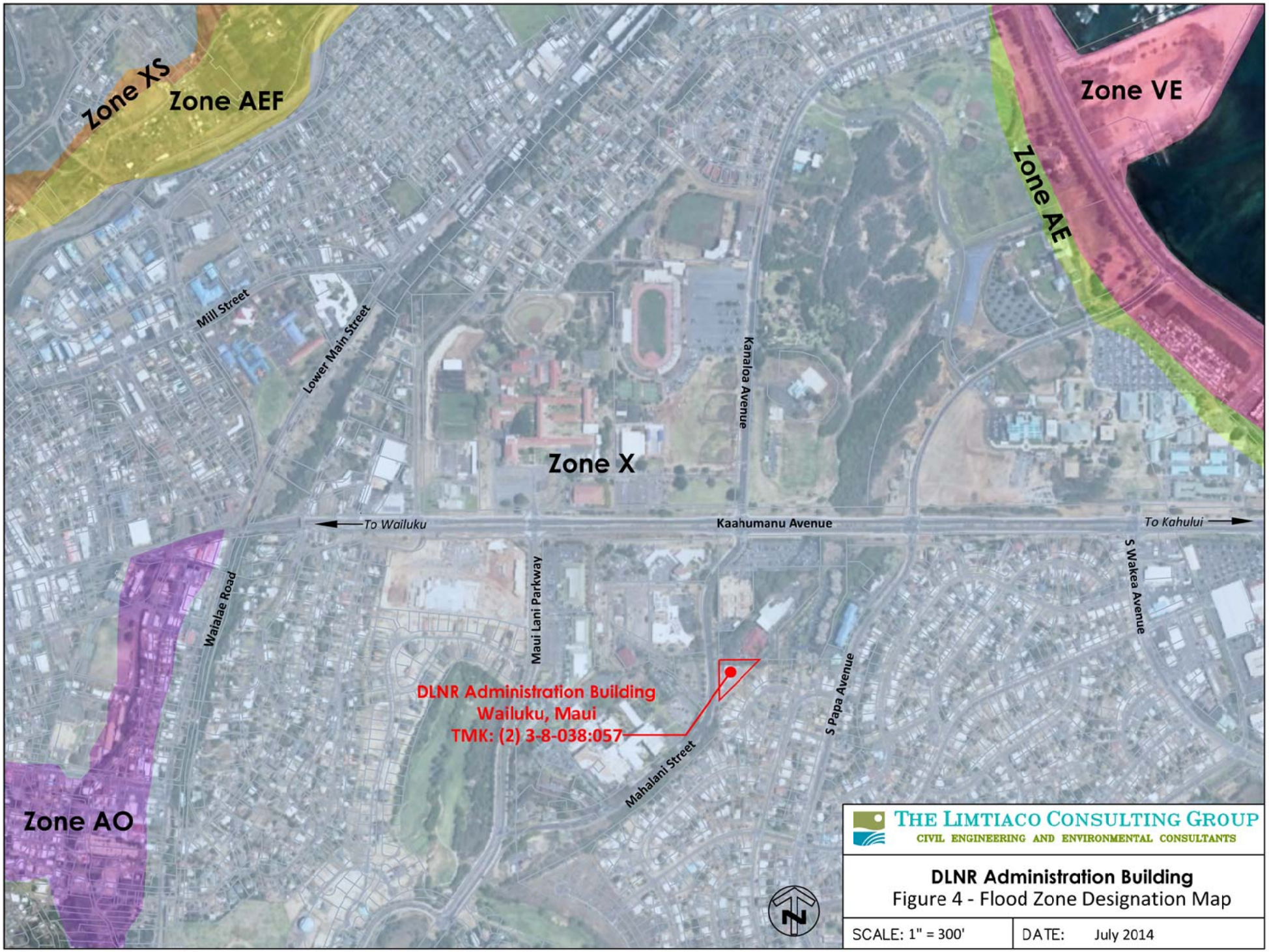
The threats to humans and property from unpredictable natural events will always be present. The proposed project would not significantly increase the risks to human health or property. DLNR is expected to have an evacuation plan that addresses the safety of staff and visitors in the event of man-made and natural disasters. The project site is within walking distance of Maui Memorial Medical Center and the Kaiser Permanente Wailuku Medical Office.

3.7. Floral and Faunal Resources

The project site was previously disturbed for the construction of the detention facility and is within a developed urban area. The U.S. Fish and Wildlife Service indicated in its letter dated February 13, 2014 that it reviewed pertinent information in its files (including data compiled by the Hawaii Biodiversity and Mapping Program) and concluded that no federally listed species or designated critical habitat occurs within the footprint of the proposed project.

Impacts and Mitigation Measures

No species listed by the U.S. Fish and Wildlife Service or in the Endangered Species Act are expected to be affected by the proposed action. Project actions include the necessary removal of onsite vegetation consisting of



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DLNR Administration Building
Figure 4 - Flood Zone Designation Map

SCALE: 1" = 300' | DATE: July 2014

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introduced, non-native floral species. The proposed project includes new landscaping at the entrance to the project site and in areas around the new facility and ceremonial gathering area.

There will be site lighting at DLNR's new administration building. The letter received by ENG on March 14, 2014 from DLNR's Division of Forestry and Wildlife (DFW) includes the following recommendation to minimize the potential impacts of artificial lighting on wildlife, primarily seabirds: "that any permanent lighting installed on new facilities be fully shielded" pursuant to HRS Section 201-8.5. DFW also recommends "that all potential food sources and refuse associated with construction and operations be contained in a manner that prevents access by predators such as cats, rats, dogs, and mongooses" since these introduced predators represent a major threat to indigenous bird species.

3.8. Archaeological and Cultural Resources

The project site is not listed on the State or National Register of Historic Places but is within a historically and culturally important geographic area that has experienced a long history of land disturbance and changes in land usage. No properties on the State and National Register of Historic Places are immediately adjacent to the project site. Several listed properties are located in and around Wailuku.

State Site Number	Site Name
50-04-1541	Naniloa Drive Overpass Bridge
50-04-1633	Waiale Bridge
50-04-1627	Iao Theater
50-04-1500	Kaahumanu Church
50-04-3000	Hale Hoikeike (Old Bailey House)
50-04-1606	Maui Jinsha Mission
50-04-1616	Wailuku Civic Center Historic District
50-05-9055	Asa Baldwin Residence
50-04-1630	Maui Public Schools (Multiple properties including Wailuku School, Puunene School, and Henry Perrine Baldwin High School)

DLNR's current administration building was previously utilized as a detention facility. Site preparation for the detention facility such as excavation and trenching for the installation of subsurface utility systems occurred before archaeological surveys were conducted.

Consultation was sought from several agencies and organizations: SHPD, Maui Burial Council, Office of Hawaiian Affairs (OHA), Department of Hawaiian Home Lands (DHHL), and Hui Malama I Na Kupuna. SHPD currently utilizes the project site for its consultations with the public in regards to ancestral resources (e.g., *iwi*).

Impacts and Mitigation Measures

There are no known archaeological and cultural resources at the project site that would be endangered by project actions. No adverse impacts to subsurface historic or archaeological resources are anticipated because project actions would affect lands that have been previously disturbed and altered for urban development including subsurface infrastructure. Nonetheless, in the event that any historic remains or other potentially significant subsurface resources are encountered during the various phases of construction (e.g., excavation and trenching), the contractor will be required to halt construction activities and to immediately notify SHPD of the discovery.

Project actions are expected to have no adverse impacts on the exercise of gathering rights, access or other customary activities by native Hawaiian or other ethnic group. The proposed project will improve the spaces utilized for meetings, consultations and viewing of *iwi*.

3.9. Visual Resources

The Wailuku-Kahului region is an urban community of residential, commercial, industrial and civic land uses. The visual character of Wailuku is distinguished by its historic district and civic center whereas Kahului is dominated by commercial, retail and industrial zones. Residential neighborhoods, parks and public use facilities are interspersed throughout the region.

DLNR's existing administration facility contributes to a line of adjacent building elements along Mahalani Street. Onsite vegetation that buffers or softens the visual impact of DLNR's facility is sparse. The Maui Publishing Company, Ltd., maintains a landscaped buffer area with mature trees and grass along the boundary between its property and the project site.

Impacts and Mitigation Measures

The proposed project represents a continuation of existing urban development that would not significantly alter the visual character along Mahalani Street. No impacts to scenic vistas or view planes are anticipated to occur from DLNR's new one-story facility.

3.10. Noise

The project site is located in a developed urban area where the primary noise source is related to vehicular traffic along Mahalani Street, which is a four-lane connector roadway owned by the County of Maui. In general, there is low background noise in the vicinity of the project site.

Impacts and Mitigation Measures

Audible noise from demolition and construction activities is expected to be intermittent and unavoidable. The mitigation of noisy activities to inaudible levels will not be practical in all cases due to the intensity and exterior nature of the work. Ambient noise levels in the vicinity of the project site will increase due to the movement of construction vehicles and heavy equipment. Quieter construction activities, such as building erection and equipment installation, may not be audible. Construction noise is temporary in nature and will cease upon completion of the project.

Project activities shall comply with the provisions of HAR Title 11, Chapter 46, “Community Noise Control.” The noise regulations require a noise permit if the noise level from construction activity is expected to exceed allowable levels stated in the Chapter 11-46 rules. It shall be the contractor’s responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment and to maintain noise levels within regulatory limits. If construction activities occur outside of the allowable timeframes designated for the noise permit (i.e., nighttime, Sunday, holiday) and exceed allowable noise levels, a noise variance must be obtained prior to commencement of construction activities, as required.

Potential noise impacts will also be mitigated by performing the majority of construction work during daytime hours (as opposed to night work), thereby avoiding the creation of construction noise impacts during nighttime hours. Daytime work will ensure minimal impacts to existing users adjacent to and in the vicinity of the project site.

DLNR’s new administration facility would not add a significant source of background noise in the project area. No significant noise impacts are anticipated from the operation of DLNR’s new facility, which represents a continuation of the functions and activities that currently occur at the project site.

3.11. Site Access, Circulation and Traffic

The County of Maui owns the 7.049-acre parcel along the western boundary of project site. This parcel contains the segment of Mahalani Street that stretches from

the Kaiser Permanente Wailuku Medical Office, past Maui Memorial Medical Center, to the intersection with Maui Lani Parkway. Mahalani Street is a four-lane connector roadway between Kaahumanu Highway, a State highway, and Maui Lani Parkway, another County-owned road. The posted speed limit on Mahalani Street is 20 miles per hour. There are known concerns with respect to traffic and congestion along transportation corridors near the project site.

Vehicular access to the project site is via a 22-foot wide driveway along Mahalani Street. The areas in front of DLNR's current administration building are unsecured and open to public access. State property such as government-owned vehicles, watercraft, equipment and gear are kept in secured portions of the project site. A locked entry gate prevents unauthorized access to the secured area; however, the gate is not automated and is left open during the day, which does not provide positive site security.

The County of Maui provides bus services in the Wailuku-Kahului region. Routes 1 and 2 of the Wailuku Loop include stops along Mahalani Street in the vicinity of the Maui Memorial Medical Center.

Impacts and Mitigation Measures

Disruptions to vehicular, bicycle and pedestrian traffic during the various phases of construction will be intermittent and temporary in nature. Bus routes and bus stops are not expected to be impacted by project actions. Coordination with Maui County will be accomplished as necessary to ensure minimal inconvenience to motorists and to public transportation service. No traffic lane closures or traffic detours are expected in conjunction with project activities; however, a traffic control plan shall be prepared prior to the commencement of the proposed project if lane closures or traffic detours are deemed necessary. Appropriate traffic control devices and warning signs will be installed and the traffic flow will be directed by construction personnel or by law enforcement personnel, when necessary.

The majority of construction work will be scheduled during daytime hours (as opposed to night work) when traffic volumes are generally low. At night and when work is not occurring, all associated construction equipment will be secured and located within the project site to prevent obstructions to traffic.

It will be determined during the design phase whether the operation or transportation of any oversized and/or overweight vehicles and loads will be required during construction of DLNR's new administration facility. The State of Hawaii Department of Transportation (DOT) stated in its letter dated February 11, 2014 that DLNR is required to obtain a permit from DOT

Highways Division, Maui District Office for the transport of oversized and/or overweight materials and equipment on State highway facilities.

DLNR's new facility will be oriented to maximize use of the site and improve onsite circulation. The existing driveway for the project site would remain in the same location. The design for DLNR's new administration facility incorporates improved site security. The tenants in DLNR's new facility will continue to perform duties that include interactions with the general public. Barrier-free access is required for publically-owned facilities. At some time in the future, the total number of DLNR employees in the new facility may increase from fifteen (15) to twenty-three (23), which represents an insignificant increase in project-related traffic from building occupants. The added vehicle trips and traffic attributed to the proposed project are expected to cause a minimal change to the level-of-service at nearby intersections such that no mitigation is warranted.

3.12. Utilities (Water, Wastewater, Drainage)

Potable water for the Wailuku-Kahului region is supplied by the Central Water System, which is administered and operated by the Maui County Department of Water Supply (DWS). The Iao Aquifer in Wailuku is the primary water source for the Central Public Water System, which is also supplied to a lesser extent by the Kahakuloa, Waihee and Waikapu Aquifers.

Municipal water service is available to the project site from an existing 12-inch water main along the alignment of Mahalani Street. DWS has no as-built plans or records on file to verify municipal water connections to the project site. Two water meters are located near the entrance to DLNR's current facility. The larger meter serves the Maui Community Mental Health Center and the reasons for its placement within DLNR's property are unknown. [3] DWS has no record of the installation of the smaller temporary water meter that serves DLNR's current administration building. [4] There is no recorded easement along DLNR's rear property and no as-built plans on file with DWS pertaining to a water line that serves the Maui Community Mental Health Center. A portion of this shallow water line buried approximately two feet below grade was discovered during installation of irrigation lines in the raised berm along the rear boundary of DLNR's property. There is an abandoned water line within a recorded 10-foot wide easement through the northeastern part of the project site.

[3] The water meter within DLNR's property that serves the Maui Community Mental Health Center represents a highly unusual situation that does not conform to current standards.

[4] Temporary water meters are intended for short-term use (e.g., six months or less) and do not record water usage. DWS reports that it has not billed for water usage at the project site and DLNR has confirmed that it has not paid for water or sewer services associated with its administration facility.

The DOH Wastewater Branch stated in its letter dated January 17, 2014 that the project site is located in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. The Wailuku-Kahului region has the largest and oldest wastewater collection system on Maui. Maui County's domestic wastewater system is operated by the Maui County Department of Environmental Management, Wastewater Reclamation Division (WWRD). The WWRD indicated in its letter dated February 12, 2014 that there is adequate wastewater system capacity to construct a new manhole and sewer service lateral to the existing manhole (SMH County ID #KA20XB1690) near the project site. The DOH Wastewater Branch acknowledged the statement from WWRD in its letter dated June 5, 2014 and responded that it has no objections to the project as long as it will connect to the County of Maui's sewer system.

Wastewater generated at the project site is currently discharged to an onsite cesspool located in the north property corner along Mahalani Street. DLNR reports that the cesspool has never been serviced. Onsite activities (e.g., the washing and disinfection of equipment and the washing of vehicles) produce industrial wastewater that should be treated and disposed of in a municipal wastewater collection system. This discharge currently infiltrates into the ground.

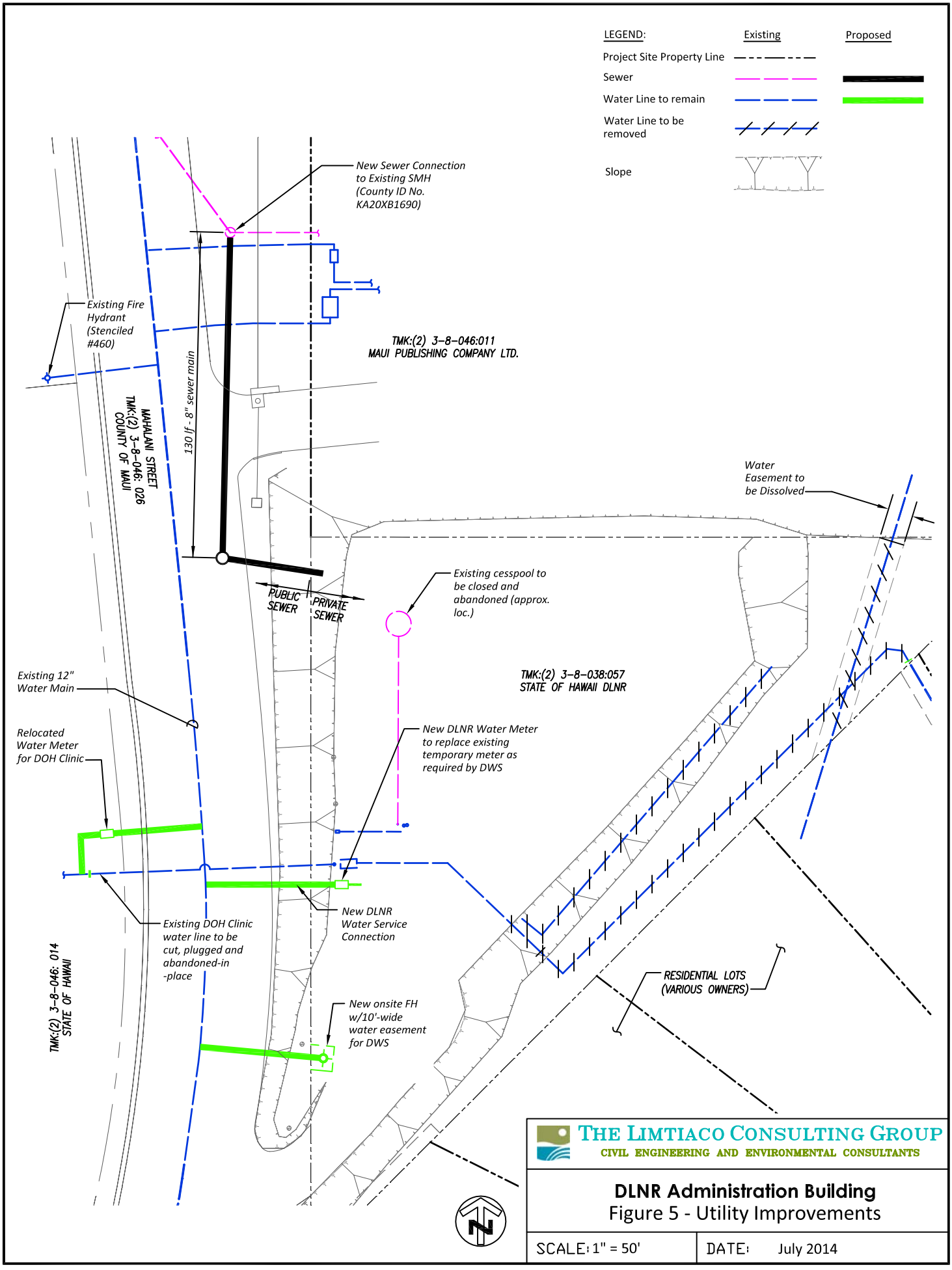
The project site is not located near recycled water infrastructure; therefore, recycled water is not an available resource for non-potable use.

