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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

September 23, 2015

RECEIVED
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OFC. OF ENVIRONMENTAL QUALITY CONTROL

The Honorable Jessica Wooley
Office of Environmental Quality Control
Department of Health
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Ms. Wooley:

The Department of Hawaiian Home Lands (DHHL) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the Waiohuli Community Center situated at TMK (2) 2-2-028:152, in the Makawao District on the island of Maui, for publication in the next available edition of the Environmental Notice. The FEA-FONSI includes copies of comments and responses received during the 30-day public comment period on the Draft Environmental Assessment and Anticipated Finding of No Significant impact (DEA-AFONSI).

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. Our planning consultant, PBR HAWAII and Associates, Inc. will be submitting the summary of the action by electronic mail to your office.

Should there be any questions, please contact Stewart Matsunaga, Master-Planned Community Development Manager, Land Development Division, at (808) 620-9283.

Aloha,

Kaleo L. Manuel
Acting Planning Program Manager

Enclosures:
OEQC Publication Form
FEA-FONSI (2 copies)
CD with an Adobe Acrobat PDF file of the FEA-FONSI
MS Word file of the Publication Form

C: PBR HAWAII and Associates, Inc.

AGENCY ACTION
SECTION 343-5(b), HRS
PUBLICATION FORM

Project Name: Waiohuli Community Center Master Plan
HRS §343-5 Trigger(s): The use of State or County lands or funds
Island: Maui
District: Makawao
TMK: (2) 2-2-028:152
Permits: Building permit, grading permit, NPDES, individual wastewater system approval, noise permit, (Disability and Communication Access Board) DCAB review

Proposing/Determination Agency:
Department of Hawaiian Home Lands
ATTN: Stewart Matsunaga
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707
Phone: (808) 620-9283
Fax: (808) 620-9299

Accepting Authority:
N/A

Consultant:
PBR HAWAII & Associates, Inc.
Attn: Roy Takemoto
1001 Bishop St., Suite 650
Honolulu, HI 96813
(808) 521-5631

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.

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

__Withdrawal (explain)

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

The Department of Hawaiian Home Lands (DHHL) is the fee simple landowner and has licensed the site to the Waiohuli Hawaiian Homesteaders Association, Inc. (WHHAI), a 501(c)(3) nonprofit corporation. The license authorizes WHHAI to steward the archaeological feature on the site, and to establish, maintain, and operate a recreational park and community center. WHHAI developed a master plan for the project consisting of a commercial kitchen, gardens, community center, and recreational fields with supporting infrastructure (e.g., water, septic system, drainage) and parking. WHHAI will develop the project in phases as funds become available.

The 17-acre project site (TMK (2) 2-2-028:152) is located in the Kula Residential Lots Subdivision, Waiohuli ahupuaʻa, Makawao District, Island and County of Maui. DHHL prepared an Environmental Assessment for the Kula Residential Lots, Unit 1, in April 1996 ("Kula Lots EA"). The Kula Lots EA identified the site as a future park. Because the scope and intensity of the park was not known when the Kula Lots EA was prepared, this Environmental Assessment assesses the current plans set forth in WHHAI's master plan.

Besides an archaeological site that will be preserved in place in accordance with a SHPD-approved treatment plan, there are no known sensitive resources on the project site. The project will serve the existing and future surrounding homestead community that at full buildout could total nearly 800 lots. The project will provide a gathering place; venue for performances; community services such as day care and senior activities; active multi-purpose playfield for keiki; passive open area for gardens, walking, and cultural uses; economic capacity-building programs; emergency shelter; and office and meeting space for nonprofits.

Waiohuli Community Center Master Plan

Final Environmental Assessment – Finding of No Significant Impacts

(HRS 343)

Prepared for

Department of Hawaiian Home Lands

Prepared by

PBR HAWAII
& ASSOCIATES, INC.

September 2015

SUMMARY

Project Name:	Waiohuli Community Center Master Plan
Location:	Waiohuli *ahupua'a*, Makawao, Island and County of Maui
Judicial District:	Makawao
Tax Map Key (TMK):	(2) 2-2-028:152
Land Area:	17 acres
Proposing/Determining Agency:	Department of Hawaiian Home Lands
Landowner:	Department of Hawaiian Home Lands
Existing Use:	Initial phases of the master plan have been implemented; balance of the Site is vacant
Proposed Action:	The master plan developed by the Waiohuli Hawaiian Homesteaders Association, Inc. includes a kitchen house, hale, community center, gardens, athletic field, and archaeological site to foster community gathering, cultural education, recreation, and economic capacity building.
Current Land Use Designations:	*State Land Use:* Agricultural *County General Plan*: Agricultural *Makawao-Pukalani-Kula Community Plan*: Agricultural *County Zoning*: Agricultural *Special Management Area (SMA)*: Not in SMA *DHHL Land Designation (Maui Island Plan 2005):* Community Use; DHHL preemption of State Land Use Law and county land use requirements pursuant to HHCA §206
Alternatives Considered:	Three alternatives were considered: • No action • Alternative sites • Alternative designs
Permits & Approvals:	Building permit, grading permit, NPDES, individual wastewater system approval, noise permit, DCAB, construction plans review by County Department of Public Works

Potential Impacts and Mitigation Measures:	The Project will have beneficial recreational and social impacts to the homestead community.
	Any potential adverse impacts would be mitigated as follows:
	• Design measures:
	  o To mitigate stormwater impacts, on-site drainage design will incorporate low impact development practices such as vegetated buffer/filter strips, open vegetated channels, and infiltration.
	  o To mitigate erosion and sedimentation impacts during construction, the grading plans will specify best management practices such as early construction of drainage control features; construction of temporary

	sediment basins to trap silt; use of temporary berms and cut-off ditches where needed; and use of temporary silt fences or straw bale barriers to trap silt. o To mitigate potential impact to seabirds, the design will specify shielded outdoor lights in conformance with County outdoor lighting requirements. o To protect low-flying, foraging bats, no barbed wire will be used for fencing. o The Individual Wastewater System permit approved by DOH will ensure the septic tank and leach field system has adequate capacity. o As part of the archaeological stewardship responsibilities, construction plans should identify permanent preservation sites with the SIHP identification number and buffer zone. A field survey of the proposed community center footprint prior to initiating construction should be conducted in order to determine the presence/absence of any additional surface features. o Identify a site for an emergency siren on the site plan in coordination with the Hawai‘i Emergency Management, and coordinate the specifications, timing, and funding with this agency. o Consider the safety of pedestrian and vehicular movements and the need for increased lighting within the Project and on roads and pathways connecting to the Site. • Construction measures: o Prior to land disturbance, surveys for Blackburn's sphinx moth (BSM) host plants and BSM should be conducted. o Avoid removing or trimming woody plants greater than 15 feet tall during the Hawaiian hoary bat breeding season (June 1 to September 15). o To mitigate construction noise and dust, construction documents will include standard measures such as ensuring mufflers are in proper operating condition, limiting construction hours, and wetting down exposed surfaces. o The construction documents will include a provision that should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be inadvertently encountered during construction

	activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor will immediately contact State Historic Preservation Division, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary. o Construction documents will require the contractor to provide the County Department of Environmental Management an estimate of construction waste to be disposed at county facilities prior to commencing construction. • Operational measures: o Hours of operation can be adjusted if noise to neighbors becomes a concern. o Incorporation of the archaeological site preservation plan as part of the license agreement.
Determination:	Finding of No Significant Impact

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Table of Contents

SUMMARY ..... **I**

1 INTRODUCTION **1**
1.1 Landowner 1
1.2 Proposing/Determining Agency 1
1.3 Environmental Consultant 1
1.4 Compliance with State of Hawaiʻi Environmental Laws 1
1.5 Studies Contributing to this EA 2

2 PROJECT DESCRIPTION **3**
2.1 Background Information 3
2.1.1 Location and Property Description 3
2.1.2 Existing Use 3
2.1.3 Surrounding Land Uses 3
2.2 Purpose and Need 4
2.3 Project Description 5
2.4 Development Timetable and Preliminary Costs 6

3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES **9**
3.1 Climate 9
3.2 Geology and Topography 9
3.3 Soils 10
3.4 Hydrology 10
3.5 Natural Hazards 12
3.6 Flora and Fauna 12

4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES **15**
4.1 Archaeological and Historic Resources 15
4.2 Cultural Resources 17
4.3 Roadways and Traffic 17
4.4 Noise 18
4.5 Air Quality 18
4.6 Visual Resources 19
4.7 Infrastructure and Utilities 20
4.7.1 Water System 20
4.7.2 Wastewater System 20
4.7.3 Drainage System 20
4.7.4 Solid Waste 21
4.7.5 Utilities 21