Maui County owns and maintains a municipal stormwater drainage system within the vicinity of the project site. The project site is located along the east side of Mahalani Street, which has no curb and gutter. There is an approximately six-foot wide paved shoulder with a shallow drainage swale near the northernmost corner of the project site. Mahalani Street is super-elevated and slopes to the opposite side of the roadway where it is fully improved with sidewalk, curb and gutter and an underground drainage system. The project site contains no onsite drainage system at this time. Most of the project site is covered in pervious surfaces like gravel or soil. Runoff during storm events infiltrates into the ground.

Impacts and Mitigation Measures

Project actions provide the opportunity to improve utility systems within the project site. Proposed utility improvements are shown in Figure 5. The project site is located within an area served by existing municipal systems for potable water and wastewater disposal. Utility services to the project site and to Maui Community Mental Health Center may be disrupted during periods of work; however, this impact is considered short term and temporary.

DWS requires the removal of DLNR's temporary water meter and installation of a new permanent water meter. The water meter for Maui Community


LEGEND:
Existing
Proposed
Project Site Property Line
Sewer
Water Line to remain
Water Line to be removed
Slope
New Sewer Connection to Existing SMH (County ID No. KA20XB1690)
Existing Fire Hydrant (Stenciled #460)
TMK:(2) 3-8-046:011
MAUI PUBLISHING COMPANY LTD.
130 lf - 8" sewer main
MAHALANI STREET
TMK:(2) 3-8-046: 026
COUNTY OF MAUI
Water Easement to be Dissolved
PUBLIC SEWER
PRIVATE SEWER
Existing cesspool to be closed and abandoned (approx. loc.)
TMK:(2) 3-8-038:057
STATE OF HAWAII DLNR
Existing 12" Water Main
Relocated Water Meter for DOH Clinic
New DLNR Water Meter to replace existing temporary meter as required by DWS
New DLNR Water Service Connection
Existing DOH Clinic water line to be cut, plugged and abandoned-in -place
TMK:(2) 3-8-046: 014
STATE OF HAWAII
New onsite FH w/10'-wide water easement for DWS
RESIDENTIAL LOTS (VARIOUS OWNERS)
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CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS
DLNR Administration Building
Figure 5 - Utility Improvements
SCALE: 1" = 50'
DATE: July 2014

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Mental Health Center will be relocated and reconnected in accordance with current standards. The water line within DLNR's property that serves the Maui Community Mental Health Center will need to be cut, capped and completely removed in order to allow for DLNR's new, larger facility. The easement associated with the abandoned water line at the rear corner of the project site should be dissolved prior to construction. All necessary improvements for potable water service will be coordinated with DWS. No significant increase in water consumption is anticipated since project actions would primarily relocate personnel who are already drawing from the same water source and landscape irrigation requirements are not expected to change significantly.

The municipal water system is presumably adequate for project needs. DLNR's new facility will have water efficient features. Staffing projections for DLNR suggest that the total number of employees at the new facility may increase from fifteen (15) to twenty-three (23) at some time in the future, which represents an insignificant increase in the demand for municipal services. The final decision by DWS with regards to the availability of water will be confirmed when the building permit application is submitted for approval.

DLNR's new administration facility will connect to the municipal wastewater system and the onsite cesspool will be closed in accordance with prescribed abandonment procedures. The proposed project may include the installation of a collection and pre-treatment system to address concerns associated with the disposal of industrial wastewater (e.g., wash water from outdoor cleaning of vehicles and equipment). <u>All wastewater plans must conform to applicable provisions of HAR Title 11, Chapter 62, "Wastewater Systems."</u>

DLNR's new administration facility will require the installation of at least one new fire hydrant along Mahalani Street. The civil drawings will be reviewed when the building permit application is submitted for approval to ensure that fire department access, water supply for on-site fire protection, and life safety requirements are met.

A short-term and temporary impact of the project would occur from the generation of sediment-laden surface runoff during construction and demolition work. BMPs will be incorporated into a storm water management plan. Appropriate erosion control BMPs will be used to minimize the amount of soil transported in stormwater runoff during construction activities. All construction activities will comply with applicable Federal, State and County regulations and rules for erosion control as previously discussed in Section 3.4 Water Resources. DLNR's new facility will increase impervious areas; however, the anticipated impact will be offset by incorporating design

methods that reduce runoff from the site and promote groundwater recharge similar to the existing gravel surface.

3.13. Power and Communications

Electrical power in the project area is provided by Maui Electric Company (MECO), which is a subsidiary of the Hawaiian Electric Company, Inc. (HECO). Overhead distribution lines are along Mahalani Street. DLNR's existing administration facility is served via an underground duct line from the utility pole at the front of the project site to MECO metering equipment mounted on the exterior of the main building. Hawaii Gas indicates that it has no facilities (e.g., gas lines) in the project area.

Telecommunications service at the project site is provided by Hawaiian Telcom. Overhead communications lines are co-located on utility poles along Mahalani Street. Hawaiian Telcom utilizes an underground duct line for its cables, which are mounted and exposed on the exterior of DLNR's main building. Telephone and internet (data) service within DLNR's facility is mostly exposed, which does not appear to conform to current telecom and data installation practices.

DLNR's existing facility does not receive internet and cable television service.

Impacts and Mitigation Measures

Proposed demolition and construction activity has the potential to disrupt power and communication systems to the site but these effects are expected to be short-term and temporary. The proposed project will be coordinated with MECO and other service providers. DLNR's new administration facility does not represent a substantial increase in energy consumption since DAR, ENG, SHPD and LAND already receive power and communications service for current operations at the project site and at the State Office Building in Wailuku. There are no long-term impacts associated with establishing new service connections. The project improves electrical and communication systems and would incorporate sustainable building design concepts and energy efficient features.

3.14. Socio-Economic Characteristics

In 2010, the Wailuku-Kahului region had a resident population of 54,433 inhabitants, which represented approximately 37 percent of Maui's island population (State of Hawaii Department of Business, Economic Development and Tourism, 2013). The County of Maui identifies the community plan regions of Wailuku-Kahului, Kihei-Makena and West Maui as areas for directed growth through 2030. The County of Maui anticipates that the Wailuku-Kahului region will continue to have the largest

resident population on Maui. Schools in the vicinity of the project site include Wailuku School, Puunene School, and Henry Perrine Baldwin High School.

DLNR's current administration building is a permissible use within the residential district. The current facility services fifteen (15) full-time employees plus visitors.

Impacts and Mitigation Measures

The proposed project, which will enhance the service capabilities of DLNR, will not affect population levels, housing or schools. The County of Maui, Department of Housing and Human Concerns stated in its letter dated January 29, 2014 that the project is not subject to Chapter 2.96 of the Maui County Code.

The various phases of construction will create short-term jobs for people in design and construction. Staffing projections for DLNR suggest that the total number of employees may increase from fifteen (15) to twenty-three (23) at some time in the future, which represents a minimal increase in employment opportunities at DLNR's new facility.

3.15. Emergency Service Facilities and Shelters

Law enforcement is provided by the County of Maui Police Department. The nearest police station relative to the project site is located near the intersection of Kaahumanu Highway with Mahalani Street and across from the Kaiser Permanente Wailuku Medical Office.

Fire protection services are provided by the County of Maui Department of Fire and Public Safety. The Wailuku Fire Station is located approximately one mile from the project site. The Kahului Fire Station is approximately three miles from the project site. There are two fire hydrants on Mahalani Street in the vicinity of the project site.

Emergency service providers include critical care providers such as hospitals and clinics. The project site is within walking distance of Maui Memorial Medical Center and the Kaiser Permanente Wailuku Medical Office.

Impacts and Mitigation Measures

No significant adverse impacts to police, fire, medical, or emergency shelter services will occur from the completion of DLNR's new administration facility. The installation of additional fire hydrants along Mahalani Street will be coordinated with DWS. DLNR's new facility would be utilized as an emergency operations center during disaster situations.

3.16. Recreational Resources

The County of Maui Department of Parks and Recreation operates and maintains County park facilities. DLNR has jurisdiction over state parks; historical sites; forests and forest reserves; aquatic sanctuaries; public fishing areas; boating, ocean recreation, and coastal programs; wildlife sanctuaries; game management areas; public hunting areas; and natural area reserves. Notable recreational resources near the project site include the Keopuolani Regional Park, Maui Arts and Cultural Center, and the Maui Nui Botanical Garden. Other well-known recreational resources in the Wailuku-Kahului region include the Iao Valley State Monument, Kanaha Pond State Wildlife Sanctuary, and Kahului Bay and Harbor.

Impacts and Mitigation Measures

The demolition of DLNR's current administration building and construction of the new facility creates no additional demand for recreational facilities. Project actions will have no adverse impact on recreational resources. The proposed project represents the continued presence of DLNR in the Wailuku-Kahului region.

4. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

4.1. State Land Use District

The State Land Use Law (Chapter 205, HRS) is intended to preserve, protect, and encourage the development of lands in the State for uses which are best suited to the public health and welfare for Hawaii's people. All lands in the State are classified into four land use districts by the State of Hawaii, Land Use Commission: Urban, Agricultural, Conservation, and Rural. Urban areas are characterized by residential neighborhoods, commercial enterprises, industrial development, and community facilities including public buildings. The project site is entirely located within the Urban District. DLNR's administration facility is a permitted use within the Urban District.

4.2. Hawaii State Plan

The Hawaii State Plan (Chapter 226, HRS) outlines broad goals, policies and objectives to serve as guidelines for the future growth and development of the State. The excerpts below are Hawaii State Plan objectives, policies, and priority guidelines that pertain to the proposed project in Wailuku, Maui. DLNR's new administration facility will be near other existing public use structures and facilities. The various divisions of DLNR provide government services that are not provided by the private sector.

> *§226-13 Objectives and policies for the physical environment--land, air, and water quality.*
>
> *(a) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:*
>
> *(1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.*
>
> *(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:*
>
> *(7) Encourage urban developments in close proximity to existing services and facilities.*
>
> *§226-14 Objective and policies for facility systems--in general.*
>
> *(b) To achieve the general facility systems objective, it shall be the policy of this State to:*
>
> *(1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.*
>
> *(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.*

§226-27 Objectives and policies for socio cultural advancement – government.

(a) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:

(1) Efficient, effective, and responsive government services at all levels in the State.

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

(1) Provide for necessary public goods and services not assumed by the private sector.

(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.

4.3. Maui County General Plan

The County of Maui utilizes a Countywide Policy Plan and a Maui Island Plan pursuant to Chapter 2.80B of the Maui County Code. The *County of Maui 2030 General Plan: Countywide Policy Plan* was adopted on March 24, 2010. The proposed project conforms to the broad goals, objectives and policies in the Countywide Policy Plan.

G. Improve Parks and Public Facilities

Goal:

A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.

Objective:

2. Improve the quality and adequacy of community facilities.

Policies:

a. Provide an adequate supply of dedicated shelters and facilities for disaster relief.

c. Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.

e. Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.

I. Improve Physical Infrastructure

Goal:

Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

Objective:
5. Improve the planning and management of infrastructure systems.

Policies:
i. Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimize delivery inefficiencies.

The adopted *Maui Island Plan: Island of Maui General Plan 2030*, which took effect on December 28, 2012, sets forth broad statements about land management and community planning in order to achieve desired goals over the long-term. The excerpts below are General Plan policies and objectives that pertain to the project, which is an extension of the urban development that already exists in the Wailuku-Kahului region. DLNR's new administration facility allows for the continued delivery of its programs and services. The one-story facility is expected to be designed with due consideration to the urban setting and character of the project vicinity.

2. <u>Heritage Resources</u>
Goal:
2.1 Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.

Objective:
2.2.3 Water quality that meets or exceeds State Clean Water Act standards.

Policies:
2.2.3.e Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.

3. <u>Natural Hazards</u>
Goal:
3.1 Maui will be disaster resilient.

Objective:
3.1.1 Increased inter-agency coordination.

Policies:
3.1.1.a Reinforce the island's preparedness capacity by:
(5) Working with external agencies to coordinate disaster mitigation and response.

6. *Infrastructure and Public Utilities*
   Goal:
   6.7 Maui will have adequate public facilities that meet the diverse needs of residents.

   Objective:
   6.7.1 More effective planning for public facilities to meet community needs.

   Policies:
   6.7.1.g Increase joint facilities utilization and program coordination between State and County agencies such as baseyards, communication centers, recreational facilities, etc., where feasible.

   Goal:
   6.10 Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.

   Objective:
   6.10.1 Reduce fossil fuel consumption. Using the 2005 electricity consumption as a baseline, reduce by 15 percent in 2015; 20 percent by 2020; and 30 percent by 2030.

   Policies:
   6.10.1.a Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.

7. *Land Use*
   Goal:
   7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

   Objective:
   7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern.

   Policies:
   7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.

4.4. Wailuku-Kahului Community Plan

There are nine community plans for Maui County. Each Community Plan implements the objectives and policies of the General Plan and serves as a guide for government action and decision-making. The project site is designated for Public/Quasi-Public use according to the adopted Wailuku-Kahului Community Plan, which took effect on May 30, 2002. The proposed project is consistent with the vision, policies, principles and guidelines of the Wailuku-Kahului Community Plan.

> *<u>LAND USE</u>*
>
> *Goal*
>
> *An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.*
>
> *Objectives and Policies*
>
> *16. Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.*
>
> *<u>URBAN DESIGN</u>*
>
> *Goal*
>
> *An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses and at major public facilities, and recognizes the historic importance and traditions of the region.*
>
> *Objectives and Policies for the Wailuku-Kahului Region in General*
>
> *4. Establish, expand and maintain parks, public facilities and public shoreline areas.*
>
> *7. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.*

4.5. County of Maui Zoning

The County of Maui zoning for the project site is R-2 Residential District. “Buildings or premises used by the federal, State, or county governments for public purposes” are permitted in residential districts pursuant to Section 19.08.020 paragraph E of the Maui County Code. The County of Maui, Department of Planning provided the following comment in regards to the proposed use of DLNR’s parcel in its letter dated April 14, 2014: “Buildings used by the State government for public purposes and accessory buildings are permitted in the R-2 residential district.” DLNR’s new administration facility, which will replace its current building on the project site, is a permitted use.

4.6. State Coastal Zone Management Program

Hawaii’s Coastal Zone Management (CZM) program, established pursuant to Chapter 205A, HRS, as amended, is administered by the State of Hawaii, Office of Planning and provides for the beneficial use, protection, and development of the State’s coastal zone. The CZM area consists of the entire state of Hawaii. The objective of the act is to protect, preserve, and restore recreational, historic, and scenic resources as well as implementing the state’s ocean resources management plan and protecting coastal ecosystems. The act involves a system of permits to manage development within the coastal areas and encourages public participation.

Through the CZM program and pursuant to the Hawaii Coastal Zone Management Act (Chapter 205A, HRS, as amended), all counties have enacted ordinances establishing Special Management Areas (SMAs). Development within the SMA, including most development proposed by the State, requires a SMA permit from the appropriate County. On Maui, the SMA permit is administered by the Department of Planning and acted upon by the Maui Planning Commission. The project site is not located within the SMA.

The proposed project is limited to a State-owned property that is away from coastal recreation areas. The project does not affect the use of or access to coastal or other public recreational opportunities. The various DLNR divisions provide important services and programs that pertain to state parks; historical sites; forests and forest reserves; aquatic sanctuaries; public fishing areas; boating, ocean recreation, and coastal programs; wildlife sanctuaries; game management areas; public hunting areas; and natural area reserves. Hence, DLNR’s new facility is consistent with the CZM objectives and policies pursuant to Section 205A-2, HRS.

(1) Recreational Resources;
(A) Provide coastal recreational opportunities accessible to the public.

(2) Historic resources;
(A) 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.

(4) Coastal ecosystems;
(A) Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

(5) Economic uses;
(A) Provide public or private facilities and improvements important to the State's economy in suitable locations.

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5. POSSIBLE ALTERNATIVES

5.1. No-Action

No demolition or construction-related activities would occur at the project site as a result of maintaining status quo. The current administration building, which is at the end of its useful life, would continue to be utilized by DLNR tenants including DAR, SHPD and ENG. LAND would remain in its space at the State Office Building in Wailuku. There would be no improvements to sewer, water, electrical and telecommunication components that are outdated and in need of replacement.

No action implies that there would be no commitment of funding or capital improvement costs for demolition and replacement of DLNR's facility at the project site. In the long term, the no action alternative will still result in the need for funding and financial expenditures as the current administration building continues to deteriorate. Financial resources that are used for increased repair and maintenance costs may reduce the overall availability of funds for other purposes and may ultimately cause a disruption to the delivery of DLNR programs and services. The prolonged use of a structurally deficient building with substandard utility systems may jeopardize the safety of building occupants and the public; therefore, no action is an unacceptable alternative.

5.2. Delayed Action (Construct New Facility at Alternate Site)

DHHL recommended the consideration of DLNR lands at Puunene within the *ahupuaa* of Pulehunui (hereafter referred to as Puunene/Pulehunui) for the new administration facility in its January 28, 2014 letter in response to the pre-assessment consultation letter for the proposed project dated January 10, 2014 (refer to Appendix B). As stated in DHHL's letter, several state agencies including DLNR, Department of Public Safety (DPS), DAGS and DHHL have been meeting to coordinate the joint development of State-owned lands located within and around the 639-acre Pulehunui Planned Growth Area[5] identified in the *Maui Island Plan: Island of Maui General Plan 2030* that was adopted by Ordinance No. 4004. State-owned lands in Puunene/Pulehunui encompass the Old Maui Airport that was established by the Territorial Governor's Executive Order in 1938 and portions of U.S. Naval Air Station Puunene that were relinquished to the Territory of Hawaii in December 1948.

[5] The full extent of the Pulehunui Planned Growth Area is shown on Directed Growth Map C4 in the *Maui Island Plan: Island of Maui General Plan 2030* (County of Maui Planning Department, Long Range Division, 2012). A larger urban expansion area of approximately 939 acres was requested by DLNR and DHHL; however, Maui County established the urban expansion area at 639 acres in its adopted plan, which took effect on December 28, 2012.

The Pulehunui Planned Growth Area is designated for future recreational and industrial activities including government facilities that are better suited for locations away from urban areas. The Army National Guard Armory is already located on a 30-acre site along Mokulele Highway and within the urban growth boundary. The armory is approximately six miles from Kahului and three miles from Kihei. The control and management of 222.6 acres of State-owned land located east of the armory was transferred to the County of Maui in 2003 by the Governor's Executive Order 4024. The Maui Raceway Park on approximately 103 acres of the 222-acre parcel is utilized for public recreation (e.g., motocross and drag racing) and for training by Maui County's police and fire departments. An EA/Environmental Impact Statement Preparation Notice was published in June 2010 for the Maui Regional Public Safety Complex (MRPSC) that would utilize a 40.3-acre site between the armory and Raceway Park. The initial build-out of the MRPSC by DAGS and DPS[6] would allow for the relocation of the Maui Community Correctional Center from the historic district within the town of Wailuku. State-owned parcels along the northern and southern borders of the armory, MRPSC site, and Raceway Park are owned by DLNR.

State officials involved in the recent planning process recognized that other government facilities (e.g., the State Judiciary) could also be accommodated on State-owned land in Puunene/Pulehunui. The successful completion of coordinated development projects by various state agencies has the potential to create a hub of government services and facilities in Puunene/Pulehunui within the long range timeframe of twenty years. As of March 2014, the initial funding allotment to begin infrastructure work[7] is not assured and the timeframe for its construction is unknown.

The construction of DLNR's administration facility in Puunene/Pulehunui would create a distinct disadvantage to fulfilling the objectives of DLNR (as stated previously in Section 2.1 of this EA) while causing environmental impacts similar to the proposed action. The Puunene/Pulehunui area is approximately eight miles from other government agencies located in downtown Wailuku, six miles from Kahului Harbor, and seven miles from Maui's primary airport in Kahului. The relocation of DLNR's administration building from its current site in the Wailuku-Kahului region to Puunene/Pulehunui would create a regular inconvenience for travelling participants of public meetings, bid openings and agency consultations and to the general public

[6] DPS is reportedly exploring available options for private financing due to prohibitive development costs (i.e., the cost to build a 608-bed facility was estimated at $235 million).
[7] DHHL-owned lands in Puunene/Pulehunui are adjacent to the parcels owned by DLNR and beyond the boundaries of the Pulehunui Planned Growth Area. DHHL requested state funds to begin the initial development of infrastructure.

who utilize the services of DLNR. The longer travel distances may impact DLNR's response times and inter- and intra-agency coordination efforts.

A delayed action of similar scope and size to the proposed action would result in land disturbance for the construction of water, wastewater, and drainage systems unless those systems are first installed as a result of infrastructure work undertaken by other government agencies. Joint development and financing would require coordination and collaboration between the various agencies for timing considerations and to ensure compatibility among the various public or quasi-public functions that would be situated near each other. Demolition of the existing administration building and construction of a new facility in Puunene/Pulehunui at an unknown time in the future may result in increased construction costs due to inflation, changes in economic conditions, or the labor supply. Building materials and labor costs tend to increase with time. A delayed action may therefore necessitate a greater funding commitment for DLNR's administration facility or a reduction in the scope and size of the facility. DLNR's existing facility will continue to deteriorate in the interim, which will result in the need for funding and financial expenditures for repair and maintenance costs and may jeopardize the safety of building occupants and the public. The completion of a new administration facility at Puunene/Pulehunui depends on a multitude of factors beyond the purview of DLNR. This option also represents a lessened ability to service the public and a delay in construction. Hence, a delayed action is not favorable from the perspective of ENG and other options that address project needs must be pursued.

5.3. Renovate and Expand the Existing Facility

Renovation of DLNR's administration building at its current location would involve a range of actions that address obvious structural deficiencies and substandard utility systems. Repair and/or replacement is necessary to address exposed interior and exterior building elements that have termite and moisture damage, cracks/spalls at masonry walls, and corroded steel support beams. Sewer, water, electrical and telecommunication system components would be replaced or retrofitted to upgrade the equipment. Obsolete mechanical and electrical equipment would be replaced.

DLNR's administration facility of approximately 2,540 square feet does not provide adequate space for current tenants and limits future operational needs. An addition to the building of approximately 4,500 square feet is needed to accommodate space requirements. Additions can presumably be constructed and attached along the north and south sides of the existing facility (see Figure 6). Environmental considerations associated with the construction of new building additions would be similar to the impacts caused by construction of an entirely new building of 7,400 square feet except that less land area would be disturbed.

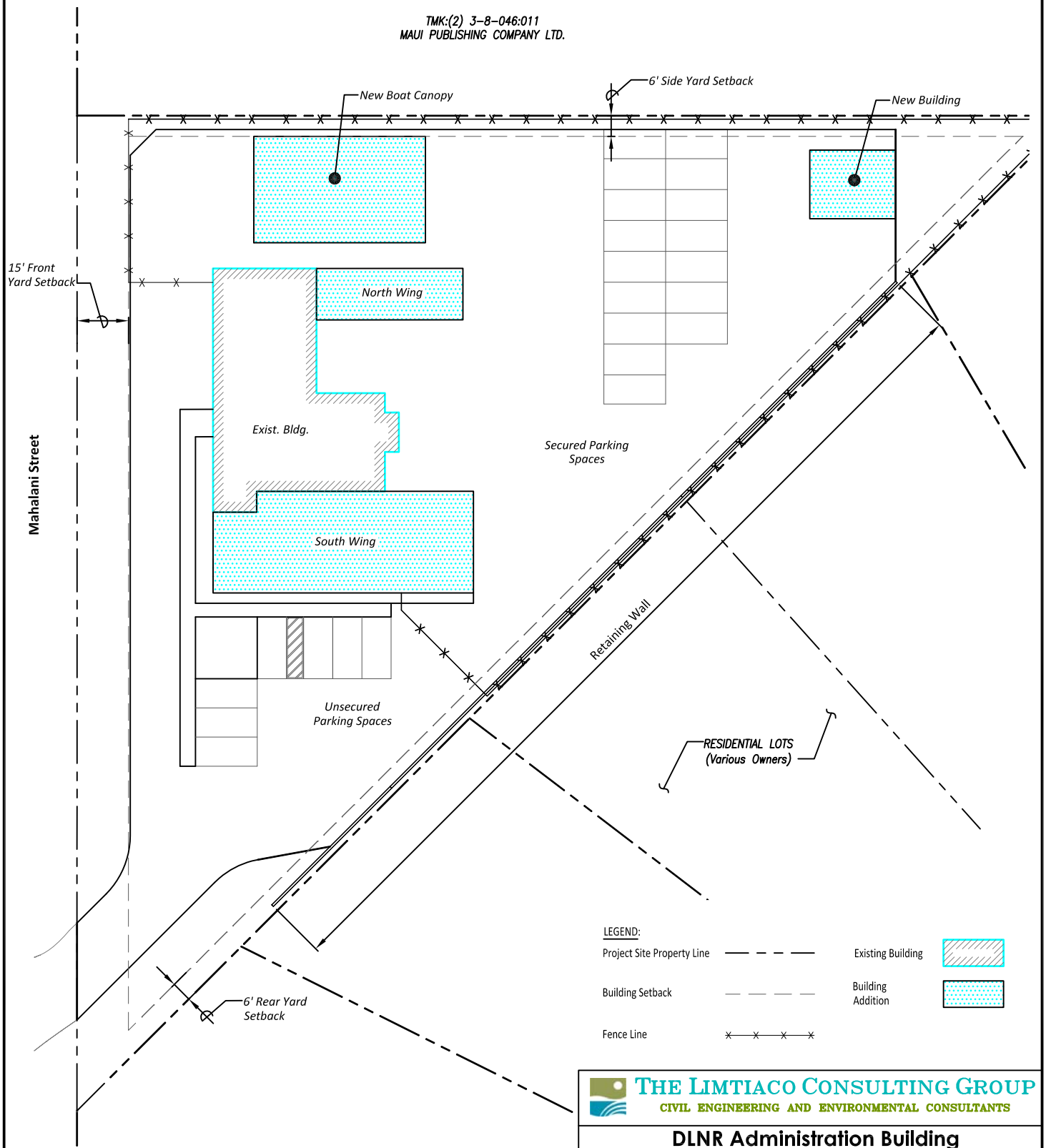
Design options for building additions and related efforts to improve traffic flow and circulation within the project site would be constrained by retaining the existing facility. Renovation and expansion would not completely address the inefficient configuration associated with the original structure that was designed to be a detention facility. Renovation work has the potential to reveal unknown public safety hazards or environmental concerns that could not be discerned from non-destructive visual observations of readily accessible interior and exterior building elements. Unanticipated circumstances that cause delays in phasing and timing may increase capital improvement costs since materials and labor costs may increase with time. The option to renovate and expand DLNR's existing facility is therefore a possible but less desirable alternative to the proposed action.

5.4. Construct New Facility on Existing Site (the Preferred Alternative)

The proposed action represents the commitment by DLNR to provide an accessible and convenient space for public meetings, bid openings and agency consultations in the Wailuku-Kahului region in fulfillment of its mission. The proposed layout for DLNR's new, sustainably designed administration facility utilizes the triangular parcel more efficiently, incorporates better traffic flow and circulation within the project site, and improves site security for personnel, State-owned assets, government records and ancestral resources (e.g., stored *iwi*). The design concept for the new administration building of 7,400 square feet is based on evaluations of the desired space allocations, functional relationships, and locations of the tenants that would occupy DLNR's new administration facility. Completion of the project according to the proposed design and configuration (see Figure 7) will allow DLNR to accommodate DAR, SHPD, ENG and LAND in a modern, energy-efficient facility with properly configured and adequately sized operational spaces and support areas. The proposed action also provides the opportunity to replace utility systems with those complying with current building codes.

DLNR proposes to reuse its parcel and would retain a strategic location in the Wailuku-Kahului region with respect to coordination efforts and disaster preparation concerns. Demolition of the existing one-story facility and its replacement with a new, larger, one-story facility would maintain the existing character and views of urban development along Mahalani Street.

Demolition and construction activities are expected to generate short-term environmental impacts such as fugitive dust, noise, intermittent traffic, solid waste, and potential disruptions to utility services that would cease upon project completion. The proposed action is therefore the preferred alternative that addresses project objectives with minimal environmental harm.



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DLNR Administration Building
Figure 6 - Renovate and Expand the Existing Facility

SCALE: 1" = 40'

DATE: July 2014

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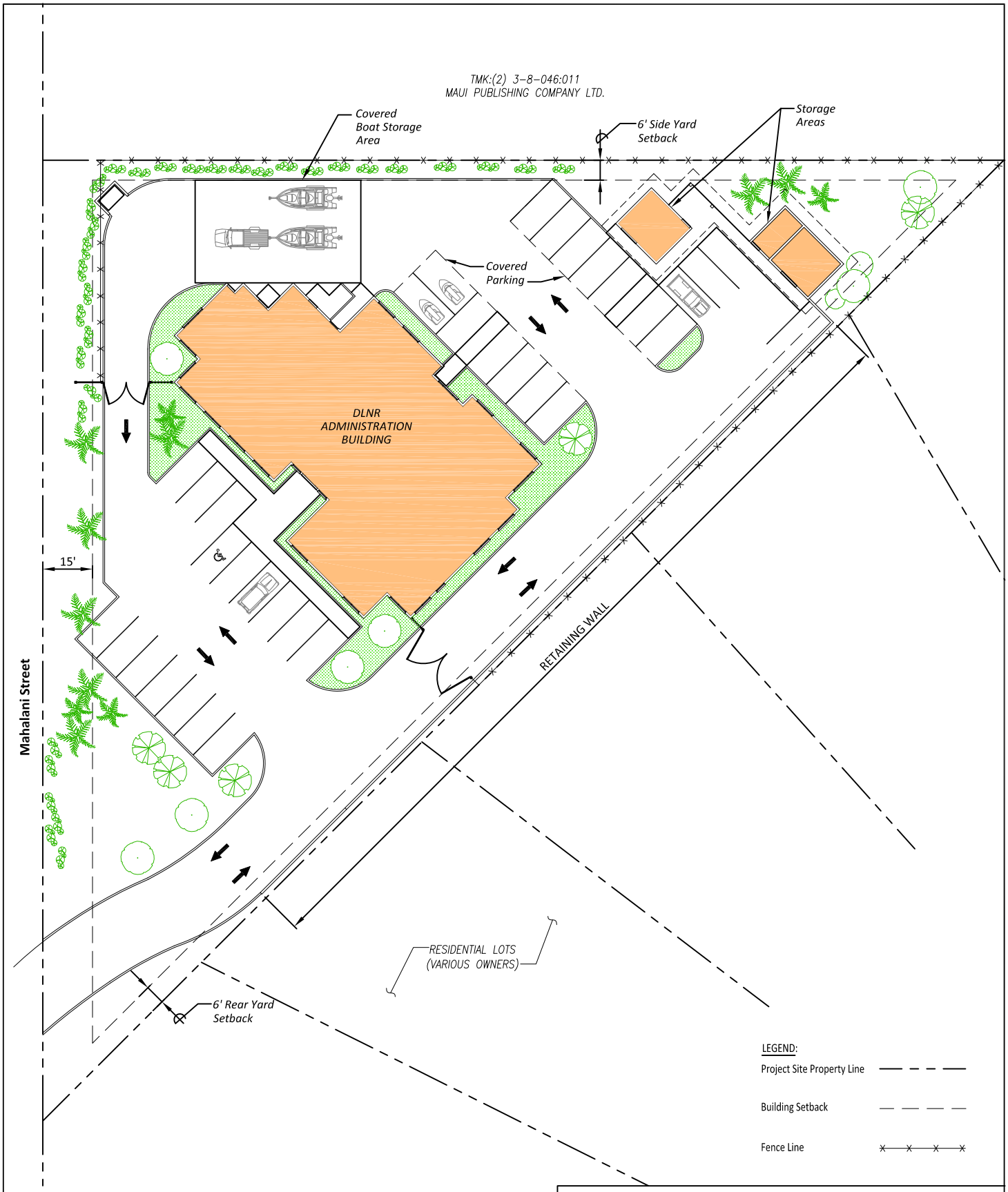

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DLNR Administration Building
Figure 7 - Construct New Facility on Existing Site

SCALE: 1" = 40' | DATE: July 2014

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6. PERMITS AND APPROVALS

Although exact permitting and approval requirements will be determined during the design phase, the following list contains permits and approvals that may be required for the proposed project:

State of Hawaii

- National Pollutant Discharge Elimination System Permit
- Community Noise Permit
- Community Noise Variance
- Non-Covered and/or Covered Source Permit (Air Quality)
- Lane Use Permit for Construction Work
- Oversized and Overweight Vehicles on State Highways Permit

County of Maui

- Building Permit
- Grubbing, Grading, and Stockpiling Permit
- Erosion Control Plan/Best Management Practices
- Industrial Wastewater Discharge Permit

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7. DETERMINATION

~~A Finding of No Significant Impact (FONSI) determination is anticipated for~~ DLNR is issuing a Finding of No Significant Impact (FONSI) in accordance with Chapter 343, HRS because the proposed project~~, which~~ is not expected to have a significant impact on the physical or human environment. The supporting rationale for this ~~finding~~ determination as set forth in HAR Title 11, Chapter 200, Section 12 is discussed below.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

The demolition of DLNR's current administration building and construction of the new facility will not endanger any natural or cultural resources. The construction contractor shall stop work and contact SHPD immediately in the event any unanticipated buried archaeological or cultural resources are encountered.

(2) *Curtails the range of beneficial uses of the environment;*

No beneficial uses of the environment will be curtailed as a result of the proposed project, which represents the continued presence of DLNR in the Wailuku-Kahului region. Completion of DLNR's new administration facility ensures the beneficial use of the project site for a public purpose.

(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 would be in conformance with State Environmental Policy, inclusive of its individual policies, goals, and guidelines for population growth; natural resources; biological resources; transportation; energy; and culture, as discussed in the individual resource categories throughout this EA.

(4) Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;

The proposed project does not substantially or negatively affect the economic or social welfare and cultural practices of the community or State. The project creates short-term jobs for people in design and construction. Completion of the new facility would allow the various divisions of DLNR to fulfill their respective missions. In the long-term, there may be a minimal increase in employment opportunities at DLNR's new facility. The proposed project will improve the spaces utilized for meetings, consultations and viewing of *iwi*.

(5) Substantially affects public health;

Public health will not be adversely affected during the demolition and construction phases of the proposed project. Short-term and temporary effects such as surface runoff, fugitive dust, noise, intermittent traffic, solid waste, and potential disruptions to utility services are expected to cease upon project completion. The implementation of construction BMPs will minimize temporary impacts. Completion of the project would improve onsite infrastructure and provide the various divisions of DLNR with more functional office spaces and support areas in a modern facility.

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

No substantial secondary impacts such as population shifts are anticipated from the proposed project, which represents a continuation of DLNR's current functions. Utility demands for potable water, wastewater disposal, solid waste disposal and power would minimally increase over time in conjunction with a staffing increase from fifteen (15) to twenty-three (23) employees.

(7) Involves a substantial degradation of environmental quality;

The proposed project is not expected to degrade environmental quality. Environmental impacts that may occur during the various phases of construction will be mitigated through the implementation of construction BMPs, as appropriate. Appropriate mitigation measures have been identified throughout this EA.

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

DLNR's new administration facility represents a long-term commitment to provide government programs and services in the community. The proposed project is not part of or associated with a supplemental future action.

(9) Substantially affects a rare, threatened, or endangered species, or its habitat;

No species listed by the U.S. Fish and Wildlife Service or in the Endangered Species Act are expected to be affected by the proposed project. The project site does not contain habitat for proposed, candidate, or listed threatened or endangered species.

(10) Detrimentally affects air or water quality or ambient noise levels;

Short-term impacts to air quality, water quality or ambient noise levels may occur during construction and demolition. No State or Federal air quality or water quality standards should be violated during or after demolition and construction. Environmental impacts will be mitigated through proper construction techniques and compliance with applicable DOH rules and regulations. DLNR's new facility is not expected to negatively impact ambient air quality and background noise levels since it represents a continuation of current functions and activities at the project site.

(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, fresh water, or coastal waters;

The project site is not situated within an environmentally sensitive area and is not anticipated to affect such areas.

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

The new one-story administration facility will not obstruct or affect scenic vistas and view planes. Landscaping may further reduce the visual impact of DLNR's new facility.

(13) Requires substantial energy consumption.

DLNR's new facility is not anticipated to cause a substantial increase in energy consumption since it represents a continuation of current operations that already receive power and communications service. The new facility will incorporate sustainable building design concepts and energy saving measures.

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8. PUBLIC AGENCY REVIEW AND CONSULTATION

8.1. Pre-Assessment Consultation

The consulted agencies, organizations, and individuals are listed below. There were twenty (20) formal responses to the pre-assessment consultation letter, as indicated by the ✓ below. Comments and responses are included in Appendix B.

Federal Agencies

✓ U.S. Fish and Wildlife Service
National Oceanic and Atmospheric Administration, National Marine Fisheries Service, Pacific Islands Fisheries Science Center, Protected Species Division

State of Hawaii

Department of Accounting and General Services
✓ Public Works Division
Planning Branch
Maui District Office
Department of Land and Natural Resources
Commission on Water Resource Management
State Historic Preservation Division
Maui Island Burial Council
Division of Aquatic Resources
✓ Division of Forestry and Wildlife
✓ Land Division
✓ Land Division - Maui
Engineering Division
✓ Department of Transportation
Department of Health
Office of Environmental Quality Control
Indoor and Radiological Health Branch
Clean Air Branch
✓ Clean Water Branch
Clean Water Branch - Maui
Safe Drinking Water Branch
Solid and Hazardous Waste Branch
✓ Wastewater Branch
Environmental Health Services Division
Environmental Management Division
✓ Environmental Planning Office
✓ Maui District Health Office

State of Hawaii (continued)

- ✓ Department of Business, Economic Development and Tourism - Office of Planning
- Office of Hawaiian Affairs
- ✓ Department of Hawaiian Home Lands
- Department of Education
  - Maui District Office
- Hawaii State Public Library System
  - Hawaii Documents Center
  - Wailuku Public Library
  - Kahului Public Library
- University of Hawaii at Manoa, Environmental Center
- Senator Gilbert S.C. Keith-Agaran (District 5)
- Representative Justin H. Woodson (District 9)

County of Maui

- Office of the Mayor
- Civil Defense Agency
- ✓ 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 Planning, Zoning Administration and Enforcement Division
- ✓ Department of Public Works, Highways Division
- Department of Transportation
- Department of Water Supply
- ✓ Police Department

Utilities

- Maui Electric Company
- Oceanic Time Warner Cable
- Hawaiian Telcom
- Hawaii Gas

Organizations and Associations

- Hui Malama I Na Kupuna O Hawaii Nei

Neighboring or Nearby Property Owners and Recorded Lessees

- ✓ Maui Memorial Medical Center
- Maui Memorial Medical Center Foundation

Neighboring or Nearby Property Owners and Recorded Lessees (continued)

J. Walter Cameron Center
Maui Publishing Company
Kaiser Permanente Wailuku Medical Office
Kahului Ikena Condominimums
3-8-038: 031
3-8-038: 032
3-8-038: 033
3-8-038: 034
3-8-038: 035
3-8-038: 036
3-8-038: 037
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3-8-038: 046
3-8-038: 047
3-8-038: 048
3-8-038: 049
3-8-038: 050
3-8-038: 051
3-8-038: 052

An article that summarized the project and the environmental review process appeared on January 16, 2014 in the *The Maui News* (see Appendix B).