4.8 Socio-Economic Characteristics 22
4.9 Public Services and Facilities 22
4.9.1 Schools 22
4.9.2 Police, Fire and Medical Services 22
4.9.3 Recreational Facilities 23

5 LAND USE CONFORMANCE 25
5.1 State of Hawaiʻi 25
5.1.1 State Land Use Law, Chapter 205, Hawaiʻi Revised Statutes 25
5.1.2 Coastal Zone Management Act, Chapter 205A, Hawaiʻi Revised Statutes 25
5.1.3 Hawaiʻi State Plan 30
5.2 County of Maui 32
5.2.1 General Plan 32
5.2.2 Makawao-Pukalani-Kula Community Plan 34
5.2.3 Zoning 35
5.3 Approvals and Permits 35

6 ALTERNATIVES 37
6.1 No Action Alternative 37
6.2 Alternative Sites 37
6.3 Alternative Designs 37

7 FINDINGS AND DETERMINATION 39
7.1 Significance Criteria 39
7.2 Determination 41

8 CONSULTATION 43
8.1 Pre-Assessment Consultation 43
8.2 Public Review 43

9 REFERENCES 46

APPENDICES

A Figures

B Pre-Assessment Consultation

C Waiohuli Community Center Master Plan

D Archaeological Preservation Plan

E Draft Environmental Assessment Public Review Comments & Responses

TABLES

Table 1: Anticipated Approvals and Permits 35

FIGURES
(in Appendix A)

Figure 1. Regional Location Map
Figure 2. Tax Key Map
Figure 3. Kula Lots EA Site Plan (Munekiyo & Arakawa, Inc., April 1996)
Figure 4. Maui Island Plan (PBR HAWAII & Associates, Inc., September 2004)
Figure 5. Site Photos
Figure 6. Aerial Photograph—Surrounding Uses
Figure 7. Functional Relationships Diagram (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 8. Conceptual Site Plan (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 9. Community Center Concept Plan (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 10. Sections of Conceptual Site Plan (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 11. Site's Wind & Sun Orientation (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 12. Topographic Map (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 13. NRCS Farmland Classification
Figure 14. Streams and Wetlands
Figure 15. Views from the Site (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
Figure 16. State Land Use Districts

ACRONYMS

AFONSI	Anticipated Finding of No Significant Impact
AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawaiʻi
BMP	Best Management Practices
CIA	Cultural Impact Assessment
CWRM	State of Hawaiʻi Commission on Water Resource Management
CZM	Coastal Zone Management
DBEDT	State of Hawaiʻi Department of Business, Economic Development, and Tourism
DHHL	State Department of Hawaiian Home Lands
DLNR	State of Hawaiʻi Department of Land and Natural Resources
DOE	State of Hawaiʻi Department of Education
DOH	State of Hawaiʻi Department of Health
DOT	State of Hawaiʻi Department of Transportation
DPR	County of Hawaiʻi Department of Parks and Recreation
DWS	County of Hawaiʻi Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
gpd	Gallons per day
HAR	Hawaiʻi Administrative Rules
HHCA	Hawaiian Homes Commission Act, as amended
HRS	Hawaiʻi Revised Statutes
LOMR	Letter of Map Revision
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LSB	Land Study Bureau
LUC	State of Hawaiʻi Land Use Commission
MGD	Million gallons per day
NASA	National Aeronautics and Space Administration
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination Systems
NRCS	Natural Resources Conservation Service
NPS	National Park Service
OEQC	State of Hawaiʻi Office of Environmental Quality Control
ROW	Right-of-way
SCS	Scientific Consultant Services, Inc.
SHPD	State of Hawaiʻi Historic Preservation Division
SMA	Special Management Area

TMK	Tax map key
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WHHAI	Waiohuli Hawaiian Homesteaders Association, Inc.

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1 INTRODUCTION

The State Department of Hawaiian Home Lands (DHHL) prepared an Environmental Assessment for the Kula Residential Lots, Unit 1, in April 1996 (Munekiyo & Arakawa, Inc., April 1996) ("Kula Lots EA"). The Kula Lots EA identified a site for a future park. Subsequently, the Waiohuli Hawaiian Homesteaders Association, Inc. (WHHAI) developed a master plan for a community center and park ("Project") for this park site (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009) (see Appendix C). This Environmental Assessment is being prepared because the previous Kula Lots EA did not address the scope and intensity of the presently proposed Community Center .

1.1 Landowner

The DHHL is the fee simple landowner and has licensed the site to WHHAI, a 501(c)(3) nonprofit corporation. The license authorizes WHHAI to steward the archaeological feature on the site, and to establish, maintain, and operate a recreational park and community center (license agreement #695 amended July 24, 2009). This use is consistent with DHHL's Maui Island Plan that designated the site for Community Use (see Figure 4). The license term is 50 years effective from the 2007 date of the original agreement.

1.2 Proposing/Determining Agency

DHHL is the proposing/determining agency.

Contact: Department of Hawaiian Home Lands
ATTN: Stewart Matsunaga, Project Manager
P.O. Box 1879
Honolulu, HI 96805
Phone: (808) 620-9283
Fax: (808) 620-9299

1.3 Environmental Consultant

PBR HAWAII is the environmental planning consultant.

Contact: PBR HAWAII & Associates, Inc.
ATTN: Roy Takemoto
1001 Bishop Street, Suite 650
Honolulu, Hawaiʻi 96813
Telephone: (808) 521-5631
Fax: (808) 523-1402

1.4 Compliance with State of Hawaiʻi Environmental Laws

Preparation of this document is in accordance with the provisions of Chapter 343, HRS and Title 11, Chapter 200, Hawaiʻi Administrative Rules (HAR) pertaining to Environmental Impact

Statements. Section 343-5, HRS established nine "triggers" that require either an EA or an Environmental Impact Statement (EIS). The use of State or County lands or funds is one of these "triggers."

1.5 Studies Contributing to this EA

This report incorporates by reference information from the Kula Lots EA where the information applies to the site and has not changed. Updated information has been developed from site visits, generally available information regarding the site and surrounding areas, and technical studies. Key reports that provide updated information are attached as appendices to this EA:

- Waiohuli Community Center Master Plan (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)
- Archaeological Preservation Plan (Scientific Consultant Services, Inc. (Michael Dega, Ph.D.), January 2001).

2 PROJECT DESCRIPTION

2.1 Background Information

2.1.1 Location and Property Description

The site for the Waiohuli Community Center is located in the Kula Residential Lots Subdivision, Waiohuli *ahupuaʻa*, Makawao District, Island and County of Maui (see Figure 1). The 17-acre lot is identified as TMK (2) 2-2-028:152 with a street address of 881 Lauie Drive (Site) (see Figure 2). The Site is also referenced as Lot 273 of File Plan 2321.

The Kula Residential Lots subdivision consists of 321 residential homestead lots. The Site is at the cul de sac of Lauie Drive. Lauie Drive connects to the Kula Highway. The Kula Lots EA identified the Site as "Lot Q Future Park Site" (see Figure 3).

2.1.2 Existing Use

Initial phases of the Project have been constructed. There is a gravel parking area, kitchen house, and gardens (see Figure 5). Construction fencing surrounds the archaeological site buffer for protection. The balance of the Site is vacant open land.

2.1.3 Surrounding Land Uses

DHHL owns approximately 6,112 acres within the Waiohuli-Kēōkea area. The Kula Lots Residential Subdivision is the first of several DHHL subdivisions to provide homestead lots in this area. DHHL's plans include:

Project	Number of Lots	Status
Kula Lots Subdivision		
Unit I	321	Completed in 2000
Unit 2 (infill)	99	Deferred
Kēōkea Agricultural Lots	66	Completed in 2004
Waiohuli Homestead Community		
Phase 1	55	Completed in 2004
Phase 1A	46	Anticipated construction start December 2015
Phase 2	76	Planning

Project	Number of Lots	Status
Phase 3	77	Planning
Phase 4A	27	Planning
Phase 4B	53	Planning
Subtotal	334	
Total	**820**	

North: Immediately north of the Site is open land designated as General Agriculture on DHHL's Maui Island Plan (see Figure 6 and Figure 4).

East (mauka): Immediately east of the Site are residential lots within the Kula Residential Lots subdivision.

South: Immediately south of the Site is Waipuʻilani Gulch. The planned DHHL Waiohuli-Kēōkea residential and agricultural homestead lots subdivision lies to the south. The Waiohuli-Kēōkea subdivision will be connected to the Kula Residential Lots subdivision by Keanuhea Road that will provide convenient access to the Waiohuli Community Center.

West: Immediately west of the Site is open land designated as Conservation on DHHL's Maui Island Plan.