8.2. Draft EA Consultation

DLNR and TLCG ~~will continue to coordinate and~~ have consulted with governmental agencies ~~that will review the Draft EA~~ throughout the environmental review process. The notice of availability that was published by the Office of Environmental Quality Control (OEQC) in the May 23, 2014 issue of its semi-monthly bulletin, *The Environmental Notice*, initiated the statutory 30-day public review and comment period. Copies of the Draft EA were available for review during the comment period at the Hawaii Documents Center located at the Hawaii State Library (Hawaii and Pacific Section), Kahului Public Library and Wailuku Public Library.

~~Agency review comments and responses will be published in the Final EA. Public comments received from organizations and interested parties during the~~ The 30-day statutorily-mandated comment period ~~will also be responded to and published in the Final EA.~~ ended on June 23, 2014. Eleven (11) formal responses to the Draft EA were received and are included in Appendix C.

9. REFERENCES

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APPENDIX A

Site Photographs

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Photo #1
Vehicular access to DLNR's existing administration facility is via a driveway along Mahalani Street.

Photo #2
A locked entry gate that is left open during the day prevents unauthorized access to the secured portions of DLNR's facility.

Photo #3
The project site is located along the east side of Mahalani Street, which has no curb and gutter, whereas the opposite side of the roadway is improved with sidewalk, curb and gutter and an underground drainage system.

Photo #4
The frontage along Mahalani Street is a relatively steep (2 horizontal to 1 vertical) slope ranging in height from nine to seventeen feet.

Photo #5
DLNR's existing administration facility overlooks a portion of Mahalani Street, which is a four-lane connector roadway between Kaahumanu Highway and Maui Lani Parkway.

Photo #6
The photograph shows a vertical crack at the corner of a masonry wall.

Photo #7
There is a vertical crack along the face of the masonry wall.

Photo #8
There are vertical cracks at the corner of the masonry wall.

Photo #9
There are cracks in the masonry wall around the steel roof beam.

Photo #10
The roof framing for the existing attached storage enclosure has moisture damage.

Photo #11
The bottom flange of the steel roof beam at an exterior eave has corroded.

Photo #12
The photograph shows moisture damage and paint delamination at wooden window frames.

Photo #13
The existing cement skim coat finish has a surface crack.

Photo #14
There is a surface crack in the existing cement skim coat finish.

Photo #15
The photograph shows corrosion of joint reinforcing on the interior face of the masonry wall.

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APPENDIX B

Pre-Assessment Consultation

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THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

January 10, 2014

Subject: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Sir or Madam,

On behalf of the Department of Land and Natural Resources (DLNR), The Limtiaco Consulting Group is preparing a Draft Environmental Assessment (EA) for the proposed replacement of the DLNR Administration Building in Wailuku, Maui. Pursuant to Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200, Hawaii Administrative Rules of the Department of Health, we are soliciting comments for the pre-assessment consultation phase of the Draft EA.

The project site contains the current DLNR administration building and is within an urban area; however, we would appreciate any information that you may have on how redevelopment of the site could have possible impacts on biological, archaeological and historic resources. Additionally, we would appreciate any input and information about potential project impacts on traditional and cultural practices and beliefs of any cultural or ethnic group(s). The name(s) and contact information of knowledgeable individual(s) whom we could contact regarding any such beliefs, practices, or resources that may be affected would be very helpful to us.

A summary of the proposed project is attached for your review. We would appreciate your response to this pre-assessment consultation letter by Friday, January 31, 2014. The Draft EA is expected to be published in March 2014.

Please send comments to:

Carty Chang, Chief Engineer
DLNR, Engineering Division
P.O. Box 373
Honolulu, HI 96809
Fax: (808) 587-0283

And please provide a copy to:

Yvonne Turro, Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, HI 96817

Thank you for your participation in the environmental review process. Should you have any questions, please contact me at (808) 596-7790.

Best regards,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

Project Summary
Pre-Assessment Consultation for Preparation of the
Draft Environmental Assessment for the
Department of Land and Natural Resources Administration Building
in Wailuku, Maui, Hawaii
Tax Map Key (2) 3-8-038: 057

January 10, 2014

Introduction and Project Location

The Department of Land and Natural Resources (DLNR) proposes to demolish its existing facility on Tax Map Key (TMK) 3-8-038: 057 and construct a replacement administration building on the 1.0-acre State-owned parcel at 120 Mahalani Street in Wailuku, Maui. The project site is located on a ridge adjacent to and above the property that contains *The Maui News* buildings (see attached location map). The parcel directly across from DLNR's current facility contains the Maui Community Mental Health Center, which is part of the larger Maui Memorial Medical Center that is also located along Mahalani Street.

DLNR's current administration building was reportedly constructed in 1959 and has approached the end of its useful life. There are observable structural deficiencies in exposed interior and exterior building elements including severe termite and wood moisture damage in framing members, vertical cracks and spalls on masonry walls, and corroded steel support beams. Sewer, water, electrical and telecommunication components are outdated and do not meet current building code requirements. The current facility has inadequate space and functionality for its DLNR tenants who include Division of Aquatic Resources, State Historic Preservation Division and Engineering Division. Construction of a new facility would allow DLNR to provide adequate space for its current operations and improved site security and infrastructure. A new facility also affords the opportunity to relocate Land Division from its deficient office in the State Building and provide them ample office and document storage space.

The environmental review process will be completed to address environmental, social, and economic consequences and provide for public participation as required and defined by HRS Chapter 343 and Title 11, Chapter 200, Hawaii Administrative Rules of the Department of Health.

Project Description

Completion of the proposed project would allow DLNR to achieve several objectives:

- Accommodate present and future operational needs for several DLNR tenants in a modern, energy efficient facility that incorporates barrier-free access in accordance with the Americans with Disabilities Act guidelines;
- Improve building functionality, security and onsite infrastructure;
- Utilize urbanized State land more efficiently; and

- Continue efforts that pertain to the agency's purview of state parks; historical sites; forests and forest reserves; aquatic sanctuaries; public fishing areas; boating, ocean recreation, and coastal programs; wildlife sanctuaries; game management areas; public hunting areas; and natural area reserves.

The proposed project includes the following considerations:

- The property at 120 Mahalani Street is above the flood inundation zone and would be utilized as an emergency operations center during disaster situations.
- The project site, which is located in Central Maui and near Kahului Airport, provides a convenient location for public meetings, bid openings and agency consultations.
- The parcel is less than one mile from Kahului Harbor, which is a primary port on the northern coast of Maui and a regulated fishing area.
- DLNR tenants perform duties that involve interaction with the public, but also require secured exterior areas to protect State property such as government-owned vehicles, watercraft, equipment and gear.
- The new facility would include a secure, climate-controlled area for *iwi* storage and a covered gathering area to accommodate viewing of the *iwi*.
- The new administration building would house information pertaining to historic sites, government records and land documents dating back to the "Great Mahele" of 1848.
- The new administration building would require new connections and/or extensions for basic infrastructure services and systems (i.e., water, wastewater, power and communications).
- The site layout for the new facility would increase the allotment of public parking stalls, improve circulation within the site and provide better maneuverability for boat trailers attached to passenger trucks.
- Demolition and construction activities would generate short-term effects such as fugitive dust, noise, intermittent traffic, solid waste, and potential disruptions to utility services that would cease upon project completion.

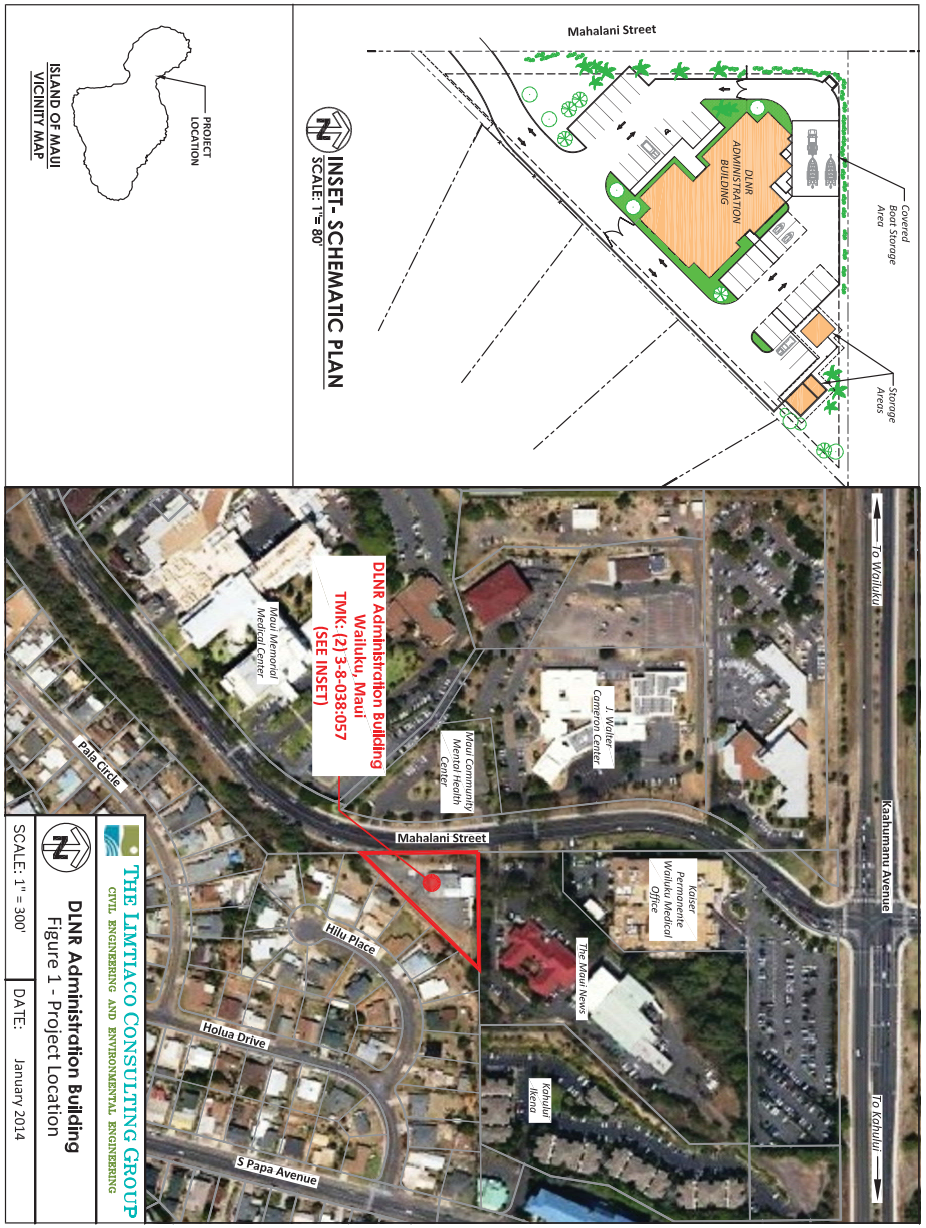
The new administration facility in Wailuku would allow DLNR to continue its management, administration, protection and conservation efforts while improving the delivery of its services.

Project Schedule

The Draft EA is scheduled for publication in March 2014. Completion of the environmental review process would be in July 2014. Design of the new facility may be authorized to commence in Fall 2014 with subsequent construction to begin in Spring 2016.

Project Cost

The estimated project cost including design and construction is approximately $5.7 million.



NEIL ABERCROMBIE
GOVERNOR OF HAWAII

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

GARY L. GILL
ACTING DIRECTOR OF HEALTH

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

01-17-14 P03:15 IN

January 16, 2014

Carty Chang
Chief Engineer
Department of Land & Natural Resources
Engineering Division
P. O. Box 373
Honolulu, Hawaii 96809

Dear Carty Chang:

Subject: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land & Natural Resources Administration Building, Wailuku, Maui, Hawaii
TMK: (2) 3-8-038:057

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

1. National Pollutant Discharge Elimination System (NPDES) permit coverage maybe required for this project. The Clean Water Branch should be contacted at 808 586-4309.

2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. The Indoor & Radiological Health Branch should be contacted at 808 586-4700.

It is strongly recommended that the Standard Comments found at the Department's website: http://health.hawaii.gov/epo/home/landuse-planning-review-program/ be reviewed and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c EPO
Yvonne Turro, The Limtiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Patti Kitkowski, District Environmental Health Program Chief
State of Hawaii Department of Health, Maui District Health Office
54 High Street
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Ms. Kitkowski:

Thank you for your letter dated 01/16/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

We acknowledge that a National Pollutant Discharge Elimination System (NPDES) Permit for discharges of storm water runoff is required for the disturbance of one acre or more of total land area pursuant to HAR Title 11, Chapter 55, "Water Pollution Control" effective December 6, 2013. The project site, which contains DLNR's current administration building, is an area of less than one acre that is not part of a larger common plan of development or sale. The Department of Health (DOH) will be consulted if it is determined that the NPDES Permit is necessary.

We also acknowledge that a noise permit may be required and should be obtained before the commencement of work. The Environmental Assessment (EA) will state that project activities shall comply with the provisions of Hawaii Administrative Rule (HAR), Title 11, Chapter 46, "Community Noise Control."

Lastly, we have reviewed the Standard Comments found on the DOH Environmental Planning Office (EPO) website and acknowledge the requirement to adhere to applicable comments. The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division
Laura Leialoha Phillips McIntyre, AICP, Manager, DOH EPO

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

GARY L. GILL
ACTING DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to
File:
LUD-2 3 038 057-ID1571
Pre Assmnt Cons DLNR Admin Bldg

January 17, 2014

Mr. Carty Chang, Chief Engineer
DLNR, Engineering Division
P.O. Box 373
Honolulu, Hawaii 96809

01-22-14P02:35 RCVD

Dear Mr. Chang:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment and for the Department of Land & Natural Resources Administration Building in Wailuku, Maui at 120 Mahalani Street, 96793 TMK (2) 3-8-038: 057

Thank you for allowing us the opportunity to provide comments for the subject matter. The proposed project is located in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. We are unable to offer additional comments at this time because domestic wastewater treatment and disposal have not been addressed in the subject document. Information about the project will be required to be submitted to our office before we will be able to determine what type of wastewater treatment system will be allowed if a sewer connection to a private or County sewer system is not available for the project.

Should you have any questions, please contact Mr. Mark Tomomitsu of my staff at phone 586-4294.

Sincerely,

SINA PRUDER, P.E., ACTING CHIEF
Wastewater Branch

LM/MST:lmj

c: Ms. Yvonne Turro, Project Manager, TLCG
Mr. Roland Tejano, DOH-WWB's Maui Staff

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Sina Pruder, P.E., Acting Chief
State of Hawaii
Department of Health, Wastewater Branch
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057
LUD-2 3 038 057-ID1571 Pre Assmnt Cons DLNR Admin Bldg

Dear Ms. Pruder:

Thank you for your letter dated 01/17/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

The Environmental Assessment (EA) will state that the proposed project is in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. Wastewater generated at the project site is currently discharged to an onsite cesspool and project actions provide the opportunity to improve on-site utility systems. DLNR's new administration facility will connect to the municipal wastewater system and the onsite cesspool will be closed in accordance with prescribed abandonment procedures. Maui County's wastewater treatment plant sewer system has available capacity according to Maui County Department of Environmental Management, Wastewater Reclamation Division.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division
Laura Leialoha Phillips McIntyre, AICP, Manager, DOH EPO

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

OFFICE OF PLANNING
STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

NEIL ABERCROMBIE
GOVERNOR

JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://planning.hawaii.gov/

Ref. No. P-14255

January 22, 2014

'14 JAN 24 AM 10:22 ENGINEERING

To: Carty Chang, Chief Engineer
Engineering Division
Department of Land and Natural Resources

From: Jesse K. Souki, Director

Subject: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources (DLNR) Administration Building in Wailuku, Maui, Hawaii

Thank you for the opportunity to comment on the proposed replacement of the DLNR Administrative Building in Wailuku, Maui. Based on the Office of Planning's jurisdiction and expertise, we offer the following comments:

1. The entire state is defined to be within the Coastal Zone Management Area, pursuant to Hawaii Revised Statutes (HRS) §205A-1 (definition of "coastal zone management area"). The Draft Environmental Assessment (Draft EA) should include a discussion of the proposed project's ability to meet the objectives and policies set forth in HRS §205A-2.

2. The Draft EA should include the Coastal Zone Management Act, HRS Chapter 205A, in a list of the proposed projects "relationship to land use plans, policies, and controls."

3. As stated in the preparation notice, Kahului Harbor is less than one mile from the subject parcel. This project may have nonpoint pollution impacts on coastal waters. Please review the Hawaii Watershed Guidance, which provides a summary and links to management measures that may be implemented to minimize coastal nonpoint pollution impact. Specifically, please examine page 122 (management measures for the Existing Development). The Watershed Guidance can be viewed or downloaded from the Office of Planning website at http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI Watershed Guidance Final.pdf.

4. In the redevelopment of the parking lot, administrative building, and basic infrastructure, please consider utilizing the Office of Planning's Stormwater Impact

Assessment, to identify and evaluate Best Management Practices that can be employed to manage stormwater; please see pages 13 - 20 of the Stormwater Impact Assessment. This guidance document will assist in integrating stormwater impact assessment within your review process. The Appendices include a list of Data Resources, Best Management Practice Techniques, and a Reviewer's Checklist. The Stormwater Impact Assessment guidance document can be found at http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_stormwater_impact_assessments_guidance.pdf.

Should you have questions or require clarification on the above comments, please contact Josh Hekekia, Coastal Zone Management Program, at 587-2845.

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Leo R. Asuncion, Jr., AICP, Acting Director
State of Hawaii
Office of Planning
235 South Beretania Street, 6th Floor
Honolulu, HI 96813

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057
P-14255

Dear Mr. Asuncion, Jr.:

Thank you for the letter dated 01/22/14 from Director Jesse K. Souki (which was sent via email) regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building. The issues mentioned in his letter will be addressed in the Environmental Assessment (EA).

State Coastal Zone Management Area
The EA will state that the Coastal Zone Management (CZM) area consists of the entire state of Hawaii. The proposed project will meet the policies as listed in Chapter 205A-2, Hawaii Revised Statutes (HRS). The project does not affect the use of or access to coastal or other public recreational opportunities. The various DLNR divisions provide important services and programs that pertain to state parks; historical sites; forests and forest reserves; aquatic sanctuaries; public fishing areas; boating, ocean recreation, and coastal programs; wildlife sanctuaries; game management areas; public hunting areas; and natural area reserves.

State Coastal Zone Management Act
The EA will state that the CZM program, established pursuant to Chapter 205A, HRS, as amended, provides for the beneficial use, protection, and development of the State's coastal zone. The objective of the act is to protect, preserve, and restore recreational, historic, and scenic resources as well as implementing the state's ocean resources management plan and protecting coastal ecosystems. The act involves a system of permits to manage development within the coastal areas and encourages public participation. The project site is not located within the Special Management Area.

Nonpoint Pollution Impacts on Coastal Waters
Thank you for the mention of the *Hawaii Watershed Guidance* that provides management measures for the minimization of coastal nonpoint pollution impacts. Please note that project actions provide the opportunity to improve on-site utility systems. DLNR's new administration facility will connect to the municipal wastewater system and the onsite cesspool will be closed in accordance with prescribed abandonment procedures. The proposed project includes the installation of a catchment system to appropriately sewer potential groundwater pollutants. The

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

improvement of infrastructure systems at the project site and the incorporation of Low Impact Design (LID) methods may further reduce nonpoint source pollution concerns.

Stormwater Impact Assessment
Thank you for the suggestion to utilize the techniques in the *Stormwater Impact Assessment*. The temporary and permanent Best Management Practices (BMPs) described therein will be incorporated into the project design. Erosion control BMPs will be used to mitigate sediment-laden storm water runoff from entering the State waters. BMPs will be incorporated into a storm water management plan.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

---

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

GARY L. GILL
ACTING DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to
DOH/CWB

01-23-14P02:14 RCVD

01079PST.14

January 24, 2014

Ms. Yvonne Turro
Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, Hawaii 96817

Dear Ms. Turro:

Subject: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building TMK (2) 3-8-038:057 Wailuku, Island of Maui, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB) acknowledges receipt of your letter, dated January 10, 2014, requesting information on the possible impacts the project may have on biological resources, archaeological resources, historic resources, traditional and cultural practices, and beliefs of any cultural or ethnic group(s).

The DOH-CWB recommends you contact the following agencies to address your questions:

Office of Hawaiian Affairs;
U.S. Fish and Wildlife Service;
National Oceanic and Atmospheric Administration (National Marine Fisheries Service, Protected Resources Division);
Department of Land and Natural Resources (DLNR), State Historic Preservation Division;
DLNR, Forestry and Wildlife Division;
DLNR, Division of Aquatic Resources; and
University of Hawaii at Manoa, Environmental Center.

Please note that while the list of contacts is not exhaustive, it serves as a starting point to obtain your requested information.

01079PST.14

If you have any questions, please visit our website at:
http://health.hawaii.gov/cwb, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

ALEC WONG, P.E., CHIEF
Clean Water Branch

ST:tg

c: Mr. Carty Chang, DLNR, Engineering Division (via fax 587-0283 only)

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Alec Wong, P.E., Chief
State of Hawaii
Department of Health
Clean Water Branch
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057
01079PST.14

Dear Mr. Wong:

Thank you for your letter dated 01/24/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building and for providing a list of organizations that we should inquire with. The pre-assessment letter was also sent to all of these agencies. We will continue to solicit their input and yours throughout the EA process. Thank you again for your recommendation.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division
Laura Leialoha Phillips McIntyre, AICP, Manager, DOH EPO

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NEIL ABERCROMBIE
GOVERNOR

Dean H. Seki
Comptroller

Maria E. Zielinski
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

JAN 22 2014

(P)1026.4

01-23-14P03:25 RCVD

MEMORANDUM

TO: Mr. Carty S. Chang, Chief Engineer
Department of Land and Natural Resources

FROM: James K. Kurata
Public Works Administrator

SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment
Department of Land and Natural Resources Administration Building
Wailuku, Maui, Hawaii, TMK (2) 3-8-038:057

This is in response to a letter dated January 10, 2014 regarding the Draft Environmental Assessment for the Department of Land and Natural Resources (DLNR) Administration Building in Wailuku, Maui, Hawaii.

This project does not directly impact any of the Department of Accounting and General Services' projects or existing facilities in the area. We do understand, however, that DLNR plans to relocate all staff currently located in the Wailuku State Office Building, which is DAGS managed, to the new DLNR Administration Building once construction has been completed. DAGS fully supports this intent, as it allows more office space to be assigned to other State agencies currently located in private leased space.

We also understand that funds currently have only been provided to do planning and pre-design for the new building. We request that the planning process take into account possible traffic flow congestion in the area and its impact on the surrounding buildings.

If you have any questions, your staff may call Mr. Alva Nakamura of the Planning Branch at 586-0488.

AN:lnn
c: ✓ Ms. Yvonne Turro, P.E., The Limtiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. James K. Kurata, Public Works Administrator
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810-0119

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057 (P)1026.4

Dear Mr. Kurata:

Thank you for your letter dated 01/22/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building.

We acknowledge that the project will not directly impact Department of Accounting and General Services (DAGS) projects or facilities in the area. The Environmental Assessment (EA) will state that DAGS fully supports the relocation of all DLNR staff currently located in the State Office Building in Wailuku to the new DLNR administration facility since this allows more office space to be assigned to other State agencies currently located in private leased space.

As you have requested, the EA will discuss impacts to traffic and circulation in the vicinity of the project site.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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(808) 596-7790 • tlcghawaii.com

ALAN M. ARAKAWA
MAYOR

JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

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

313 MANEA PLACE . WAILUKU, HAWAII 96793
(808) 244-9161 . FAX (808) 244-1363

January 22, 2014

Carty Chang
DLNR, Engineering Division
PO Box 373
Honolulu, HI 96809

Re: Pre Assessment Consultation Draft EA – DLNR Administration Building
Wailuku, Maui, III
(2) 3-8-038: 057

Dear Carty:

Thank you for the opportunity to comment on this subject. At this time, our office provides the following comments:

- Our office has no specific comments in regards to the environmental assessment.
- Our office reserves the right to comment on the proposed project during the building permit review process when fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23.

Sincerely,

Paul Haake
Captain, Fire Prevention Bureau

Cc: Yvonne Turro – The Limtiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Paul Haake, Captain
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
313 Manea Place
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Captain Haake:

Thank you for your letter dated 01/22/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building.

We acknowledge that the Department of Fire and Public Safety has no specific comments to offer at this time in regards to the Environmental Assessment (EA).

The EA will include the following statement: *The civil drawings will be reviewed when the building permit application is submitted for approval to ensure that fire department access, water supply for on-site fire protection, and life safety requirements are met.*

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

200 SOUTH HIGH STREET, ROOM NO. 434, WAILUKU, MAUI, HAWAII 96793
Telephone: (808) 270-7845 • Fax: (808) 270-7955

01-29-14P05:27 RCVD

January 27, 2014

Mr. Carty Chang, Chief Engineer
Department of Land and Natural Resources
Engineering Division
P. O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Chang:

SUBJECT: PRE-ASSESSMENT CONSULTATION, DRAFT ENVIRONMENTAL ASSESSMENT FOR THE DEPARTMENT OF LAND AND NATURAL RESOURCES ADMINISTRATION BUILDING IN WAILUKU, MAUI, HAWAII; TAX MAP KEY (2) 3-8-038:057

We reviewed the subject application and have the following comment:

Comment from the Highways Division:

1. All landscaping along the Mahalani Street frontage shall be provided with root barriers to minimize potential damage to sidewalks, curbs/gutters, asphalt pavement from landscaping roots.

Please call Rowena M. Dagdag-Andaya at (808) 270-7845 if you have any questions regarding this letter.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Highways Division
Engineering Division
Yvonne Turro, Project Manager, The Limtiaco Consulting Group
S:\DSA\Engr\CZM\Draft Comments\38038057_dlnr_admin_bldg_draft_ea.wpd

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. David C. Goode, Director of Public Works
County of Maui
Department of Public Works
200 South High Street, Room No. 434
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Goode:

Thank you for your letter dated 01/27/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

We acknowledge the comments from the Highways Division to utilize root barriers for all landscaping along the Mahalani Street frontage to minimize potential damage to sidewalks, curbs/gutters, and asphalt pavement from landscaping roots.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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(808) 596-7790 • tlcghawaii.com

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor
JO-ANN T. RIDAO
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

January 29, 2014

01-31-14 P03:53 RCVD

Mr. Carty Chang, Chief Engineer
DLNR, Engineering Division
PO Box 373
Honolulu, Hawaii 96809

Dear Mr. Chang:

Subject: **Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057**

The Department has reviewed the preparation of the Pre-Assessment Consultation, Draft Environmental Assessment for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at (808) 270-1741 if you have any questions.

Sincerely,

Wayde T. Oshiro

WAYDE T. OSHIRO
Housing Administrator

cc: Director of Housing and Human Concerns
Yvonne Turro, Project Manager ✓

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Wayde Oshiro, Housing Administrator
County of Maui
Department of Housing and Human Concerns
35 Lunalilo Street, Suite 102
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Oshiro:

Thank you for your letter dated 01/29/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

The Environmental Assessment (EA) will include the following statement: *The County of Maui, Department of Housing and Human Concerns stated in its letter dated January 29, 2014 that the project is not subject to Chapter 2.96 of the Maui County Code.*

We acknowledge that the Department has no additional comments to offer at this time.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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(808) 596-7790 • tlcghawaii.com

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

01-31-14P03:51 RCVD

January 29, 2014

Mr. Carty Chang, Chief Engineer
Department of Land and Natural Resources, Engineering Division
P.O. Box 373
Honolulu, Hawaii 96809

Ms. Yvonne Turro, Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, Hawaii 96817

Dear Mr. Chang and Ms. Turro:

SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, the DLNR has no comments to offer on the subject matter. If you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

02-04-14P03:06 RCVD

January 31, 2014

Mr. Carty Chang, Chief Engineer
Department of Land and Natural Resources, Engineering Division
P.O. Box 373
Honolulu, Hawaii 96809

Ms. Yvonne Turro, Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, Hawaii 96817

Dear Mr. Chang and Ms. Turro:

SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on January 29, 2014, enclosed are comments from the Land Division – Maui District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 24, 2014

MEMORANDUM

RECEIVED
MAUI DISTRICT
LAND DIVISION
2014 JAN 28 PM 1:12
RECEIVED
LAND DIVISION
2014 JAN 30 AM 10:13
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
__Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building.
LOCATION: Wailuku, Island of Maui; TMK: (2) 3-8-038:057
APPLICANT: Department of Land and Natural Resources, Engineering Division

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 29, 2014.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed:
Print Name: Daniel Ornellas
Date: 1/28/14

cc: Central Files

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Russell Y. Tsuji, Land Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Tsuji:

Thank you for your letters dated 01/29/14 and 01/31/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building.

We acknowledge that the following Divisions of DLNR provided no comments at this time: Commission on Water Resource Management, Land Division - Maui District and State Historic Preservation Division.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in April 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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NEIL ABERCROMBIE
GOVERNOR
STATE OF HAWAII

JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

DARRELL T. YOUNG
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

January 28, 2013

02-03-14 A06:23 RCVD

Mr. Carty Chang, Chief Engineer
DLNR, Engineering Division
P. O. Box 373
Honolulu, HI 96809

Dear Mr. Chang:

SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawai'i; Tax Map Key (2) 3-8-038:057

Thank you for soliciting the Department of Hawaiian Home Lands' (DHHL) pre-assessment comments regarding the development of a Draft Environmental Assessment (DEA) for the Department of Land and Natural Resource's Administration Building in Wailuku. We have one comment related to the site and other general comments related to the project.

(1) We note that the new Administration Building will replace a one-story building that is located on a ridgeline, makai of the Maui Community Mental Health Center and the Cameron Center. Your Project Summary does not specify whether the new building will be single or multi-storied. We recommend that the DEA should identify visual impacts of the building as seen from all vantage points and mitigation measures should be identified, including design alternatives that would minimize the height of the building or alternative sites which would avoid having to construct a new building at the proposed location.

(2) Your Project Summary raises concerns that "the new facility would include a secure, climate-controlled area for iwi storage and a covered gathering area to accommodate viewing of the iwi." The Department of Hawaiian Home Lands has participated in many efforts to reinter iwi in the same ahupuaa in which they were recovered, to the extent possible. We highly recommend that you consult with the Maui Burial Council, Hui Malama I Na Kupuna, and your State Historic Preservation Division to ensure that the actions you propose regarding the handling of iwi in your possession are appropriate.

(3) Based on your description, the new administration building is to "house information pertaining to historic sites, government records and land documents dating back to the Mahele of 1848." Recent initiatives from the Office of Information Management and Technology (OIMT) are aimed at centralizing information, for security purposes. We recommend that before DLNR spends money to design the reference library and proper public access to the library, make sure that your plan is in compliance with policies and plans developed by the OIMT.

(4) Lastly, when you identify alternatives to the Proposed Project, pursuant to Chapter 343, HRS requirements, we recommend that you consider the advantages and disadvantages of siting DLNR's new administration building on DLNR lands at Puunene/Pulehunui as opposed to the small parcel proposed in Wailuku. As you know, a number of State agencies (DLNR, Department of Public Safety, Department of Accounting and General Services, and the Department of Hawaiian Home Lands) have been meeting to develop a Master Plan for the Pulehunui region, which maximizes the use of hundreds of acres of public lands under the jurisdiction of DLNR, DHHL, and the County of Maui, in order to coordinate joint financing of required infrastructure and joint development of a regional hub of services and facilities that could serve residents and visitors. The Judiciary is also looking at the potential of locating its new courthouse at Pulehunui. If State agency development budgets could be focused at Pulehunui, there is a possibility of decreasing development costs, while increasing public benefits by co-locating governmental agencies in a one-stop location. The project cost of $5.7 million for design and construction might be better spent and leveraged at Pulehunui.

Mahalo for the opportunity to express our pre-assessment concerns. Should you require more information or clarification of any of the points raised in this letter, please contact Julie-Ann Cachola, Planner in our Planning Office at 620-9483 or via email at: julie-ann.cachola@hawaii.gov

Aloha,

Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

Claire Oshiro

From: Claire Oshiro
Sent: Wednesday, March 05, 2014 8:40 AM
To: 'Julie-Ann.Cachola@hawaii.gov'
Subject: RE: THANKS RE: Master Plan for Puunene/Pulehunui, Island of Maui

Thank you, Julie.

From: Julie-Ann.Cachola@hawaii.gov
Sent: Tuesday, March 04, 2014 3:43 PM
To: Claire Oshiro
Subject: Re: THANKS RE: Master Plan for Puunene/Pulehunui, Island of Maui

Claire,
I thought of a few things after our conversation. I copied your email and made some edits, including corrections and new stuff. I tracked changes for your convenience.

Mahalo!
julie

==========
Julie-Ann Cachola
Planner
Department of Hawaiian Home Lands
P.O. Box 1879, Honolulu, Hawaii 96805
fax: (808) 620-9559
direct: (808) 620-9483
cell: (808) 779-5084

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From: Claire Oshiro
To: "julie-ann.cachola@hawaii.gov"
Date: 03/03/2014 02:50 PM
Subject: THANKS RE: Master Plan for Puunene/Pulehunui, Island of Maui

---

Ms. Cachola:

Thank you for our discussion this morning about the letter dated January 28, 2013 from Chairman Jobie M.K. Masagatani to Mr. Carty Chang of DLNR, Engineering Division.

We discussed the Master Plan for the Pulehunui region, which involves the joint development of public lands under the jurisdiction of DLNR, DHHL and the County of Maui.

The Puunene/Pulehunui area is designated for future development in the Maui General Plan.

The Army National Guard Armory is located in this area, which is designated for industrial activities including government facilities.

There are plans to develop a public safety complex through the use of private financing.

The development of basic infrastructure is being coordinated among several state agencies including DHHL and DLNR.

Each agency requested some state funding; DHHL requested $4 million to start the initial development of sewer and water infrastructure.

You indicated that the following individuals may be able to offer additional perspectives about future plans for the Puunene/Pulehunui region by state agencies:

Administrator Russell Y. Tsuji of DLNR's Land Division, who participated in the working group for the Master Plan; and

Representative Kyle T. Yamashita, who is a senior member of the House Committee on Finance that reviews capital improvement projects.

Please do not hesitate to contact me via email or telephone regarding corrections, omissions or additions to this message.

Thank you again for your time and assistance.

Claire Oshiro
(808) 596-7790 x241

From: Claire Oshiro
Sent: Monday, February 24, 2014 2:08 PM
To: 'julie-ann.cachola@hawaii.gov'
Subject: Master Plan for Puunene/Pulehunui, Island of Maui

Ms. Julie-Ann Cachola:

Chairman Jobie Masagatani identified you as the contact person in the letter dated January 28, 2013 to Mr. Carty Chang of the Department of Land and Natural Resources (DLNR).

The letter is attached for your convenience.

At this time, we kindly request information about the development of a Master Plan for Puunene/Pulehunui.

We may utilize the information in the analysis of the advantages/disadvantages of siting DLNR's new administration building on DLNR lands at Puunene/Pulehunui.

DLNR's proposed project is to demolish its current administration building and construct a replacement facility on the state-owned parcel at 120 Mahalani Street in Wailuku.

Thank you in advance for your response. If you have any questions, please contact me via email or telephone.

Claire Oshiro
(808) 596-7790 x241

Thank you for our discussion this morning about the letter dated January 28, 2013 from Chairman Jobie M.K. Masagatani to Mr. Carty Chang of DLNR, Engineering Division.

We discussed the Master Plan for the Pulehunui region, which involves the joint development of public lands under the jurisdiction of DLNR, DHHL and the County of Maui for the new Maui Community Correctional Center (MCCC) and for revenue-generation purposes through industrial and commercial development. During the planning process, state officials recognized that other government facilities (like the Judiciary) could also be accommodated at the site.

The Puunene/Pulehunui area is designated within the Urban Growth Boundary in the Maui County General Plan, which includes the existing Army National Guard Armory, the proposed MCCC and proposed commercial and industrial activities.

Due to prohibitive development costs, the Dept of Public Safety is exploring the development of MCCC through the use of private financing.

The development of basic infrastructure is being coordinated among several state agencies including DHHL and DLNR.

Each agency requested some state funding; DHHL requested $4 million to start the initial development of sewer and water infrastructure.

You indicated that the following individuals may be able to offer additional perspectives about future plans for the Puunene/Pulehunui region by state agencies:

Administrator Russell Y. Tsuji of DLNR's Land Division, who participated in the working group for the Master Plan; and

Representative Kyle T. Yamashita, who is a senior member of the House Committee on Finance that reviews capital improvement projects.

Please do not hesitate to contact me via email or telephone regarding corrections, omissions or additions to this message.

Thank you again for your time and assistance.

Additional Note:

The Kihei-Makena Community Plan (Page 43) designates the Puunene/Pulehunui area as Project District 10, where you find specific references to government facilities:

"PROJECT DISTRICT 10 (Old Pu`unene Airport area) 561 acres

This project district is located in the vicinity of the old Pu`unene Airport including an area of approximately 257 acres adjacent to Mokulele Highway that is not in sugar cane cultivation. This area has been utilized extensively for recreational activities. Approximately 125 acres, including and adjacent to the Hawaiian Cement site, should be utilized for heavy industrial use. The remaining 189 acres, between Mokulele Highway and Hemahema Loop, are almost all in sugar cane cultivation and shall remain as such until sugar production no longer remains a viable commodity within the State.