2.2 Purpose and Need

When fully developed as planned, the DHHL homestead lots in the Waiohuli-Kēōkea area will total approximately 800 lots. The Waiohuli Community Center is intended to serve all these lots. Based on input from the homestead community, the objectives of the Waiohuli Community Center include (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009) (see Appendix C):

- Establish a community center as a gathering place and for performances;
- Provide community services such as day care and senior activities;
- Provide a place for small and large functions such as luau, parties, and weddings;
- Provide an active multi-purpose playfield for keiki;
- Provide a passive open area for gardens, walking, and cultural uses;
- Reinforce the buildings to serve as emergency shelter;
- Provide office and meeting space for nonprofits;
- Steward the archaeological resource.

2.3 Project Description

Working with the topography of the site which slopes mauka to makai with a cross slope, the site plan consists of three distinct use areas (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009):

- ***Upper-Elevation.*** The section at the highest elevation of the Site will feature a *kitchen house (commercial kitchen, food storage, toilet, outdoor eating area), hale halawai, landscaping including a native plant nursery and garden,* and *parking (approximately 20 stalls)*. The space is envisioned as a less formal area conducive for walking, educational and social gatherings, and cultural practices (see Figure 7. Functional Relationships Diagram and Figure 8. Conceptual Site Plan).
- ***Mid-Elevation.*** Situated below the passive park will be the community center. The *community center* building will contain approximately 55,000 to 60,000 square feet. Projected uses include multi-purpose function hall, a performance area (e.g., *amphitheater*), and office/program spaces for non-profits which may include child care. Native Hawaiian, senior, and youth services (see Figure 9). The community center and ancillary buildings will be built into the hillside and be covered by a landscaped roof which will be on the same level as the mauka passive park area (see Figure 10). The result will be a continual view from Waiohuli of a landscaped area with vegetation appropriate to the climatic conditions of the area. Thermal solar panels for hot water generation and photovoltaic panels for supplemental electricity generation will be utilized. Natural ventilation, green roofs and large southwestern building overhangs will reduce or eliminate air conditioning needs while natural lighting will be utilized to reduce daytime lighting requirements. To the greatest extent possible the new facility will be designed to LEED Silver standard. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings that takes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.
- ***Lower-Elevation.*** At the lower elevation of this Project will be the *athletic field.* Although it is physically accessible to the mauka area, the distance creates a comfortable separation between competing and at times conflicting uses. The topography of the Site will allow the creation of a sloped area on the edge of the field that will allow for casual viewing of events rather than formal seating. There will be an area makai of the field that is moderately steep. This area could be utilized as a *community garden or orchard* to provide for flowers and plants for community group use.
- ***Support Facilities & Infrastructure.*** *Vehicular and pedestrian access* will be from an extension of Lauʻie Place. Two points of access are anticipated, one being near the existing cul-de-sac and the second further makai which will be a main access to the community center complex. The *parking lot* design intends to minimize the number of spaces by utilizing shared parking. Separate parking lots will be constructed for staff

and for the public, with a total of 23 parking stalls, including 2 ADA stalls. New *sidewalks* will also be installed. New underground *utility* connections will be placed during the construction phase. On-site *drainage* will utilize a series of grass swales and retention basins on site to retain the majority of the runoff generated. Possible use of the athletic field will be considered as a supplemental retention basin. *Landscape* planting will feature plants endemic to the area and that are drought tolerant. Other plants and shrubs could be planted for medicinal use and supplementing community needs including flowers for halau, seniors clubs and child care groups. Consideration will also be given to establish plants that provide shade for activities.

- ***Accessbility Design.*** All buildings, facilities, and sites shall conform to applicable federal, state, and county accessibility guidelines and standards. Hawaiʻi Revised Statutes §103-50 requires all State of Hawaiʻi or County government buildings, facilities, and sites to be designed and constructed to conform to the Americans with Disabilities Act Accessibility Guidelines, the Federal Fair Housing Amendments Act, and other applicable design standards as adopted and amended by the Disability and Communication Access Board. The law further requires all plans and specifications prepared for the construction of State of Hawaiʻi or County government buildings, facilities, and sites to be reviewed by the Disability and Communication Access Board for conformance to those guidelines and standards. Applicable standards include:
    - Buildings and facilities-- Department of Justice's (DOJ) 2010 ADA Standards for Accessible Design (2010 Standards);
    - Parking-- accessible parking be provided in each designated parking area per the ADAAG 2010 Standards;
    - Outdoor Developed Areas (e.g., trails, picnic areas)-- Final Guidelines, Architectural Barriers Act Accessibility Guidelines (ABAAG); Outdoor Developed Areas; published September 26, 2013;
    - Rights-of-way improvements—pedestrian facilities to be designed in accordance with HRS §103-50.

The final configuration and dimensions will be determined during the design phases.

2.4 Development Timetable and Preliminary Costs

Total design and construction costs are estimated at $20,622,000 (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009). The Project will be phased as follows:

- Phase I. State funds ($660,000) were used for the design and construction of improvements to the upper elevation level including the kitchen house, native plant nursery, parking lot, potable water and wastewater systems, and electricity.
- Phase II. State funds have been appropriated ($1.5M) to construct the hale halawai at the upper elevation level, design the community center at the mid-level elevation, and construct the amphitheater portion of this facility. The site work will include grubbing, grading, utility installation and pad layout for the future portions of the community center facility.

- Phase III and Beyond. Timing and scope of these future phases will depend on funding. The remaining components include completion of the community center, recreational field at the lower elevation level, and possibly a swimming pool. WHHA will continue to apply for federal, state, and private (e.g., McInerny, Atherton, Cook Foundation) grants that can provide operational and capital improvement funding. At the appropriate time, WHHA will leverage its assets and resources in pursuit of New Markets Tax Credits. The New Markets Tax Credit Program (NMTC Program) was established by Congress in 2000 to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs).

WWHA envisions operating the facility as self-sufficiently as possible through grants and rent. The commercial kitchen would be available to homesteaders and the general community for parties and events. The certified kitchen can be marketed through the State Department of Health, who can refer vendors and small businesses in the Kula area who have need for a certified facility to prepare or assemble food products. Future facilities, such as the amphitheater, pre-school, and other community facilities could also be marketed for rental in order to bring revenue and offset the operational expenses. There will be situations where fees may be waived when determined that the service or program will be providing a direct benefit to the community. WHHA is also engaged in discussions with the KSBE Charter school program, with the possibility of establishing KSBE programs at the Community Center once fully developed.

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3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes existing conditions of the natural environment, potential impacts related to the creation of the Waiohuli Community Center, and mitigation measures to minimize impacts.

3.1 Climate

The Site is located approximately at an elevation of 2000' above mean sea level. The Waiohuli area is blessed with moderate temperatures ranging from 46º-85º F. The area receives its comfortable temperatures from prevailing tradewinds from a westerly direction (see Figure 11). The area is within the Maui Vortex formed by the tradewinds passing around the north west corner of Haleakalā and travelling southward over the central valley towards the southern part of the isthmus, then finally sweeping upland to Kula, forming clouds in the latter part of the morning. During Kona storms, the winds blow from a southerly direction. Rainfall in the area averages 30" to 40" annually. Most precipitation occurs from October to April.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. The Project will do its part to minimize climate change impacts by relying upon renewable sources and passive energy-conserving measures such as natural ventilation, large southwestern building overhangs, green roofs, solar water heating, and photovoltaic energy. Landscaping will utilize native plants to the extent possible that are suited to the climate. Designing to meet LEED Silver certification requirements would be the means to implement these measures.

3.2 Geology and Topography

The Site is located on the western slope of Haleakalā, a dormant volcano that last erupted around 1790. The 17-acre Site generally slopes mauka to makai (east to west) from elevation 2,122 to elevation 1,962 (see Figure 12). The most easterly portion of the Site is relatively flat for about 220 feet makai of the mauka boundary. The Site then slopes primarily east to west at an average slope of 12 percent (see Figure 12). There is a cross slope from the southern portion of the Site which leads into Waiohuli Gulch, which is of moderate depth.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. The stepped site plan is designed to minimize grading. Any grading will be in conformance with the Maui County Grading Ordinance. To minimize potential impacts, grading will be segmented and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase.

3.3 Soils

Three soil suitability studies prepared for lands in Hawaiʻi describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture Natural Resource Conservation Services (NRCS) Soil Survey; 2) the University of Hawaiʻi Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaiʻi (ALISH) system.

Natural Resource Conservation Service Soil Survey

The soil at the Site is classified by the U.S. Department of Agriculture Natural Resources Conservation Service as Kamaʻole very stony silt loam, 3 to 15 percent slopes (KGKC) (Natural Resources Conservation Service, United States Department of Agriculture, Accessed April 2015). The Kamaʻole series consists of well drained soils that formed in material weathered from ash overlying ʻaʻā lava. Kamaʻole soils are on uplands and have slopes of 3 to 15 percent. Mean annual rainfall is about 20 inches and mean annual temperature is about 69 degrees F. Depth to fragmental ʻaʻā lava ranges from 16 to 24 inches. Stoniness ranges from very stony to extremely stony. The soil is well drained; medium runoff; moderate permeability. The NRCS farmland classification consists of three categories: prime farmland, prime farmland if irrigated, not prime farmland. NRCS rates this soil as not prime farmland (see Figure 13).

LSB Detailed Land Classification

The University of Hawaiʻi Land Study Bureau Detailed Land Classification, Island of Maui classifies soils based on a productivity rating. Letters indicate class of productivity with A representing the highest class and E the lowest. The State Land Use Law (HRS Chapter 205) considers Class A and B soils to be prime farmland. The soils of the Site are classified as C.

Agricultural Lands of Importance to the State of Hawaiʻi

The ALISH system classifies agricultural lands as Prime, Unique, or Other Agricultural Land. The soils of the Site are classified as Other.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. Based on soil suitability, the Site is not considered prime agricultural land. The LSB C rating for the Site corresponds to the NRCS rating of "not prime farmland", irrespective of ALISH's Other rating.

3.4 Hydrology

The Site is located within the Hāpapa Watershed, which measures approximately 41 square miles. A watershed area captures rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually to the ocean.

Surface Water & Wetlands

The Waipuʻilani Gulch is a non-perennial stream located along the Site's southern boundary (see Figure 14). The stream flows into Māʻalaea Bay. The Site is located approximately 6.5 miles upstream from the coast. There are no wetlands on or near the Site, according to the National Wetlands Inventory.

Ground Water

According to a classification system used by the Commission on Water Resource Management, the Site overlies the Kamaʻole System, a subset of the Central Aquifer Sector. The depth to groundwater is more than 6' according to the soil survey (Natural Resources Conservation Service, United States Department of Agriculture, Accessed April 2015).

The Site is above (mauka of) the Underground Injection Control (UIC) line established by the State Department of Health (DOH). The UIC program was established to protect the quality of the State's underground sources of drinking water from pollution by subsurface disposal of fluids. According to the DOH, the underlying aquifer is considered a drinking water source and limited types of injection wells are allowed with a UIC Permit or Permit Exemption.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. Although the Project will result in a slight increase in the amount of impermeable surface area from roofs and paving, 90% of the Site will be left in natural condition, landscaped, used for gardens, or open field. The drainage system will incorporate low impact design (LID) methods that promote infiltration over runoff, such as green roofs, grass swales, and retention basins. The athletic field will be used as a supplemental retention basin. Other LID measures to be incorporated to the extent possible to maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels include bio-retention and rain gardens, infiltration trenches, and rain harvesting from rooftops. The aforementioned LID measures are intended to accomplish the following: (1) decrease the erosive potential of increased runoff volumes and velocities associated with development-induced changes in hydrology; (2) remove suspended solids and associated pollutants entrained in runoff that result from activities occurring during and after development; and (3) retain hydrological conditions to closely resemble those of the pre-disturbance condition.

If drywells are needed, the UIC permit will ensure that groundwater quality is not adversely impacted. Leach fields for septic systems will be designed to minimize nutrient-enriched seepage or runoff, as approved by the Department of Health Individual Wastewater permit.

During construction, best management practices will address the highly erodible characteristics of the Kamaʻole soil series (Natural Resources Conservation Service, United States Department of Agriculture, Accessed April 2015). All grading operations will be conducted in compliance with dust and erosion control requirements of the county grading ordinance, NPDES Permit, Hawaiʻi Administrative Rules Section 11-60.1-33 regarding Fugitive Dust. A watering program

will be implemented during construction to minimize soil loss through fugitive dust emission. Other pollution control measures include cleaning job-site construction equipment and establishing groundcover as quickly as possible after grading. Permanent landscaping will also help to retain soil throughout the Project. In addition to construction watering programs and landscaping, other mitigation measures generally associated with best management practices include:

- Early construction of drainage control features;
- Construction of temporary sediment basins to trap silt;
- Use of temporary berms and cut-off ditches where needed; and
- Use of temporary silt fences or straw bale barriers to trap silt.

3.5 Natural Hazards

Natural hazards are events such as tsunami, earthquakes, floods, hurricanes, soil slippage, and volcanic hazards. Earthquakes in the Hawaiian Islands are associated with volcanic eruption or tectonic movement. Maui is periodically subject to episodes of seismic activity of varying intensity. Most of the earthquakes that have occurred were volcanic earthquakes causing little or no damage. Since 1982, Hawai‘i has been affected twice by devastating hurricanes, ‘Iwa in 1982 and ‘Iniki in 1992.

Flood hazards are primarily identified by the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA). The Site is designated by the FIRM as Zone X, which includes areas of minimal flooding.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. Building codes have requirements to ensure buildings are able to withstand potential risks from earthquakes and hurricanes. There would be a beneficial impact since the shelter could function as a congregate shelter for those whose homes may have been damaged in a natural hazard event. If the shelter could be designed and funding is available to “harden” the community center, it could be used as a hurricane evacuation shelter. In response to comments from the State Department of Defense, DHHL will coordinate funding, timing, and location of an emergency siren on the Site.

3.6 Flora and Fauna

A botanical survey encompassing the Site was undertaken by Char & Associates in September 1994 (Munekiyo & Arakawa, Inc., April 1996). The Site was within an area characterized by dense patches of lantana and clumps of prickly pear cactus (a.k.a., pānini). The survey described the vegetation as dominated primarily by introduced or alien species. There were no endangered or threatened flora or fauna species.

The U.S. Department of the Interior, Fish and Wildlife Service (USFWS) has designated lands downslope (makai or west) of the Site as a critical habitat for the Blackburn’s Sphinx Moth.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. Applicable mitigation measures from the USFWS will be incorporated into the construction documents to mitigate impacts during construction including:

- To mitigate impacts to threatened seabirds, shield outdoor lights associated with the project site so that bulbs can be seen only from below, avoid night time construction, and provide all project staff with information regarding seabird fallout;
- To mitigate impacts to the endangered Blackburn's sphinx moth (BSM), survey for BSM host plants and BSM prior to land disturbance and contact the USFW office if BSM or BSM host plants are found for further assistance;
- To mitigate impacts to the endangered Hawaiian hoary bat, avoid removing or trimming woody plants greater than 15 feet tall during the Hawaiian hoary bat breeding season (June 1 to September 15). Additionally, because Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground, avoiding using barbed wire fencing.

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4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the human environment, preliminary potential impacts of the Project, and preliminary mitigation measures to minimize any impacts.

4.1 Archaeological and Historic Resources

An archaeological inventory survey of the DHHL's Waiohuli and Kēōkea sites was conducted by Paul H. Rosendahl, Inc. (PHRI) in 1989 (Munekiyo & Arakawa, Inc., April 1996). The survey identified one significant archaeological feature within the Site recommended for preservation identified as Site 50-50-10-2042, which could have been a small heiau or permanent house site.

A preservation plan for this site was completed in January 2001 (Scientific Consultant Services, Inc. (Michael Dega, Ph.D.), January 2001) (see Appendix D). The plan calls for the following measures to preserve as is, protect, and interpret the site:

- The preservation easement for this site will include a 9 meter (30 feet) buffer zone established from all points along the exterior wall of the structure.
- No construction will be allowed to be conducted within the established preservation easement. During construction activity on the parcel, an interim buffer zone will be demarcated by orange construction fencing. Once construction has been completed, a permanent buffer zone will be established around the site (9 m) and demarcated by landscaping and/or boulders placed at the corners of the buffer zone. The 9 m permanent buffer zone shall be kept free of all structures. Only landscaping with native plants may occur within the 9 m permanent buffer zone. However, no landscaping shall be allowed within the Site 2042 enclosure itself.
- Demarcation of the buffer zone at the site will be duly recorded by the client's surveyors and must be reviewed and accepted as appropriate by the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) prior to construction on the parcel.
- No heavy equipment or other construction-related machines or materials will be allowed to be moved or stored in the preservation easement.
- All trees and understory brush may be removed using hand-clearing techniques.
- All existing stones, whether stacked or not, will be left in place.
- Should storm, earthquake, or other natural or cultural damage occur to the site and its environs, and should this necessitate repairs to ensure the safety of descendants wishing to visit the site, the Waiohuli Homesteaders Association will notify the SHPD of the situation and reach an agreement with the SHPD on how to proceed prior to implementing any alterations to the ground surface, site, or vegetation within the preservation easement.
- Contemporary debris generated by users of the site or that have been blown into the site may be removed by hand from within the preservation easement whenever is

deemed necessary by the descendants, the lessee, or by the Waiohuli Homesteaders Association.