The objective of this project district is to establish a master planned recreational and industrial expansion area to meet future recreational needs and to provide areas for industrial activities, including government facilities, whose locations are better suited away from urban areas. Site planning shall seek to maximize the range of potential user groups while minimizing potential for incompatibilities between recreational, governmental, and industrial activities."

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Ms. Jobie M.K. Masagatani, Chairman
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Ms. Masagatani:

Thank you for your letter dated 01/28/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building. Your department's general comments about the project were further discussed via telephone and email with Ms. Julie-Ann Cachola from your office. The concerns mentioned in your letter and addressed below will also be reiterated in the Environmental Assessment (EA).

Visual Impacts
The proposed project involves the demolition of DLNR's existing one-story building and construction of a new, larger, one-story administration facility. The EA will include the following statements: *The proposed project represents a continuation of existing urban development that would not significantly alter the visual character along Mahalani Street. No impacts to scenic vistas or view planes are anticipated to occur from DLNR's new one-story facility.*

Consultations with Other Agencies and Orgnizations
The pre-assessment consultation letter was sent to the State Historic Preservation Division, Maui Burial Council, Office of Hawaiian Affairs and Hui Malama I Na Kupuna. DLNR will continue to consult with agencies, organizations, and individuals during the EA process.

Stored Information
Thank you for referring to initiatives from the Office of Information Management and Technology (OIMT) aimed at centralizing information for security purposes. This information will be forwarded to the building tenants for them to reassess their facility storage needs in light of this initiative.

Advantages and Disadvantages of Utilizing DLNR Lands at Puunene/Pulehunui
The EA will include the following statements: *The successful completion of coordinated development projects by various state agencies has the potential to create a hub of government services and facilities in Puunene/Pulehunui within the long range timeframe of twenty years. As of March 2014, the initial funding allotment to begin infrastructure work is not assured and the timeframe for its construction is unknown.*

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(808) 596-7790 • tlcghawaii.com

The construction of DLNR's administration facility in Puunene/Pulehunui would create a distinct disadvantage to fulfilling the objectives of DLNR while causing environmental impacts similar to the proposed action. The Puunene/Pulehunui area is approximately eight miles from other government agencies located in downtown Wailuku, six miles from Kahului Harbor, and seven miles from Maui's primary airport in Kahului. The relocation of DLNR's administration building from its current site in the Wailuku-Kahului region to Puunene/Pulehunui would create a regular inconvenience for travelling participants of public meetings, bid openings and agency consultations and to the general public who utilize the services of DLNR. The longer travel distances may impact DLNR's response times and inter- and intra-agency coordination efforts.

Joint development and financing would require coordination and collaboration between the various agencies for timing considerations and to ensure compatibility among the various public or quasi-public functions that would be situated near each other. Demolition of the existing administration building and construction of a new facility in Puunene/Pulehunui at an unknown time in the future may result in increased construction costs due to inflation, changes in economic conditions, or the labor supply. Building materials and labor costs tend to increase with time. A delayed action may therefore necessitate a greater funding commitment for DLNR's administration facility or a reduction in the scope and size of the facility. DLNR's existing facility will continue to deteriorate in the interim, which will result in the need for funding and financial expenditures for repair and maintenance costs and may jeopardize the safety of building occupants and the public. The completion of a new administration facility at Puunene/Pulehunui depends on a multitude of factors beyond the purview of DLNR. This option also represents a lessened ability to service the public and a delay in construction. Hence, a delayed action is not favorable from the perspective of DLNR Engineering Division and other options that address project needs must be pursued.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division
Russell Tsuji, Land Administrator, DLNR Land Division

ALAN M. ARAKAWA
Mayor

GLENN T. CORREA
Director

BRIANNE L. SAVAGE
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION
700 Hali'a Nakoa Street Unit 2, Wailuku, Hawaii 96793

January 30, 2014

02-03-14 A09:22 RCVD

Mr. Carty Chang, Chief Engineer
DLNR, Engineering Division
PO Box 373
Honolulu, HI 96809

Dear Mr. Chang:

SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building
Wailuku, Maui, Hawaii
TMK: (2) 3-8-038:057

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation is in support of the project. We look forward to reviewing the Environmental Assessment when it is available.

Should you have any questions or concerns, please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at (808) 270-7931.

Sincerely,

GLENN T. CORREA
Director of Parks & Recreation

c: Yvonne Turro, Project Manager, The Limtiaco Consulting Group
Robert Halvorson, Chief of Planning and Development

GTC:RH:csa

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THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Glenn T. Correa, Director
County of Maui
Department of Parks & Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Correa:

Thank you for your letter dated 01/30/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

We acknowledge and appreciate that the County of Maui Department of Parks and Recreation is supportive of the proposed project.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

GARY L. GILL
ACTING DIRECTOR OF HEALTH

In reply, please refer to:
File
14-011
DLNR Admin Bldg

January 30, 2014

02-04-14P03:06 RCVD

Ms. Carty Chang, Chief Engineer
DLRN, Engineering Division
P.O. Box 373
Honolulu, Hawaii 96809

Dear Ms. Chang:

SUBJECT: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii Tax Map Key (2) 3-8-038: 057

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated January 10, 2014. Thank you for allowing us to review and comment on the subject document. The document was routed to the Indoor & Radiological Health Branch. They will provide specific comments to you if necessary. EPO recommends that you review the standard comments at: http://health.hawaii.gov/epo/home/landuse-planning-review-program/.
You are required to adhere to all standard comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable and healthy design of communities and buildings, including the:
State of Hawaii, Office of Planning: www.planning.hawaii.gov and the new 2013 ORMP;
U.H., School of Ocean and Earth Science and Technology: www.soest.hawaii.edu;
U.S. Health and Human Services: www.hhs.gov/about/sustainability;
U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability;
U.S. Green Building Council's LEED program: www.usgbc.org/leed; and
International Well Building Standard: http://delosliving.com

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at: www.cdc.gov/healthyplaces/hia.htm. We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We request electronic response confirming receipt of this letter and any other letters you receive from DOH in regards to this project. Please email: epo@doh.hawaii.gov. We anticipate that our letter(s) and your electronic response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337 or laura.mcintyre@doh.hawaii.gov

Mahalo,

Caroline Shida

FOR Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

c: ✓ Yvonne Turro, The Limtiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Ms. Laura Leialoha Phillips McIntyre, AICP, Manager
State of Hawaii
Department of Health
Environmental Planning Office
919 Ala Moana Boulevard, Room 312
Honolulu, HI 96814

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057
14-011 DLNR Admin Bldg

Dear Ms. McIntyre:

Thank you for your letter dated 01/30/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building and for forwarding a copy to the Indoor and Radiological Health Branch (IRHB). The IRHB did not respond to our pre-assessment letter.

We have reviewed the Standard Comments found on your department's website and acknowledge the requirement to adhere to applicable comments. Thank you for the list of sources that provide strategies to support the sustainable design of communities and buildings and for the link to the Health Impact Assessment on the Centers for Disease Control and Prevention website. Sustainable and Low Impact Design (LID) will be incorporated into the design of the new building.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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MAUI MEMORIAL
MEDICAL CENTER

January 29, 2014

02-05-14P02:22 RCVD

Carty Chang, Chief Engineer
DLNR, Engineering Division
P.O. Box 373
Honolulu HI 96809

Subject: Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; TMK (2) 3-8-038: 057

Dear Mr. Chang,

Thank you for including Maui Memorial Medical Center (MMMC) in the pre-assessment consultation phase for the subject project. We have no comments for the project at this time as it relates to impacts on biological, archaeological, historic and cultural resources. However, please provide us with a copy of the Draft EA; we would be interested in the timeline for the project and potential impacts to traffic on Mahalani Street.

Sincerely,

Wesley Lo
Regional Chief Executive Officer

c: Yvonne Turro, The Limtiaco Consulting Group

221 Mahalani St, Wailuku, HI 96793 T 808.244.9056 F 808.242.2443

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Wesley Lo, Regional Chief Executive Officer
Maui Memorial Medical Center
221 Mahalani Street
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Lo:

Thank you for your letter dated 01/29/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

We acknowledge that Maui Memorial Medical Center has no comments to offer at this time. As stated in the Environmental Assessment (EA), the environmental review process may be concluded by September 2014. Design of the new facility may be authorized to commence in Fall 2014 with subsequent construction to begin in Spring 2016.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

POLICE DEPARTMENT
COUNTY OF MAUI

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

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

GARY A. YABUTA
CHIEF OF POLICE

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

January 31, 2014

02-03-14P02:22 RCVD

Ms. Yvonne Turro
Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, HI 96817

Dear Ms.Turro:

SUBJECT: Pre-Assessment Consultation, DEA for the Department of Land and Natural Resources Administration Building in Wailuku
TMK (2) 3-8-038:057

Thank you for your letter of January 10, 2014, requesting comments on the above subject.

We have reviewed the information submitted for this project and have enclosed a copy of our comments. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Victor K. Ramos
for: Gary A. Yabuta
Chief of Police

c: William Spence, Maui County Planning Department
Carty Chang, DLNR, Engineering Division

TO : **GARY YABUTA, CHIEF OF POLICE, COUNTY OF MAUI**

VIA : **CHANNELS**

FROM : **AYLETT WALLWORK, POLICE OFFICER III, COMMUNITY POLICING, WAILUKU PATROL DIVISION**

SUBJECT : **RESPONSE TO A REQUEST FOR COMMENTS REGARDING A PRE-ASSESSMENT CONSULTATION, DRAFT ENVIRONMENTAL ASSESSMENT FOR THE DEPARTMENT OF LAND AND NATURAL RESOURCES ADMINISTRATION BUILDING**

1/30/14

This communication is submitted as a response to a request for comments by Limtiaco Consulting Group.

PROJECT : **PROPOSED REPLACEMENT OF THE DLNR ADMINISTRATIVE BUILDING**

LOCATION : **120 MAHALANI STREET, WAILUKU, MAUI, HAWAII**

TMK : **(2) 3 – 8 – 038:057**

RESPONSE:

In review of the submitted documents, the concerns from the police perspective are the impacts upon vehicular and pedestrian movement as well as the public's safety. Limtiaco Consulting Group has requested a response to possible impacts on biological, archaeological, and historic resources. Additionally any information about potential projects impacts on traditional and cultural practices and beliefs of any cultural or ethnic group(s).

This project will be replacing the old administrative office building with another administrative office building, it should not have any further impact on vehicular and pedestrian movement after construction has commenced.

At this time I have no comment on possible impacts on biological, archaeological, and historic resources. Also I do not have any information about the projects impacts on traditional and cultural practices and beliefs of any cultural or ethnic group(s).

This project is scheduled to start construction in the spring of 2016. There are no objections to the progression of this project. It must be stated that all those involved in this project must remain cognizant in maintaining the safety of the general public.

Respectfully submitted for your review and approval.

11764

Aylett Wallwork c#11764
P.O. III, Community Policing, Wailuku Patrol Division
01/28/2014 @ 0800 hours

RECOMMEND THAT THE LIMTIACO CONSULTING GROUP CONSULT WITH THE PROPER AGENCIES FOR WHICH THEY ARE REQUESTING INFORMATION.

1-29-14 @ 1445

CONCUR.
01/29/14 @ 1540 Hrs

01/30/14

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Assistant Chief Victor K. Ramos
County of Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Assistant Chief Ramos:

Thank you for your letter dated 01/31/14 and enclosed comments from the Wailuku Patrol Division regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

Thank you also for your recommendation to contact other agencies to gain additional information. The pre-assessment consultation letter was sent to several agencies, organizations, and associations to gain as much information as possible.

We acknowledge that concerns from the police perspective pertain to the safe movement of vehicles and pedestrians. Disruptions to vehicular, bicycle and pedestrian traffic during the various phases of construction will be intermittent and temporary in nature. Bus routes and bus stops are not expected to be impacted by project actions. Maui County will be consulted throughout the design and construction of the project to ensure minimal inconvenience to motorists and to public transportation services. No traffic lane closures or traffic detours are expected in conjunction with project activities; however, a traffic control plan shall be prepared prior to the commencement of the proposed project if lane closures or traffic detours are deemed necessary. Appropriate traffic control devices and warning signs will be installed and the traffic flow will be directed by construction personnel or by law enforcement personnel, when necessary.

The majority of construction work will be scheduled during daytime hours (as opposed to night work) when traffic volumes are generally low. At night and when work is not occurring, all associated construction equipment will be secured and located within the project site to prevent obstructions to traffic.

We further acknowledge that the Wailuku Patrol Division has no objections to the progression of the project.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

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(808) 596-7790 • tlcghawaii.com

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850

In Reply Refer To:
2014-TA-0126

FEB 13 2014

Mr. Carty Chang
Chief Engineer
Engineering Division
Hawaii Department of Land and Natural Resources
P.O. Box 373
Honolulu, Hawaii 96809

Subject: Technical Assistance for the Proposed Hawaii Department of Land and Natural Resources Administration Building, Maui

Dear Mr. Chang:

The U.S. Fish and Wildlife Service received your letter on January 13, 2014, requesting comment in preparation of a Draft Environmental Assessment for the proposed construction of a new Hawaii Department of Land and Natural Resources Administration Building at 120 Mahalani Street in Wailuku, Hawaii [TMK: (2) 3-8-038:057]. This response is in accordance with section 7 of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Based on information you provided as well as information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program, we have determined that there are no occurrences of federally listed species or designated critical habitat within the proposed project footprint.

If you have any questions or concerns regarding this correspondence, please contact Ian Bordenave, Fish and Wildlife Biologist (phone: 808-270-1439, email: ian_bordenave@fws.gov).

Sincerely,

Rachel Rounds
Acting Assistant Field Supervisor:
Maui Nui and Hawaii Islands

TAKE PRIDE IN AMERICA

FOR INTERNAL USE ONLY:

Cc: Yvonne Turro
Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, HI 96817

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Ms. Rachel Rounds, Acting Assistant Field Supervisor
U.S. Department of the Interior
Fish & Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, HI 96850

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057
2014-TA-0126

Dear Ms. Rounds:

Thank you for your letter dated 02/13/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

We acknowledge that your department has reviewed pertinent information including data compiled by the Hawaii Biodiversity and Mapping Program and has concluded that no federally listed species or designated critical habitat occurs within the proposed project footprint.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

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(808) 596-7790 • tlcghawaii.com

ALAN M. ARAKAWA
Mayor

KYLE K. GINOZA, P.E.
Director

MICHAEL M. MIYAMOTO
Deputy Director

TRACY TAKAMINE, P.E.
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

02-13-14 A10:48 RCVD

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

February 12, 2014

Mr. Carty Chang
DLNR, Engineering Division
P.O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Chang:

SUBJECT: DLNR ADMINISTRATION BUILDING
PRE-ASSESSMENT CONSULTATION FOR DRAFT EA
TMK (2) 3-8-038:057, WAILUKU, MAUI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. The solid waste management plan should include an inventory of demolition materials, their quantities and destination. Construction waste should be recycled and/or reused as much as feasible.

2. Wastewater Reclamation Division (WWRD) comments:

   a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees. The property is located in the Wailuku Sewer Service Area.
   d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
   e. Plans shall show the location of the new sewer service lateral and property sewer service manhole near the property line if the property will discharge to the County sewer system.
   f. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.
   g. Non-contact cooling water and condensate should not drain to the wastewater system.

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

Sincerely,

KYLE K. GINOZA, P.E.
Director of Environmental Management

xc: Ms. Yvonne Turro
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, Hawaii 96817

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Kyle K. Ginoza, P.E., Director of Environmental Management
County of Maui
Department of Environmental Management
2200 Main Street, Suite 100
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Ginoza:

Thank you for your letter dated 02/12/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources Administration Building.

Solid Waste Division comments:
We acknowledge that the solid waste management plan should include an inventory of demolition materials, their quantities and destination and that construction waste should be recycled and/or used as much as feasible.

Wastewater Reclamation Division (WWRD) comments:
Thank you for the statement that there is adequate wastewater system capacity. We acknowledge that wastewater system capacity cannot be ensured until the issuance of the building permit. We also acknowledge the comments that pertain to wastewater contribution calculations, assessment fees, off-site improvement costs, identification of sewer system features on plans, sewer easement ownership, and discharges of non-contact cooling water and condensate.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

NEIL ABERCROMBIE
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
JADINE URASAKI

IN REPLY REFER TO:

STP 8.1479

February 11, 2014

TO: THE HONORABLE WILLIAM J. AILA, JR., CHAIRPERSON
DEPARTMENT OF LAND AND NATURAL RESOURCES (DLNR)

ATTN: CARTY CHANG, CHIEF ENGINEER
ENGINEERING DIVISION

FROM: GLENN M. OKIMOTO, PH.D.
DIRECTOR OF TRANSPORTATION

SUBJECT: DLNR ADMINSTRATION BUILDING IN WAILUKU
PRE-ASSESSMENT CONSULTATION, DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
TMK: (2) 3-8-038: 057

Our Department of Transportation's comments on the subject DLNR Administration Building are as follows:

1. The DEA should discuss and evaluate the project's contribution to the cumulative traffic impacts on the State highway facility in the area (Kaahumanu Avenue).

2. The DLNR is required to obtain a permit from DOT Highways Division, Maui District Office, for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

c: Yvonne Turro, The Limtiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. Glenn M. Okimoto, Director of Transportation
State of Hawaii
Department of Transportation
Aliiaimoku Building
869 Punchbowl Street, #509
Honolulu, HI 96813

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057
STP 8.1479

Dear Mr. Okimoto:

Thank you for your letter dated 02/11/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building.

At some time in the future, the total number of DLNR employees in the new facility may increase from fifteen (15) to twenty-three (23), which represents an insignificant increase in project-related traffic from building occupants. The added vehicle trips and traffic attributed to the proposed project are expected to represent a minimal change in traffic volumes from existing conditions.

We acknowledge that DLNR is required to obtain a permit from the Department of Transportation Highways Division, Maui District Office, for the transport of oversized and/or overweight materials and equipment on State highway facilities.

The Draft Environmental Assessment (EA) is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL ST., ROOM 325
HONOLULU, HAWAII 96813
TEL (808) 587-0166 FAX (808) 587-0160

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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

14 MAR 17 AM 09:08 ENGINEERING

MEMORANDUM

TO: CARTY CHANG
Chief Engineer, Engineering Division

FROM: LISA HADWAY
Administrator, Division of Forestry and Wildlife

SUBJECT: Request for comments on pre-assessment consultation for the DEA for the proposed new DAR building in Wailuku, TMK (2) 3-8-038: 057.

The Division of Forestry and Wildlife appreciates the opportunity to comment on the subject project and appreciates the public benefits that will result from the new DAR facility.

Use of artificial lighting may impact wildlife, particularly seabirds that may be attracted to the lights. Attraction of seabirds to lights may result in take of protected species under state and federal laws. We recommend that use of lights for night construction be avoided if possible, and that any permanent lighting installed on new facilities be fully shielded, in compliance with §201-8.5, Hawaii Revised Statutes.

We also note that introduced predators pose a major threat to indigenous bird species, and therefore recommend that all potential food sources and refuse associated with construction and operations be contained in a manner that prevents access by predators such as cats, rats, dogs, and mongooses.

C: Yvonne Turro. P.E.