- If the Waiohuli Homesteaders Association finds that the site has been disturbed in any way, they will immediately notify the SHPD. Repairs or stabilization of the damages cannot proceed until directed to do so by the SHPD.
- One sign for the site will be created by the DHHL. The sign will be recognizable as an official County sign to the public. The sign will provide notice that intentional damage to the site is punishable under HRS section 6E-11. The sign will also include interpretive information.
- This Preservation Plan shall be made part of the binding lease agreement for the lot on which Site 2042 occurs.
- These provisions are made for on-going preservation of the site's location. This portion of the property will be preserved, with preservation provisions being binding on successive owners of the lot.

The preservation plan provided the following interpretive information on the site:

> *In Upland Kula, families lived in house sites which tended to be on low ridges or slopes. Their fields were nearby, and several families shared medium-sized heiau. Archaeological survey throughout this upper Kula area and oral accounts indicate that only low chiefs and commoners were living in these lands. The overlord chiefs (hakuʻāina) lived elsewhere. The exact use of this historic site is still uncertain. It may be a house/yard enclosure which once had one or more thatched houses within it. Archaeological excavations have found food remains and stone cutting tools. It is also proposed that this feature could be a small heiau, given its shape (a notched enclosure, rectangular with one corner indented-the notch). A radiocarbon date has been processed for this site (A.D. 1290-1640) and revealed that the site was probably used between the 1300-1700s.*

POTENTIAL IMPACTS AND MITIGATION MEASURES

Beneficial impact. The site plan features the archaeological site. The Waiohuli Hawaiian Homesteaders Association, Inc. has taken the responsibility to steward this cultural resource, as set forth in their license agreement with DHHL. Construction plans should identify permanent preservation sites with the SIHP identification number and buffer zone. A field survey of the proposed community center footprint prior to initiating construction should be conducted in order to determine the presence/absence of any additional surface features.

For inadvertent finds during construction, the construction documents will include a provision that should remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be encountered during construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor will immediately contact the State Historic Preservation Division, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

Although current funding plans do not include federal funds (see §2.4), DHHL should comply with Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA) should funding sources change to include federal funds.

4.2 Cultural Resources

The vision for the Waiohuli Community Center includes the protection of cultural resources, promotion of cultural practices, and cultural education.

> *Identify and merge the spiritualness of the site and cultural values of the community. The Waiohuli Development Project must respect the cultural significance of the site including the presence of pueo, archeological sites and site orientation to traditional navigation routes. . . . The entire complex should provide social, educational and cultural opportunities and activities for multi-generational uses to instill pride and a system of values for their future. (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009)*

Previous cultural impact assessments for the Waiohuli Homestead Community (PBR Hawaii & Associates, Inc., August 2005) and Kēōkea Agricultural Lots (SSFM International, 2001) published notices, conducted research, and interviewed long-time residents of the area. Both studies concluded that traditional Native Hawaiian cultural practices are no longer conducted within the area due to the historical use for ranching and agriculture.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Beneficial impact. The stewardship responsibilities of the Waiohuli Hawaiian Homesteaders Association, Inc. will ensure respectful access to the archaeological site for descendants, practitioners, and the public. The hale, community center, performance amphitheater, and native gardens will be a center for cultural practices and education.

4.3 Roadways and Traffic

Most of the users of the community center will come from within the Kula Residential Lots subdivision using the local roads within the subdivision. Users will also come from the neighboring Waiohuli Homestead and Kēōkea Agricultural Lots subdivisions, which are connected to the Kula Lots subdivision by Keanuhea Road.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. The previous Kula Residential Lots EA included a Traffic Impact Analysis Report (Appendix E in the Final EA) to assess the regional traffic impacts of the subdivision (Munekiyo & Arakawa, Inc., April 1996). The EA concluded that the estimated traffic volume projections would not have any significant traffic impacts on the analyzed regional intersections and that no roadway improvements would be necessary. A more recent EA for the Waiohuli Homesteads resulted in the same conclusion that increases in peak hourly traffic volumes

resulting from Project-generated traffic are significantly less than the increases resulting from ambient background traffic growth and traffic generated by other projects (PBR Hawaii & Associates, Inc., August 2005). The EA concluded that there are no significant changes in the LOS of any of the intersections studied as a result of traffic generated by the Project. The background LOS of several intersections will be below acceptable conditions, whether or not the proposed projects are constructed to full build-out, because of heavy background traffic volumes. The low LOS at those intersections is a result of regional traffic. Traffic generated by the DHHL and other projects comprise a small percentage (1.28 percent or less) of the total traffic projected to use these intersections during peak hours. This is a clear indication that the low LOS at these intersections is a regional issue that must be addressed on a regional basis.

4.4 Noise

The Project site plan buffers noise from adjacent residents with parking and low-intensity uses (parking, hale, kitchen house) at the upper elevation closest to the residences. The community center, amphitheater, and athletic fields are located at lower elevations and over 500' from the nearest residences.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. If noise from operations becomes a problem, noisier activities can be limited to selected hours. During construction, temporary noise impacts will occur that are unavoidable. During the pre-assessment consultation, the State of Hawaiʻi Department of Health, District Environmental Health Program Chief wrote that:

> *Construction activities must comply with the provisions of Hawaiʻi Administrative Rules, Chapter 11-46, "Community Noise Control."*
>
> 1. *The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.*
> 2. *Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.*
> 3. *The contractor must comply with the requirements pertaining to construction activities as specified in the rules and conditions issued with the permit*.

4.5 Air Quality

According to the previous Kula Lots EA, "the air quality in the Kula region is considered good, with existing airborne pollutants attributed primarily to vehicle-generated exhaust from the region's roadways" (Munekiyo & Arakawa, Inc., April 1996).

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. Construction activity will be the principal source of short-term air quality impact. Construction vehicle activity will temporarily increase automotive pollutant

concentrations along the existing roadways as well as on the Site. Site preparation, earth moving, and building construction will create particulate emissions during the short term. Movement of construction vehicles on unpaved surfaces can also generate particulate emissions.

Short-term impacts that could result from the Project would be the emission of fugitive dust during site preparation and construction. Contractors would need to meet the requirements of the Department of Health Air Pollution Rules, Chapter 60.1, Title 11, State of Hawaiʻi for fugitive dust control.

Dust control will be accomplished by frequent watering of unpaved roads within the project site and areas of exposed soil surfaces. As soon as it is feasible, landscaping of completed areas will also be employed. Dust control measures will comply with applicable provisions of the county grading ordinance. Measures to control dust during construction include:

- Providing an adequate water source at the site prior to start-up construction activities;
- Irrigating the construction site during periods of drought or high winds and all dry conditions;
- Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- Disturbing only the areas of construction that are in the immediate zone of construction to limit the amount of time that the areas will be subject to erosion;
- Providing adequate dust control measures during weekends, after hours, and before daily start-up of construction activities; and
- Installing silt screening in the areas of disturbance.

Long-term negative impacts related to air quality are not expected.

4.6 Visual Resources

The orientation and slope of the Site provides views to the ocean, Kahoʻolawe, and the central isthmus of Maui (see Figure 15).

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. The site plan preserves and takes advantage of these views by designing the community center building at a lower elevation with a green roof that will be on the same level and be experienced as an extension of the mauka passive park. The result will be an open view from the mauka area of a landscaped area with vegetation appropriate to the climatic conditions (see Figure 10. Sections of Conceptual Site Plan).

4.7 Infrastructure and Utilities

4.7.1 Water System

The Kula Lots subdivision is served by the Upcountry/Makawao county water system, which is supplied by the Makawao Aquifer (with a sustainable yield of 7 million gallons per day) and streams of the Koʻolau system. On December 8, 1997, the DHHL and the DWS executed a Memorandum of Understanding (MOU) to construct water system improvements to provide potable water for residential development at the DHHL Kēōkea/Waiohuli tract. The DHHL constructed a new 18-inch water transmission main from Nāʼalae Road to Waiohuli, two new booster pumps in the vicinity of the existing Kula Kai water tank, and three new reservoirs, two new pumps, and distribution lines in the Kula Residential Lots, while the DWS constructed a new in-line booster pump station and a new 2.0-MG water storage tank on the Lower Kula transmission main. In recognition of the water improvements, DHHL and DWS executed a Water Credits Agreement (WCA) on December 9, 1997. Under the terms of the WCA, the DWS will maintain the water system improvements and provide the DHHL with up to 500,000 gallons of potable water per average day (gpd), except during any drought affecting the Lower Kula area as declared by the DWS.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. Adequate water from the county system is available to serve the Project.