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Ms. Lisa Hadway, Administrator
State of Hawaii
Department of Land and Natural Resources
Division of Forestry and Wildlife
1151 Punchbowl Street, Room 325
Honolulu, Hawaii 96813

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Ms. Hadway:

Thank you for your letter regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building that was received by DLNR Engineering Division on March 17, 2014. We thank you for the statement that DLNR Division of Forestry and Wildlife appreciates the public benefits of the proposed project.

In response to your concern regarding the impact of exterior artificial lighting, the Environmental Assessment (EA) will include the recommendation pertaining to the use of fully shielded lighting pursuant to HRS Section 201-8.5 to minimize the potential impacts on wildlife, primarily seabirds. The EA will also include the recommendation "that all potential food sources and refuse associated with construction and operations be contained in a manner that prevents access by predators such as cats, rats, dogs, and mongooses" since these introduced predators represent a major threat to indigenous bird species.

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 14, 2014

Ms. Yvonne Turro
1622 Kanakanui Street
Honolulu, Hawaii 96817

Dear Ms. Turro:

SUBJECT: REPLACEMENT OF DLNR BUILDING AT 120 MAHALANI STREET, WAILUKU, MAUI, HAWAII; TMK: (2) 3-8-038:057

The Department of Planning (Department) has received your January 10, 2014 letter seeking direction on the use of land located at 120 Mahalani Street, Wailuku, Hawaii. Based on County of Maui zoning, the property is zoned as R-2 residential district. Buildings used by the State government for public purposes and accessory buildings are permitted in the R-2 residential district. If you require further direction on parking, we require detailed construction plans.

Should you have any questions or concerns, you may contact Natalia Maharaj, Planner, at natalia.maharaj@co.maui.hi.us or 463-3825.

Sincerely,

JOHN S. RAPACZ
Planning Program Administrator

For: WILLIAM SPENCE
Planning Director

xc: Carty Chang, P.O. Box 373, Honolulu, Hawaii, 96809 (original hardcopy)
Carolyn Cortez, Staff Planner (PDF via email)
Paul Critchlow, Staff Planner (PDF via email)
Natalia Maharaj, Staff Planner (PDF via email)
TMK (2) 3-8-038:057 (KIVA Related Documents & Project File)
General File
WRS:JSR:CEC:PBC:NMM:GAN
K:\WP_DOCS\PLANNING\LTR\2014\258_Demolition_DLNR\Response-2-3-8-038-057.doc

ONE MAIN PLAZA BUILDING / 2200 MAIN STREET, SUITE 315 / WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735 / FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 8, 2014

Mr. John S. Rapacz, Planning Program Administrator
County of Maui
Department of Planning
One Main Plaza Buildling
2200 Main Street, Suite 315
Wailuku, HI 96793

Subject: Your Response to Pre-Assessment Consultation, Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Rapacz:

Thank you for your letter dated 04/14/14 regarding the pre-assessment consultation phase for the Department of Land and Natural Resources (DLNR) Administration Building. The Environmental Assessment (EA) will include the following statements:

The Maui County zoning designation is R-2 Residential District. "Buildings or premises used by the federal, State, or county governments for public purposes" are permitted in residential districts pursuant to Section 19.08.020 paragraph E of the Maui County Code. The County of Maui, Department of Planning provided the following comment in regards to the proposed use of DLNR's parcel in its letter dated April 14, 2014: "Buildings used by the State government for public purposes and accessory buildings are permitted in the R-2 residential district."

The Draft EA is anticipated to be available for public review in May 2014 and we look forward to your department's continued participation in the environmental review process. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, P.E., Chief Engineer, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

Charge dropped for man alleged to have made threat on mayor

By LILA FUJIMOTO
Staff Writer

WAILUKU – A Wailuku man is expected to be recharged in a case alleging that he threatened Mayor Alan Arakawa, after a terroristic threatening charge was dismissed Wednesday because a trial hadn't started within six months of the defendant's indictment.

Austin Gerard Jr., 25, was indicted by a grand jury in December 2012 on the charge of first-degree terroristic threatening, according to court records. He was arrested on the indictment in September.

Deputy Public Defender William "Pili" McGrath sought the dismissal for Gerard because more than 180 days, or six months, had passed since Gerard was indicted.

Deputy Prosecutor Carson Tani said the prosecution wasn't contesting the dismissal, based on a calculation that 331 days had passed since the indictment.

Second Circuit Judge Rhonda Loo dismissed the charge without prejudice, meaning it can be brought again. She said she granted the dismissal without prejudice based on the seriousness of the offense and the facts and circumstances.

The threat was reported June 12, 2012, when a woman walking her dogs near the employee parking lot of the Kalana O Maui building reported encountering a man with a knife at about 7:35 a.m. When she asked the man what he was going to do with the knife, he told her he was going to "murder the mayor," police said.

Security footage showed the man entering the county building. He went to the ninth floor and asked to see the mayor. The front desk receptionist told the man that the mayor wasn't in yet and asked the man to sign in so she could make an appointment. Police said the man was rambling and left a first name and his phone number, then left.

Police identified the man as Gerard, who was arrested at his residence later that morning. Because a preliminary investigation showed that Gerard may have been suffering from possible mental health issues, police said, he was transported to Maui Memorial Medical Center for evaluation.

Police reported recovering a kitchen knife with a 6-inch blade near Gerard at his residence.

"Since that time, Mr. Gerard has been in mental health counseling and is always compliant with his medication, which he wasn't at the time," McGrath said.

Gerard had posted $10,000 bail to be released after his arrest.

■ *Lila Fujimoto can be reached at lfujimoto@mauinews.com.*

Police look for missing woman

Police are looking for a 46-year-old Maui woman who went missing Sunday.

Monsalve

Moreira "Mo" Monsalve was last seen around 10 p.m. at her ex-boyfriend's residence in Wailuku, police said.

The Buick she was driving was found by police Tuesday at an auto repair shop in Wailuku. Detectives checked areas Monsalve was known to frequent without obtaining information about her whereabouts, police said.

"We're just trying to figure out what happened to her and where she is," said Monsalve's daughter, Alexis Felicilda. "It's just weird."

On Sunday afternoon, Monsalve had attended a meeting with her son at the University of Hawaii Maui College, police said. The two went in separate vehicles. Felicilda said that after leaving the college Sunday afternoon, Monsalve picked up Felicilda and they had a beer at the Hang Loose Lounge in Kahului before Monsalve dropped her daughter off at Kahului Airport.

Because Monsalve's son slept over at a friend's house Sunday night and Felicilda was on Oahu, it wasn't until Tuesday morning that family members realized Monsalve was missing and called police, Felicilda said.

Monsalve hadn't gone back to the house in Kihei where she was house-sitting with her son and wasn't returning his calls, Felicilda said. She tried to call her mother at work and, after getting no answer on her direct line, called the corporate office and learned Monsalve hadn't been to work this week and also hadn't called in.

Felicilda said Monsalve's ex-boyfriend posted something on Monsalve's Facebook page at about 7 p.m. Sunday indicating that she was at his residence at Iao Parkside. When Felicilda called the ex-boyfriend, he said Monsalve had left the residence at 10 or 10:30 Sunday night, Felicilda said.

She said her brother is still in high school and her mother wouldn't have left him. "She wouldn't just disappear," Felicilda said.

Monsalve is described as 5 feet 7 inches tall and weighing about 170 pounds. She has brown hair and eyes.

Anyone with information about the missing woman's whereabouts is asked to call police at 244-6400.

Originally built in 1959 as a juvenile detention center, the Department of Land and Natural Resource's Maui office in Wailuku has suffered from severe cracks and damage to its structure over the years. The state department plans to replace the office with a nearly $5.7 million administration building, according to notice for the preparation of a draft environmental assessment.

DLNR plans Wailuku building

By BRIAN PERRY
City Editor

The state Department of Land and Natural Resources is planning to build a new, nearly $5.7 million replacement administration building on an acre in Wailuku and next to The Maui News offices.

According to a draft environmental assessment preparation notice from consultant Limtiaco Consulting Group, the department's current Maui administration building at 120 Mahalani St. was built in 1959 and "has approached the end of its useful life."

"There are observable structural deficiencies in exposed interior and exterior building elements, including severe termite and wood moisture damage . . . vertical cracks and spalls on masonry walls and corroded steel support beams," the notice says. "Sewer, water, electrical and telecommunication components are outdated and do not meet current building code requirements."

It also notes inadequate space in the building occupied by personnel from the department's divisions of Aquatic Resources, State Historic Preservation and Engineering.

"Construction of a new facility would allow DLNR to provide adequate space for its current operations and improved site security and infrastructure," the notice says. "A new facility also affords the opportunity to relocate (the department's) Land Division from its deficient office in the State Building and provide them ample office and document storage space."

Aside from The Maui News, other neighbors include the Maui Community Mental Health Center, the Cameron Center and Maui Memorial Medical Center.

The Maui News / CHRIS SUGIDONO photos

Kristy Stone, Division of Aquatic Resources' monitoring coordinator, works inside her office, which she shares with two other people, Wednesday afternoon at the Department of Land and Natural Resources' Wailuku building.

The project is at the beginning of its environmental review process, which will address environmental, social and economic impacts of the proposed new building. The project's timeline calls for completing the draft environmental assessment in March, with completion of the environmental review process in July. Construction may begin as early as the spring of 2016.

The new building would be energy efficient and fully accessible to people with disabilities, the preparation notice says.

The project's nearly $6 million cost includes design and construction.

Public comments should be sent to Carty Chang, chief engineer, DLNR Engineering Division, P.O. Box 373, Honolulu 96809; fax (808) 587-0283. And, a copy should be provided to Yvonne Turro, project manager, The Limtiaco Consulting Group, 1622 Kanakanui St., Honolulu 96817.

■ *Brian Perry can be reached at bperry@mauinews.com.*

COUNTY/IN BRIEF

Declaration to let farmers get loans

Maui County and the Big Island have been declared primary natural disaster areas because of recent drought, the U.S. Department of Agriculture announced Wednesday.

The declaration means that qualified farm operators are eligible for low-interest loans from the USDA's Farm Service Agency. Farmers have eight months to apply for loans to help cover part of their actual losses.

"Our hearts go out to those Hawaii farmers and ranchers affected by recent natural disasters," said Agriculture Secretary Tom Vilsack. "We're also telling Hawaii producers that USDA stands with you and your communities when severe weather and natural disasters threaten to disrupt your livelihood."

The declaration for Maui County includes Kalawao County, or Kalaupapa on Molokai.

DUI roadblocks readied for holiday

Police will set up drunken driving roadblocks this weekend for the Martin Luther King Jr. holiday Monday.

The roadblocks will be at unannounced times and locations.

"People are encouraged to drive sober and to drive responsibly," said Lt. Ricky Uedoi, commander of the police Traffic Section. "If you are going to drink alcoholic beverages, please be wise and use a sober driver. Don't drive after drinking."

Didn't drive sober, got pulled over

Maui police made 42 impaired-driving arrests and issued 185 traffic citations during the national Drive Sober or Get Pulled Over campaign.

The two-and-a-half week enforcement effort ran from Dec. 13 to Jan. 1.

Police set up 14 drunken driving checkpoints countywide during the period.

The traffic citations issued included 13 for seat-belt violations, three for child seat violations, 25 for driving with a suspended license, 87 for not having auto insurance, 54 for speeding and three for reckless driving.

During the period, officers throughout the department also made 239 felony arrests, 135 arrests on warrants and 57 drug arrests. Police reported recovering 15 stolen vehicles.

Bail unchanged in threatening case

WAILUKU – Bail remains at $500,000 for a man who was extradited from Washington state to face charges alleging that he threatened a woman.

Larry Dow, 50, of Vancouver has pleaded not guilty to two counts of first-degree terroristic threatening. He allegedly made the threats through phone contact with the woman on Sept. 7, 2012, according to an indictment.

During a hearing Wednesday, 2nd Circuit Judge Rhonda Loo kept bail at $500,000 for Dow, who has a criminal history on the Mainland.

A March 31 trial is set for Dow.

Government offices to shut for MLK Day

Federal, state and county offices and public schools will be closed Monday in observance of the Martin Luther King Jr. Day holiday.

Also closed will be the Hana and Lanai landfills and Molokai's landfill and recycling facilities. Curbside trash collections will not be affected.

See COUNTY IN BRIEF on the next page

be pleasant. The deer look into the headlight, seemingly unconcerned. The bike slows to a

property was with their hooves. They created trenches which rain turned into gullies.

Venison does make good eating. The meat is extraordinarily lean and usually tender. Person-

APPENDIX C

Draft EA Comments and Responses

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THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

May 23, 2014

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Sir or Madam,

Please find the enclosed announcement published by the Office of Environmental Quality Control (OEQC) that pertains to the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) for the Department of Land and Natural Resources (DLNR) Administration Building in Wailuku, Maui. The entire notice and Draft EA may be downloaded from OEQC's online library at http://oeqc.doh.hawaii.gov/ or from the links at http://tlcghawaii.com. Hard copies of the Draft EA are available for review at OEQC, the Hawaii State Library, Kahului Public Library and Wailuku Public Library.

As indicated in OEQC's notice, comments are due to the addressees named below by Monday, June 23, 2014. The 30-day review and comment period is derived from the process set forth in Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200, Hawaii Administrative Rules of the Department of Health.

Please send comments to:

Carty Chang, Chief Engineer
DLNR, Engineering Division
P.O. Box 373
Honolulu, HI 96809
Fax: (808) 587-0283

And please provide a copy to:

Yvonne Turro, Project Manager
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, HI 96817

Thank you for your participation in the environmental review process. If you are unable to download the Draft EA or have any questions, please contact me at (808) 596-7790.

Best regards,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

The applicant is proposing to construct a Single Family Residence (SFR) on a 3.5 acre shoreline parcel located at 15-2225 Government Beach Rd. in which a number of SFR have been previously constructed. The development of the parcel includes the following features: a 3371 sq. ft. house on 7-ft high post and pier with an attached garage and wrap-around lanai, four (4) bedrooms, and three (3) bathrooms; a subsurface septic system with a 1000-gallon septic tank and a 12-ft by 24-ft absorption bed; 10,000-gallon capacity water catchment tank (four (4) ft. high by twenty (20) ft. diameter) and a 15-ft. wide approximately 375-ft. long compacted gravel driveway.

The SFR structure will be set back 110-ft. from the edge of the Pali and approximately 120-ft. from the shoreline. The SFR structure will be built to be no more than 23-ft. above current grade. There are two existing concrete pads on the subject parcel, both of which have been incorporated into the development of the parcel. One of the concrete pads will be used to hold the water catchment tank while the other will be a picnic area near the proposed SFR. The SFR will be connected to power poles located on Government Beach Rd. for electricity; the availability of the electric utility has been confirmed by the Hawaii Electric Light Company.

Due to the past heavy agricultural use of the land (i.e., sugar can cultivation) the parcel is relatively flat, therefore minimal grading and ground impacts will be required to conduct the proposed construction activities.

MAUI (HRS 343)

3. Department of Land and Natural Resources, Administration Building DEA (AFNSI)

Island: Maui
District: Wailuku
TMK: (2) 3-8-038: 057
Permits: Building Permits, Grubbing/Grading/Stockpiling Permits, Industrial Wastewater Discharge Permit; National Pollutant Discharge Elimination System Permit, Community Noise Permit, Non-Covered and/or Covered Source Permit (Air Quality), Lane Use Permit for Construction Work, Oversized and Overweight Vehicles on State Highways Permit.
Proposing/Determination Agency: Department of Land and Natural Resources, Engineering Division, 1151 Punchbowl Street, Room 221, Honolulu, HI 96813.
Contact: Carty Chang, 808-587-0230 or Carty.S.Chang@hawaii.gov.
Consultant: The Limtiaco Consulting Group, 1622 Kanakanui Street, Honolulu, HI 96817.
Contact: Yvonne Turro, 808-596-7790.
Status: Statutory 30-day public review and comment period starts; comments are due by June 23, 2014. Please send comments to the proposing/determination agency and consultant.

The Department of Land and Natural Resources (DLNR) proposes to demolish its existing building and construct a new one-story administration facility at the same State-owned parcel along Mahalani Street in Wailuku, Island of Maui, Hawai'i. The project site encompasses Tax Map Key 3-8-038: 057.

DLNR's current building has approached the end of its useful life. There are observable structural deficiencies in exposed interior and exterior building elements including severe termite and wood moisture damage in framing members, vertical cracks and spalls on masonry walls, and corroded steel support beams. Sewer, water, electrical and telecommunication components are all outdated and in need of replacement.

A new, larger administration facility would allow DLNR to address the space requirements for its current and foreseeable future operations. Its current facility is inadequate for DLNR tenants who include the Division of Aquatic Resources, State Historic Preservation Division and Engineering Division. The proposed one-story facility would be sustainably designed and have improved building functionality, site

security and onsite infrastructure. Completion of the new facility also affords the opportunity to relocate Land Management Division from its overcrowded space in the State Office Building in Wailuku and provide them sufficient office and document storage space.

4. Kahana Sunset Shoreline and Site Improvements FEA (FONSI)

Island: Maui
District: Lahaina
TMK: (2) 4-3-003:015
Permits: Building, Grading, Special Management Area, Shoreline Setback Variance, Change in Zoning, Conservation District Use.
Applicant: Kahana Sunset Association of Apartment Owners (AOAO), 4909 Lower Honoapi'ilani Highway, Lahaina, HI 96761. Contact: Jacqueline Scheibel, 707-292-4691.
Approving Agency: Maui Planning Commission, County of Maui, c/o Department of Planning, 250 South High Street, Wailuku, HI 96793. Contact: William Spence, 808-270-7634.
Consultant: Chris Hart & Partners, Inc., 115 North Market Street, Wailuku, HI 96793. Contact: R. Raymond Cabebe, 808-242-1955.
Status: Finding of No Significant Impact Determination.

The Kahana Sunset AOAO is proposing to construct a replacement seawall, drainage improvements, and beach access path within the shoreline setback on an existing 4.467 acre 79-unit condominium resort site. The applicant is also proposing a Community Plan Amendment from Single Family to Hotel and a Change in Zoning from R-3 Residential to H-M Hotel District in order to establish land use consistency and conformity with the existing use. No additional units are proposed.

An approximately 114-foot existing seawall along with an existing concrete stairway will be demolished. The replacement seawall will be relocated mauka of the State designated shoreline with a new stairway approximately 30 feet inland from the existing stairs. The proposed retreat of the seawall will serve to protect existing habitable structures, widen the beach, and prevent underlying soils from entering the ocean. The proposed drainage system improvements will help to prevent sediments and pollutants from contaminating the marine environment.

The mitigation improvements are the result of a Master Plan for Strategic Retreat that was requested by the Maui Planning Commission as part of a 2009 SMA Emergency Permit granted to protect Building F and a 2010 SMA Emergency Permit granted to protect Building A.

5. West Maui Exploratory Well No. 2 FEA (FONSI)

Island: Maui
District: West Maui
TMK: (2) 4-3-001:017 (por.)
Permits: Community Noise Permit, as applicable; Commission on Water Resource Management Well Construction Permits, Construction Permits (Grading and Grubbing)
Proposing/Determination Agency: County of Maui, Department of Water Supply, 200 South High Street, Wailuku, HI 96793. Contact: David Taylor, 808-270-7816.
Consultant: Munekiyo & Hiraga, Inc., 305 South High Street, Suite 104, Wailuku, HI 96793. Contact: Cheryl Okuma, 808-244-2015.
Status: Finding of No Significant Impact Determination.