4.7.2 Wastewater System

Although the Department of Health granted a variance to the Kula Lots subdivision to use cesspools for a subdivision exceeding 50 lots ((Munekiyo & Arakawa, Inc., April 1996), the wastewater facilities planned for the Site will fall under the definition of a "large capacity cesspool" which EPA banned in 2005. Treatment and disposal of wastewater from the Project will be treated by an on-site septic system and leach field.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. The Department of Health will review and approve the septic system design to ensure that the system will not cause public health or environmental impacts.

4.7.3 Drainage System

The Kula Lots drainage system (consisting of roadway culverts, detention basins, a subsurface drainage system, diversion ditches and swales, grassed and paved swales along roadways, and the realignment of an existing gulch drainageway) will control offsite drainage onto the Site (Munekiyo & Arakawa, Inc., April 1996). The offsite drainage through the Site will continue to utilize the kahawai on the north and south side of the Site. On-site drainage will utilize a series of grass swales and retention basins to retain the majority of the runoff generated. Possible use

of the athletic field will be considered as a supplemental retention basin (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009).

POTENTIAL IMPACTS AND MITIGATION MEASURES

Mitigable impact. The Project with its buildings, walkways, and parking area will increase the amount of impervious surfaces. To the extent practicable, the Project will be designed to maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels. Any net increase of runoff from such impermeable surfaces as roads, driveways, parking lots and rooftops will be addressed by using drywells and/or one or more Low Impact Design (LID) site design measures, such as vegetated filter strips, open vegetated swales, bio-retention and rain gardens, infiltration trenches, and rain harvesting from rooftops. The aforementioned best management practices (BMPs) are intended to accomplish the following: (1) decrease the erosive potential of increased runoff volumes and velocities associated with development-induced changes in hydrology; (2) remove suspended solids and associated pollutants entrained in runoff that result from activities occurring during and after development; and (3) retain hydrological conditions to closely resemble those of the pre-disturbance condition.

4.7.4 Solid Waste

The County of Maui provides weekly garbage pick-up for a fee and disposes at the Central Maui Landfill.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. The community center will encourage recycling and composting. Construction documents will require the contractor to provide the County Department of Environmental Management an estimate of construction waste to be disposed at county facilities prior to commencing construction.

4.7.5 Utilities

The Kula Lots subdivision has overhead lines for electrical, street lighting, telephone, and cable television services that will be available to serve the Site (Munekiyo & Arakawa, Inc., April 1996).

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. Adequate capacity of power and communication systems are available from poles within Lauie Drive.

4.8 Socio-Economic Characteristics

The community center is intended to serve the Waiohuli-Kēōkea homestead areas. Over 750 single-family dwellings are planned. An existing need for social and recreational facilities already exists with the 284 homes built and occupied.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Beneficial impact. The community center would provide opportunities for economic development, cultural education, social gathering, and recreation at a convenient location. As confirmed by the County Department of Housing and Human Concerns, the Project would not trigger affordable residential workforce housing requirements under Maui County Code chapter 2.96.

4.9 Public Services and Facilities

4.9.1 Schools

The community center would provide an opportunity for pre-school, day-care, or after-school programs.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Beneficial impact. The community center could fill gaps in the public education system with pre-school, after-school, or vacation period programs.

4.9.2 Police, Fire and Medical Services

Police Protection

The Upcountry area is served by patrol officers assigned to the Makawao-Pukalani-Kula beats (Munekiyo & Arakawa, Inc., April 1996).

Fire Protection

Fire protection services for the Upcountry region are provided by the Maui Fire Department's Kula and Makawao stations. The Kula facility is situated approximately three (3) miles to the northeast of the project site, while the Makawao station is approximately eight (8) miles to the north (Munekiyo & Arakawa, Inc., April 1996). The Project's buildings will meet fire code requirements; fire hydrants are located within 500'.

Medical Services

Kula Hospital is located approximately two (2) miles from the project site and provides out-patient medical services for the Kula region. In addition, several medical and dental care facilities are located in Makawao and Pukalani to serve Upcountry residents (Munekiyo & Arakawa, Inc., April 1996). The Fire Department co-responds with Emergency Medical Services

to various medical emergencies. Both Kula and Makawao fire stations provide paramedic services.

POTENTIAL IMPACTS AND MITIGATION MEASURES

No impact. The Site is located within reasonable response times for police, fire, and emergency medical services. As the population and traffic increases in the area, the police department suggested increasing lighting along roads and paths within and connected to the Site for public safety.

4.9.3 Recreational Facilities

County parks in the Upcountry area include five neighborhood parks (Hāliʻimaile Park, Kula Community Center, Waiakoa Gym, Harold Rice Memorial Park, and Kēōkea Ball Park) and three district parks (Eddie Tam Memorial Center, Pukalani Park and Community Center, and Kula Recreational Center). Polipoli State Park and Haleakalā National Park are located along higher elevations of Haleakalā. Other recreational facilities in the Upcountry area include four tennis courts, nine sports fields, three sports courts, five community centers, and three gymnasiums.

According to the County Department of Parks and Recreation (DPR), the Kula area is currently deficient in active fields for the existing population of approximately 7,200. Only Kēōkea Park with one multi-purpose field for soccer and baseball, and Kula Recreational Center with two multi-purpose fields for soccer and baseball currently serve the community (PBR HAWAII & Associates, Inc., September 2004).

POTENTIAL IMPACTS AND MITIGATION MEASURES

Beneficial impact. The Project will provide active and passive recreational facilities at a convenient location for existing and future residents of the Kula Lots, Waiohuli, and Kēōkea subdivisions. There will be no fiscal impact to the County since the Project is funded by State and possibly federal funds and will be operated by the Waiohuli Hawaiian Homesteaders Association, Inc.

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5 LAND USE CONFORMANCE

State of Hawai‘i and Maui County land use plans, policies, and ordinances relevant to the Project are described below.

5.1 State of Hawai‘i

5.1.1 State Land Use Law, Chapter 205, Hawai‘i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation.

The Project is located within the State Agricultural District (see Figure 16). Pursuant to the Hawaiian Homes Commission Act (HHCA) §206, Hawaiian home lands are not subject to land use controls by the State or County. Notwithstanding, the Project is a permitted use within the State Agricultural District as an open area recreational use (HRS §205-4.5(a)(6)).

5.1.2 Coastal Zone Management Act, Chapter 205A, Hawai‘i Revised Statutes

The Project is not within the Special Management Area. However, since the entire state is defined to be within the Coastal Zone Management Area, pursuant to Hawai‘i Revised Statutes (HRS) 205A-1, a discussion of the Project’s ability to meet the objectives and policies set forth in HRS 205A-2, is provided below.

5.1.2.1 Recreational Resources

Objective*: Provide coastal recreational opportunities accessible to the public.*

Policies

- *(A) Improve coordination and funding of coastal recreational planning and management; and*
- *(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*
  - *(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
  - *(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;*
  - *(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
  - *(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*

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

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

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

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

Discussion: Although the proposed community center will provide active and passive recreational opportunities, it is not located on the coastline, and is not in the SMA; therefore, policies regarding shoreline recreation resources are not applicable; however to protect marine resources for purposes including recreation, the State of Hawaiʻi has adopted water quality standards. Generally, these standards will require the submittal and adherence to a National Pollution Discharge Elimination System (NPDES) permit. This permit requires compliance with best management practices during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. A NPDES permit will be required for the proposed project.

5.1.2.2 Historic Resources

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

Policies

(A) Identify and analyze significant archaeological resources;

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

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

Discussion: An archaeological inventory study and preservation plan have been prepared for the project site. The master plan ensures protection and stewardship of the archaeological site located on the property.

5.1.2.3 Scenic and Open Space Resources

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

Policies

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

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

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

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

Discussion: The proposed master plan takes advantage of views of the ocean from this mauka vantage point. Since the project site is located inland, away from the shoreline, there will be no effect on the quality of the coastal scenic resources.

5.1.2.4 Coastal Ecosystems

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

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

Policy B: Improve the technical basis for natural resource management;

Policy C: Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

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

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

Discussion: Since the proposed project is located far inland from the coastline, the potential to transport pollutants downstream from the project site is very low. Nevertheless, the NPDES and grading permits will mitigate potential nonpoint source runoff during construction and Low Impact Design (LID) drainage measures will promote infiltration over runoff through swales and other means (see section 4.7.3).

5.1.2.5 Economic Uses

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

Policy A: Concentrate coastal dependent development in appropriate areas;

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

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

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

(ii) Adverse environmental effects are minimized; and

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

Discussion: The proposed community center is not a coastal dependent development facility, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.

5.1.2.6 Coastal Hazards

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

Policy A: Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;

Policy B: Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;

Policy C: Ensure that developments comply with requirements of the Federal Flood Insurance Program; and

Policy D: Prevent coastal flooding from inland projects.