The West Maui Exploratory Well No. 2 consists of a 1.44 million gallon per day exploratory well, well pump, piping, temporary silt basin, and six (6) feet high chain link fence located on an approximately

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LINDA ROSEN, M.D., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to
File:
EPO 14-098
DEA FONSI for
DLNR Admin Bldg

June 4, 2014

TO: Carty Chang, Chief Engineer
DLNR, Engineering Division

FROM: Laura McIntyre, EPO Manager
DOH, Environmental Health Administration

SUBJECT: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii: Tax Map Key (2) 3-8-038: 057

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of Limtiaco Consulting Group's letter dated May 23, 2014. Thank you for allowing us to review and comment on the subject document. The document was routed to the relevant Environmental Health divisions and offices. They will provide specific comments to you if necessary. EPO recommends that you review the standard comments at: http://health.hawaii.gov/epo/home/landuse-planning-review-program/. You are required to adhere to all applicable standard comments.

You may also wish to review the recently revised Water Quality Standards Maps that have been updated for all islands. The new Water Quality Standards Maps (2013) can be found at: http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/water-quality-standards/.

The EPO suggests that you examine the many sources available on strategies to support the sustainable and healthy design of communities and buildings, including the:
U.H., School of Ocean and Earth Science and Technology: www.soest.hawaii.edu;
2014 National Climate Change Report – Highlights for Hawaii:
http://ipcc-wg2.gov/AR5/images/uploads/WGIIAR5-Chap29_FGDall.pdf;
U.S. Health and Human Services: www.hhs.gov/about/sustainability;
U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability;
U.S. Green Building Council's LEED program: www.usgbc.org/leed;
Smart Growth America: www.smartgrowthamerica.org;
International Well Building Standard: http://delosliving.com; and
Intergovernmental Panel on Climate Change (IPCC):
http://ipcc-wg2.gov/AR5/images/uploads/WGIIAR5-Chap29_FGDall.pdf

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at: www.cdc.gov/healthyplaces/hia.htm; and www.epa.gov/research/healthscience/health-impact-assessment.htm.

We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

c: ✓Yvonne Turro, The Limtiaco Consulting Group
Patrcia Kitkowski, DHO-Maui
Jeffrey Eckerd, Indoor & Radiological Health Branch

Yvonne Turro

From: Michael M Miyahira
Sent: Monday, June 02, 2014 8:36 AM
To: Yvonne Turro
Subject: Draft EA and anticipated FONSI for DLNR Administration Building in Wailuku, Maui, Hawaii

Aloha Yvonne,

The Safe Drinking Water Branch has reviewed the subject EA and has no comments.

Michael Miyahira, P.E.
Engineering Section Supervisor
Safe Drinking Water Branch
Hawaii Department of Health
Ph: 808-586-4258
Fax: 808-586-4351

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU HI 96793

LINDA ROSEN, M.D., M.P.H.
DIRECTOR OF HEALTH

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

06-11-14P01:12 RCVD

June 10, 2014

Ms. Carty Chang, Chief Engineer
Department of Land & Natural Resources
Engineering Division
P. O. Box 373
Honolulu, Hawaii 96809

Dear Ms. Chang:

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land & Natural Resources Administration Building in Wailuku, Maui, Hawaii
TMK: (2) 3-8-038:057

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

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.

2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. The Indoor & Radiological Health Branch should be contacted at 808 586-4700.

It is strongly recommended that the Standard Comments found at the Department's website: http://health.hawaii.gov/epo/home/landuse-planning-review-program/ be reviewed and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c EPO
Yvonne Turro, Limtiaco Consulting Group

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LINDA ROSEN, M.D., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
EMD/CWB

06016PJF.14

June 16, 2014

06-17-14P01:22 RCVD

Mr. Carty Chang
Chief Engineer
Engineering Division
Department of Land and Natural Resources
1151 Punchbowl Street, Room 221
Honolulu, Hawaii 96813

Dear Mr. Chang:

SUBJECT: Draft Environmental Assessment for the Department of Land and Natural Resources Administration Building Wailuku, Island of Maui, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated May 12, 2014 (received on June 6, 2014), requesting comments on the subject document. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. Your applicant may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://health.hawaii.gov/epo/files/2013/10/CWB_Oct22.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:

   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.

   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.

   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. National Pollutant Discharge Elimination System (NPDES) permit coverage is required for pollutant discharges into State surface waters and for certain situations involving storm water (HAR, Chapter 11-55).

   a. Discharges into Class 2 or Class A State waters can be covered under an NPDES general permit only if all of the NPDES general permit requirements are met. Please see the DOH-CWB website (http://health.hawaii.gov/cwb/) for the NPDES general permits and instructions to request coverage.

   b. All other discharges into State surface waters and discharges into Class 1 or Class AA State waters require an NPDES individual permit. To request NPDES individual permit coverage, please see the DOH-CWB forms website located at: http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms/.

   c. NPDES permit coverage for storm water associated with construction activities is required if your project will result in the disturbance of one (1) acre or more of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. NPDES permit coverage is required before the start of the construction activities.

      Land disturbance includes, but is not limited to clearing, grading, grubbing, uprooting of vegetation, demolition (even if leaving foundation slab), staging, stockpiling, excavation into pavement areas which go down to the base course, and storage areas (including areas on the roadway to park equipment if these areas are blocked off from public usage, grassed areas, or bare ground).

3. If the project involves work in, over, or under waters of the United States, it is highly recommend that your applicant contact the Army Corp of Engineers, Regulatory Branch (Tel: 438-9258) regarding their permitting requirements.

   Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (Emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

06016PJF.14

If you have any questions, please visit our website at: http://health.hawaii.gov/cwb, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

ALEC WONG, P.E., CHIEF
Clean Water Branch

JF:np

c: DOH-EPO [via e-mail only]
The Limtiaco Consulting Group

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

LINDA ROSEN, M.D., M.P.H.
DIRECTOR OF HEALTH

'14 JUN 16 AM09:46 ENGINEERING

In reply, please refer to:
File:

LUD-2 3 8 038 057-ID1752
Draft DEA DLNR Admin Bldg

June 5, 2014

Mr. Carty Chang, Chief Engineer
Department of Land & Natural Resources
Engineering Division
P.O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Chang:

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building, 120 Mahalani St, Wailuku, Maui, HI 96793 TMK (2) 3-8-038: 057
LUD-2 3 8 038 057 – ID1571 Pre Assmnt Cons DLNR Admin Bldg

Thank you for allowing us the opportunity to provide comments on the above subject project. We have the following information to offer.

As the County of Maui's Wastewater Reclamation Division has stated that there is adequate wastewater system capacity to construct a new manhole and sewer service lateral to the existing manhole (SMH County ID #KA20XB1690) near the project site, we have no objections to the construction/replacement of the one-story administration building as long as it will connect to the County of Maui's sewer system.

All wastewater plans must conform to applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems." Should you have any questions, please contact Mr. Mark Tomomitsu of our branch at 586-4294.

Sincerely,

SINA PRUDER, P.E., CHIEF
Wastewater Branch

LM/MST:lmj

c: Ms. Laura McIntyre, DOH-Environmental Planning Office
Mr. Roland Tejano, DOH-WWB's Maui Staff
Mr. Kurt Wollenhaupt, County of Maui, Department of Planning

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Ms. Laura McIntyre, AICP, Manager
State of Hawaii
Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Ms. McIntyre:

Thank you for your letter dated 06/04/14 regarding the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFNSI) for the subject project. We also thank you for routing the DEA-AFNSI to the relevant Environmental Health divisions and offices. Our responses to the comments we received from the various Department of Health (DOH) offices are consolidated below.

Environmental Planning Office (EPO), EPO 14-098 DEA FONSI for DLNR Admin Bldg
We have reviewed the Standard Comments found on the EPO website and acknowledge the requirement to adhere to applicable comments. We appreciate the link to the recently revised Water Quality Standards Maps (2013) and the links that pertain to strategies for supporting the sustainable and healthy design of communities and buildings.

Safe Drinking Water Branch - 06/02/14
We acknowledge that the Safe Drinking Water Branch reviewed the DEA-AFNSI and has no comments.

Maui District Health Office - 06/10/14
We acknowledge that National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for the project and will coordinate with the Clean Water Branch if necessary. We also acknowledge that a noise permit may be required and can be obtained from the Indoor and Radiological Health Branch before the commencement of work. We have reviewed the Standard Comments found on the EPO website and acknowledge the requirement to adhere to applicable comments.

Clean Water Branch - 06/16/14
As recommended, we have reviewed the Clean Water Branch Standard Comments as well as requirements as set forth in HAR 11-54. Proper planning and permitting for erosion and sediment control practices will be implemented.

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

We acknowledge that National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for the project. The project site discharges to Class A State waters, therefore, we will contact the Clean Water Branch in regards to an NPDES general permit as necessary.

The proposed project does not involve work in, over, or under waters of the United States; therefore, we have not contacted the U.S. Army Corps of Engineers, Regulatory Branch.

We are aware that discharges related to project construction or operation activities must comply with the State's Water Quality Standards and that non-compliance is subject to penalties of $25,000 per day per violation.

Wastewater Branch - 06/05/14, *LUD-2 3 8 038 057-ID1752*
We will include the following statements in Section 3.12 Utilities (Water, Wastewater, Drainage):

> *The DOH Wastewater Branch acknowledged the statement from WWRD (Maui County Department of Environmental Management, Wastewater Reclamation Division) in its letter dated June 5, 2014 and responded that it has no objections to the project as long as it will connect to the County of Maui's sewer system.*
>
> *All wastewater plans must conform to applicable provisions of HAR Title 11, Chapter 62, "Wastewater Systems."*

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division
Patricia Kitkowski, DOH Maui District Health Office
Jeffrey Eckerd, DOH Indoor & Radiological Health Branch
Michael Miyahira, DOH Safe Drinking Water Branch
Alec Wong, DOH Clean Water Branch
Sina Pruder, DOH Wastewater Branch

ALAN M. ARAKAWA
Mayor

JO ANNE JOHNSON-WINER
Director
MARC I. TAKAMORI
Deputy Director
Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

05-10-14 P02:02 RCVD

June 5, 2014

Ms. Yvonne Turro
The Limtiaco Consulting Group
1622 Kanakanui Street
Honolulu, Hawaii 96817

Subject: Draft Environmental Assessment DLNR Administration Building Project

Dear Ms. Turro,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

Please feel free to contact me if you have any questions.

Sincerely,

Jo Anne Johnson Winer
Director

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Ms. Jo Anne Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, HI 96793-2155

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Ms. Winer:

Thank you for your letter dated 06/05/14 regarding the subject document. We acknowledge that your department has no comments to offer at this time.

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

ALAN M. ARAKAWA
Mayor

GLENN T. CORREA
Director

BRIANNE L. SAVAGE
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION
700 Hali'a Nakoa Street Unit 2, Wailuku, Hawaii 96793

06-10-14 P02:02 RCVD

June 9, 2014

Mr. Carty Chang, Chief Engineer
DLNR, Engineering Division
PO Box 373
Honolulu, HI 96809

Dear Mr. Chang:

SUBJECT: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; TMK: (2) 3-8-038:057

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation is in support of the project. We look forward to reviewing the Environmental Assessment when it is available.

Should you have any questions or concerns, please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at (808) 270-7931.

Sincerely,

Brianne Savage

for GLENN T. CORREA
Director of Parks & Recreation

c: Yvonne Turro, Project Manager, The Limtiaco Consulting Group
Robert Halvorson, Chief of Planning and Development

GTC:RH:csa

S:\PLANNING\CSA\County Reviews\EA & EIS Reviews\DLNR Admin Building\Draft EA\DLNR Admin Bldg DEA.doc

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Mr. Glenn Correa, Director
County of Maui
Department of Parks & Recreation
War Memorial Complex
700 Hali'a Nakoa Street, Unit 2
Wailuku, HI 96793

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Correa:

Thank you for your letter dated 06/09/14 regarding subject document. We acknowledge and appreciate that the County of Maui Department of Parks and Recreation continues to support the proposed project.

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

NEIL ABERCROMBIE
GOVERNOR
STATE OF HAWAII

JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

DARRELL T. YOUNG
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

06-16-14 A11: RCVD

June 12, 2014

MEMORANDUM

TO: Carty Chang, Chief Engineer
Department of Land and Natural Resources, Engineering Division

FROM: Kaleo Manuel, Acting Planning Program Manager
Department of Hawaiian Home Lands, Planning Office

SUBJECT: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Thank you for including the Department of Hawaiian Home Lands' previous comments on your proposed project into the Draft Environmental Assessment.

The Department of Hawaiian Home Lands has no further comments at this time.

c: Yvonne Turro, Project Manager
The Limtiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Mr. Kaleo Manuel, Acting Planning Program Manager
State of Hawaii
Department of Hawaiian Home Lands
Planning Office
P.O. Box 1879
Honolulu, HI 96805

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Manuel:

Thank you for your letter dated 06/12/14 regarding the subject document. We acknowledge that your department has no further comments to offer at this time.

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

Maui Electric Company, Ltd. •210 West Kamehameha Avenue•P. O. Box 398•Kahului, Maui, HI 96733-0698•(808) 871-8461

05-13-14A10:25 RCVD

June 13, 2014

Carty Chang, Chief Engineer
DLNR, Engineering Division
P.O. Box 373
Honolulu, HI 96809

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building
Tax Map Key: (2) 3-8-038:057
Wailuku, Maui, Hawaii

Dear Carty,

Thank you for allowing us to comment on the Draft Environmental Assessment for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) would highly encourage the customer's electrical consultant to submit electrical drawings and the project schedule to us as soon as practical so that service can be disconnected and reconnected on a timely basis.

Should you have any questions or concerns, please contact Kelcie Kawamura at 872-3246.

Sincerely,

Ray Okazaki
Supervisor, Engineering

c: Yvonne Turro, Project Manager, The Limitiaco Consulting Group

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Mr. Ray Okazaki, Supervisor
Maui Electric Light Company
Engineering Department
210 West Kamehameha Avenue
P.O. Box 398
Kahului, HI 96733-0698

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Okazaki:

Thank you for your letter dated 06/13/14 regarding the subject document. We acknowledge that the consultant for the project should submit necessary drawings and the project schedule to your company to ensure timely disconnection and reconnection of electrical service.

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

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

June 20, 2014

Carty Chang, Chief Engineer
State of Hawai`i
Department of Land and Natural Resources (DLNR), Engineering Division
P.O. Box 373
Honolulu, HI 96809
Fax: 808-587-0283

Re: Draft Environmental Assessment (DEA) and Anticipated Finding of No Significant Impact
TMK: (2) 3-8-038:057
Project Name: DLNR Administrative Building

Dear Mr. Chang:

Thank you for the opportunity to comment on this DEA. The DLNR proposes to demolish its existing building and construct a new one-story administration facility on the same parcel.

Conservation
To alleviate demand on the Central Maui system, and for landscaping suggestions, please refer to the DWS's *Maui County's Landscape and Gardening Handbook*--attached.

We also recommend that the applicant implement the following conservation measures, where appropriate:

1. Use Brackish or Reclaimed Water: for irrigation and dust control during construction/demolition where available. Reclaimed water is available at the Kahului Sewage Treatment Plant.
2. Prevent Over-Watering By Automated Systems: If an automated watering system is in use, provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapo-transpiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

"By Water All Things Find Life"

Printed on recycled paper

Conservation--continued

3. Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day.
4. Use Climate -adapted Plants: The project is located in the Maui County Planting Plan - Plant Zones 3. We encourage the applicant to utilize appropriate native and non-invasive species and avoid the use of potentially invasive plants. Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species.
5. Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available. Toilets should be high-efficiency models that use 1.28 gallons per flush or less. Urinals should be high-efficiency models that use 0.5 gallons per flush or less. Showerheads should have a flow rate of 2 gpm at 60 psi or less in all units. Bathroom sink faucets with fixtures should not exceed 1 gpm at 60 psi, and more efficient models are available.

Should you have any questions, please contact Alex Buttaro at our Water Resources and Planning Division at 463-3103, alex.buttaro@co.maui.hi.us.

Sincerely,

David Taylor, Director
bab

cc: Engineering Division
The Limtiaco Consulting Group

Attachment: *Maui County's Landscape and Gardening Handbook*

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Mr. David Taylor, Director
County of Maui
Department of Water Supply
200 South High Street
Kalana O Maui Building, 5th Floor
Wailuku, HI 96793-2155

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Taylor:

Thank you for your letter dated 06/20/14 regarding the subject document and for providing us with an electronic copy of *Maui County's Landscape and Gardening Handbook*. We have reviewed your department's list of recommendations for implementing water conservation measures and will be sure to consider them in our design process.

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com

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

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

06-23-14 P01:54 RCVD

June 19, 2014

Mr. Carty Chang, Chief Engineer
DLNR, Engineering Division
P. O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Chang:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT AND ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT FOR DEPARTMENT OF LAND AND NATURAL RESOURCES ADMINISTRATION BUILDING TMK: (2) 3-8-038:057

We reviewed the subject application and have the following comments:

1. Section 3.3 Topography, pages 3-5 state, "The cut in slope and resulting encroachment were reportedly created by the County of Maui, Highways Division, as a result of its Mahalani Street widening project."

   Please note that the County's Highways Division was not involved in the Mahalani Street widening project. The Mahalani Street project was supported through Federal-Aid monies and coordinated by the Department of Public Works (DPW), Engineering Division. All concerns regarding possible encroachments resulting from the Mahalani Street widening project should be addressed by the DPW, Engineering Division.

2. Figure 7 shows that a portion of the parking lot extends into the front yard setback area. Is this permitted?

Please call Rowena M. Dagdag-Andaya at (808) 270-7845 if you have any questions regarding this letter.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:RMDA:rms
xc: Yvonne Turro, The Limtiaco Consulting Group
Highways Division
Engineering Division
S:\DSA\Engr\CZM\Draft Comments\38038057_DLNR_admin_bldg.wpd

THE LIMTIACO CONSULTING GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

July 24, 2014

Mr. David C. Goode, Director of Public Works
County of Maui
Department of Public Works
200 South High Street, Room No. 434
Wailuku, HI 96793

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Department of Land and Natural Resources Administration Building in Wailuku, Maui, Hawaii; Tax Map Key (2) 3-8-038: 057

Dear Mr. Goode:

Thank you for your letter dated 06/19/14 regarding the subject document.

We acknowledge your statements that the County of Maui, Highways Division was not involved in the Mahalani Street widening project and encroachment issues should be addressed by the Department of Public Works, Engineering Division. The statement in Section 3.3 Topography will be revised as follows:

> *The cut in slope and resulting encroachment were reportedly created as a result of the Mahalani Street widening project, which was supported through Federal-Aid monies and coordinated by the County of Maui, Department of Public Works, Engineering Division.*

Lastly, we appreciate your question about the portion of the parking lot that extends into the front yard setback area and will confirm with the County of Maui, Department of Planning to ensure it is permitted prior to finalizing our design.

The Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) is anticipated to be published in August 2014. If you have any questions, please do not hesitate to contact me at 596-7790.

Sincerely,
The Limtiaco Consulting Group, Inc.

Yvonne Turro, P.E.
Project Manager

cc: Carty Chang, DLNR Engineering Division

1622 Kanakanui Street • Honolulu, Hawaii 96817
(808) 596-7790 • tlcghawaii.com