Discussion: The proposed community center site sits far inland from the coastline and will not exacerbate any coastal hazards. The project's impact in relationship to natural hazards is discussed in section 3.5).

5.1.2.7 Managing Development

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

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

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

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

Discussion: The proposed community center is not a coastal development, is not located on the coastline, and is not in the SMA; however, this EA, provided opportunity for public input through this environmental assessment process. Pre-consultation comments were obtained and are reproduced in Appendix B. In addition, this EA discusses potential impacts and mitigation measures of the proposed project and provided an opportunity for input during the Draft EA Public Comment period (refer to Appendix E).

5.1.2.8 Public Participation

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

Policy A: Promote public involvement in coastal zone management processes;

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

Policy C: Organize workshops, policy dialogues, and site- specific mediations to respond to coastal issues and conflicts.

Discussion: The proposed project is not a coastal development, is not located on the coastline, and is not in the SMA; however, this EA, provided opportunity for public input during the environmental assessment process as discussed in the preceding section.

5.1.2.9 Beach Protection

Objective: Protect beaches for public use and recreation.

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

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

Policy C: Minimize the construction of public erosion-protection structures seaward of the shoreline.

Discussion: The proposed project is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.

5.1.2.10 Marine Resources

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

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

Policy B: Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

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

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

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

Discussion: The proposed project is not a coastal development, is not located on the coastline, and is not in the SMA; therefore, policies regarding shoreline recreation resources are not applicable; however to protect marine water quality the Project will be designed and built in compliance with all applicable Federal, State, and County regulations pertaining to storm water management (see section 4.7.3).

5.1.3 Hawai‘i State Plan

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. Objectives and policies pertinent to the proposed project are as follows:

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

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

Policies related to leisure:

(1) Foster and preserve Hawai‘i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.
(5) Ensure opportunities for everyone to use and enjoy Hawaiʻi's recreational resources.
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaiʻi's people.
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaiʻi's population to participate in the creative arts.
(10) Assure adequate access to significant natural and cultural resources in public ownership.

Discussion: The project is consistent with and implements the leisure policies. The project will foster and preserve the native Hawaiian cultural heritage and increase appreciation and participation in the creative arts through the community center's educational and cultural programs, its performance and gathering events, its native landscaping and gardening, and its food preparation facilities. The recreational facilities will promote fitness and provide convenient access to recreational facilities especially for youth and senior citizens.

§226-25 Objective and policies for socio-cultural advancement--culture.

Objective: *Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaiʻi's people.*

Policies related to culture:

(1) Foster increased knowledge and understanding of Hawaiʻi's ethnic and cultural heritages and the history of Hawaiʻi.
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaiʻi's people and which are sensitive and responsive to family and community needs.
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaiʻi.
(4) *Encourage the essence of the aloha spirit in people's daily activities to promote harmonious rela*tionships among Hawaiʻi's people and visitors.

Discussion: The project is consistent with and implements the cultural policies. The project will feature the archaeological site on the property. Measures will be taken to protect the site

during construction, restore, interpret, manage access, and steward this resource. The community center will promote cultural values, customs, and arts through educational, performance, and social opportunities.

5.2 County of Maui

County-specific land use plans and ordinances pertaining to the project include the General Plan of the County of Maui, Makawao-Pukalani-Kula Community Plan, and zoning code (Maui County Code Title 19). The subdivision code does not apply since the project does not require any subdivision or consolidation of lots.

5.2.1 General Plan

As required by the County of Maui Charter, the General Plan sets forth the desired sequence, patterns, and characteristics of future development. This is accomplished through long-range objectives focusing on the social, economic, and environmental effects of development coupled with specific policies designed to implement the objectives.

Specific objectives and policies applicable to the proposed Waiohuli Homestead Community are discussed below.

Recreation and Open Space

Objective 1: *To provide high-quality recreational facilities to meet the present and future needs of our residents of all ages and physical ability.*

Policies:

(B) Maintain recreational facilities for both active and passive pursuits.

(C) Maintain the natural beauty of recreational areas.

(D) Develop facilities that will meet the different recreational needs of the various communities.

(E) Expand, improve and create new beach rights-of-way, parks, campsites, and other facilities designated for family use.

Objective 2: *To provide a wide range of recreational, cultural and traditional opportunities for all our people.*

(C) Encourage the availability of public facilities for both cultural and recreational activities.

(D) Foster an increased awareness of the ethnic and cultural heritage of our people.

(E) Encourage the identification, restoration, and preservation of important archaeological, historical and cultural sites.

(H) Support Federal, State and County and community initiatives to preserve open space, expand recreational facilities and provide after school programs for youth.

(I) Encourage the use of public lands to expand and enhance outdoor recreational and cultural opportunities.

Cultural Resources

Objective 1: *To preserve for present and future generations the opportunity to know and experience the arts, culture and history of Maui County.*

Policies:

(B) Encourage the recordation and preservation of all cultural and historic resources, to include culturally significant natural resources.

(C) Establish programs to restore, maintain and interpret significant cultural districts, sites and artifacts in both natural and museum settings.

(D) Encourage the rehabilitation and adaptive use and reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values.

(E) Identify and maintain an inventory of significant and unique cultural resources for special protection.

Public Utilities and Facilities

Objective 2: *To improve the quality and availability of public facilities throughout Maui County.*

Policies:

(A) Encourage the design of multi-purposed public facilities accessible to all age groups and the handicapped.

(B) Continue the development of community centers throughout the County.

Discussion: The multi-purpose community center project is consistent with and implements the General Plan policies relating to recreation and open space, culture, and public facilities. The proposed facilities provide a diversity of recreational opportunities including active recreation, walking, gardening, life-long learning classes, after-school and pre-school programs, gathering areas for parties. As a public facility managed by a nonprofit, the general public will have access to the scenic site and facilities, with minimal fiscal impact on public operational funds. The stewardship of the archaeological site on the property provides cultural educational and preservation opportunities and responsibilities.

5.2.2 Makawao-Pukalani-Kula Community Plan

The *Makawao-Pukalani-Kula Community Plan* (County of Maui 1996) is one of nine community plans for Maui County. It reflects current and anticipated conditions in the Upcountry region and advances planning goals, objectives, policies, and implementation considerations as a decision-making guide in the region through the year 2010. The *Makawao-Pukalani-Kula Community Plan* provides specific recommendations addressing the goals, objectives, and policies contained in the *General Plan*, while still recognizing the values and unique attributes of the Upcountry region. The goals, objectives, policies, and implementing actions of the *Makawao-Pukalani-Kula Community Plan* specifically address DHHL lands.

Department of Hawaiian Home Lands

Goal: *The immediate implementation of programs and settlement of Native Hawaiians on lands of the Department of Hawaiian Home Lands, that diversifies and enriches the Upcountry community.*

Objectives and Policies:

(1) Encourage and support planning and implementation of Department of Hawaiian Home Lands projects that benefit native Hawaiians, that include a variety of land uses in order to form a complete community, and that are in harmony with the goals and objectives of the Makawao-Pukalani-Kula Community Plan.

(2) Recognize and support the allocation of water resources for Department of Hawaiian Home Lands projects, consistent with applicable State and Federal laws.

(3) Encourage cooperative planning programs between the State, the County, the DHHL and the native Hawaiian community which will foster a desired lifestyle and perpetuate the culture.

(4) Coordinate and integrate the development of Department of Hawaiian Home Lands' projects with surrounding Upcountry communities.

(5) Encourage the development of cooperative planning programs between the State and County and the Department of Hawaiian Home Lands to ensure that infrastructure and public service needs adequately address the needs of the entire Upcountry community. For example, consideration shall be given to the identification and development of new school sites, facilities, and programs which will provide adequate choices for education for Upcountry residents.

(6) Encourage the development of cooperative agricultural development programs between the County and the Department of Hawaiian Home Lands to support diversified agricultural pursuits (i.e., programs, for example, which may identify opportunities for creating efficiencies in scale which will benefit all Upcountry farmers).

(7) Support educational facilities and programs development by the Department of Hawaiian Home Lands.

(8) Recognize the Department of Hawaiian Home Lands' Waiohuli-Kēōkea region as a potential agricultural and affordable housing community and the eventuality of a Hawaiian sovereign entity.

Implementing Actions:

(1) Encourage the creation of a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.

(2) Develop alternate subdivision standards for infrastructure which:

(a) ensure public health, safety and welfare;

(b) are consistent with the desired lifestyle of the Native Hawaiian community;

(c) reduce construction costs; and

(d) speed the settlement of the project area.

Discussion: The community center project is consistent with and implements the community plan policies. This project will benefit native Hawaiians by providing a needed facility that promotes a more complete community.

5.2.3 Zoning

The Site is zoned Agricultural. Pursuant to HHCA §206, Hawaiian home lands are not subject to zoning or other land use controls by the County.

5.3 Approvals and Permits

The table below lists the anticipated permits and approvals required for the Project:

Table 1: Anticipated Approvals and Permits

Permit/Approval	Responsible Agency
Chapter 343, HRS Compliance	Department of Hawaiian Home Lands
Individual Wastewater Systems Permit	State Department of Health
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
Grading/Building Permits	Maui Department of Public Works
Noise Permit	State Department of Health
DCAB review of construction plans	State Disability and Communication Access Board (DCAB)

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6 ALTERNATIVES

This section identifies and evaluates a range of alternatives that could meet the purpose and need and possibly avoid, reduce, or minimize adverse environmental effects. The reference point to compare alternatives is the "no action" alternative.

6.1 No Action Alternative

The "no action" alternative could mean either that DHHL does nothing and waits for the County to develop the park, or no one does anything and the Site is left vacant or used for another purpose. Since this Project is not a priority for the County, the Site would be left vacant in either scenario. The stewardship of the archaeological site could continue. However, the opportunities for community gathering, cultural education, and active recreation would be foregone. The initiative and spirit of the community is the driving force behind this Project that would be squelched by selecting this alternative. There are no overriding environmental benefits by leaving the Site vacant.

6.2 Alternative Sites

The selection of the Site is the product of the Kula Lots subdivision master plan. There are no alternative vacant lots available for the Project within the Kula Lots subdivision. Although another DHHL site could be selected in the planned Waiohuli Subdivision, there are existing homesteaders within the Kula Lots subdivision that would immediately benefit by the Project. The Waiohuli Subdivision is years away from development and occupancy. There are no known alternative sites that are more suitable for the Project.

6.3 Alternative Designs

The site plan is a product of stakeholder meetings and two charrettes. During this process, alternative designs were developed and discussed. Design ideas for the function hall included space for police and fire substations, business incubators, overnight hostel for visiting relatives or friends. Ideas for outdoor areas included a 3-hole golf course. Alternative building design included a 2-story concept. Plans by keiki included a store, water slide, motocross track, gas station, and fast food eating places (Waiohuli Hawaiian Homesteaders Association, Inc., June 2009).

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7 FINDINGS AND DETERMINATION

To determine whether the community center master plan may have a significant impact on the physical and human environment, all phases and expected consequences of the Project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Proposing Agency (Department of Hawaiian Home Lands) has issued a Finding of No Significant Impact (FONSI). The supporting rationale for this finding is presented in this chapter.

7.1 Significance Criteria

The discussion below evaluates the significance of the Project's impacts based upon the significance criteria set forth in Hawai'i Administrative Rules section 11-200-12. An action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

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

Discussion: The proposed Project is not anticipated to involve any construction activity that may lead to a loss or destruction of any natural or cultural resource. The Site has been the subject of flora/fauna, archaeological and cultural studies conducted in and around the Site. The archaeological site has been incorporated into the site plan and will preserved in place.

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

Discussion: The existing open space, drainageways, and cultural significance of the site will be enhanced by the site plan.

(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;

Discussion: The site plan objectives conform to the cultural and sustainability goals and policies set forth in HRS Chapter 344.

(4) Substantially affects the economic or social welfare of the community or State;

Discussion: The Project provides economic and social welfare benefits to the surrounding homestead community.

(5) Substantially affects public health;

Discussion: The Project will encourage physical activity and wellness. There will be temporary impacts to noise and air quality levels during the construction phase of the Project; however, these potential impacts will be short-term and are not expected to substantially affect public health. All construction activities will comply with applicable regulations and will implement

appropriate mitigation measures. After construction, the development should have minimal impact on ambient noise levels or air and water quality.

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

Discussion: The Project will alleviate demand for active and passive recreational facilities in the region.

(7) Involves a substantial degradation of environmental quality;

Discussion: The gardens, landscaping, low impact design drainage, and sustainable building designs will mitigate environmental impacts from development of the Site.

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

Discussion: The Project master plan has been evaluated in its entirety. Implementation will occur in phases. The Project is a part of the Kula Lots Subdivision, where the cumulative impacts of this larger project have been evaluated in the Kula Lots EA.

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

Discussion: There are no known, threatened, or endangered species of flora, fauna, or associated habitats located on the project site that could be adversely affected by the construction and operation of the Project. The project will follow precautionary mitigation measures set forth by USFW.

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

Discussion: Construction activities for development of the proposed could potentially impact noise and air and water quality levels on the project site. However, these impacts will be short-term and are not expected to be detrimental. All construction activities will comply with applicable regulations and will implement appropriate mitigation measures as necessary. After construction, the development is not expected to adversely impact ambient noise levels or water and air quality. There will be a slight increase in impervious surfaces over the site's former vacant use; however, any increase in runoff will be accommodated by proposed drainage improvements and will not detrimentally affect water quality.

(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;

Discussion: The development will not affect any environmentally sensitive area. The Project is located outside a FIRM-designated flood plain and inland from the coast. The proposed Project's facilities will be constructed in compliance with county building codes, and the drainage improvements will be designed to minimize any potential for localized flooding.

(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies; or,

Discussion: The master plan for this sloping site takes advantage of the vistas offered by the Site.

(13) Requires substantial energy consumption.

Discussion: Construction and operation of the Project will not require substantial increases in energy consumption; renewable sources will be preferred to the extent feasible.

7.2 Determination

Pursuant to Chapter 343, HRS, the determining agency, the Department of Hawaiian Home Lands has issued a Finding of No Significant Impact (FONSI) for this environmental assessment based on the impacts and mitigation measures examined in this document, comments received during the pre-assessment consultation, public comment received during the public review period, and analyzed under the above criteria.

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8 CONSULTATION

8.1 Pre-Assessment Consultation

Prior to preparation of the Draft EA, the agencies, organizations and individuals listed below were sent pre-assessment consultation letters. The purpose of the pre-assessment consultation was to identify environmental issues and concerns to be addressed in the Draft EA. Those that provided written comments (either by hardcopy or email) are highlighted in *italics*. Copies of the written comments and responses are reproduced in Appendix B.

8.1.1.1 State of Hawai‘i

- *DBEDT – Office of Planning*
- *DLNR - State Historic Preservation Division*
- *Office of Hawaiian Affairs*

8.1.1.2 Federal

- *U.S. Fish and Wildlife Service*

8.1.1.3 County of Maui

- *Department of Parks & Recreation*
- *Planning Department*
- *Department of Public Works*

Private Organizations & Individuals

- Waiohuli Hawaiian Homesteaders Association, Inc.

8.2 Public Review

The Draft EA was published in the OEQC Environmental Notice on August 8, 2015, initiating a 30-day public comment period that ended on September 8, 2015.

As part of the Draft EA public review process, the following agencies, organizations and individuals were sent copies of the Draft EA. Those that provided written comments (either by hardcopy or email) are highlighted in *italics* below. Copies of the written comments and responses are reproduced in Appendix E.

8.2.1.1 State of Hawai‘i

- Department of Agriculture
- *Department of Accounting and General Services*
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT – Energy Division

- DBEDT – Hawai‘i Housing Finance and Development Corporation
- *DBEDT – Office of Planning*
- *Department of Defense*
- *Department of Health - Environmental Planning Office*
- *Department of Health - Maui District*
- *Department of Human Services*
- Department of Labor and Industrial Relations
- *Department of Land and Natural Resources (DLNR)*
- *DLNR - State Historic Preservation Division*
- Department of Transportation
- *Office of Environmental Quality Control*
- Office of Hawaiian Affairs
- University of Hawai‘i Water Resources Research Center
- State Representative
- State Senator
- *DCAB – Disability and Communication Access Board*

8.2.1.2 Federal

- U.S. Army Corps of Engineers – Regulatory Branch
- U.S. Federal Emergency Management Agency
- U.S. Fish and Wildlife Service
- U.S. Environmental Protection Agency

8.2.1.3 County of Maui

- Civil Defense Agency
- *Department of Environmental Management*
- *Department of Parks & Recreation*
- Department of Water Supply
- Department of Fire and Public Safety
- *Department of Housing and Human Concerns*
- *Planning Department*
- *Police Department*
- *Department of Public Works*
- Department of Transportation
- *County Councilmember*

8.2.1.4 Private Organizations & Individuals

- Waiohuli Hawaiian Homesteaders Association, Inc.
- Maui Electric Co.
- Queen Lili‘uokalani Children’s Center

- Lokahi Pacific
- Council for Native Hawaiian Advancement
- Association of Hawaiians for Homestead Lands
- Sovereign Councils of the Hawaiian Homelands Assembly
- Kula Community Association
- Keokea Farm Lots Association

9 REFERENCES

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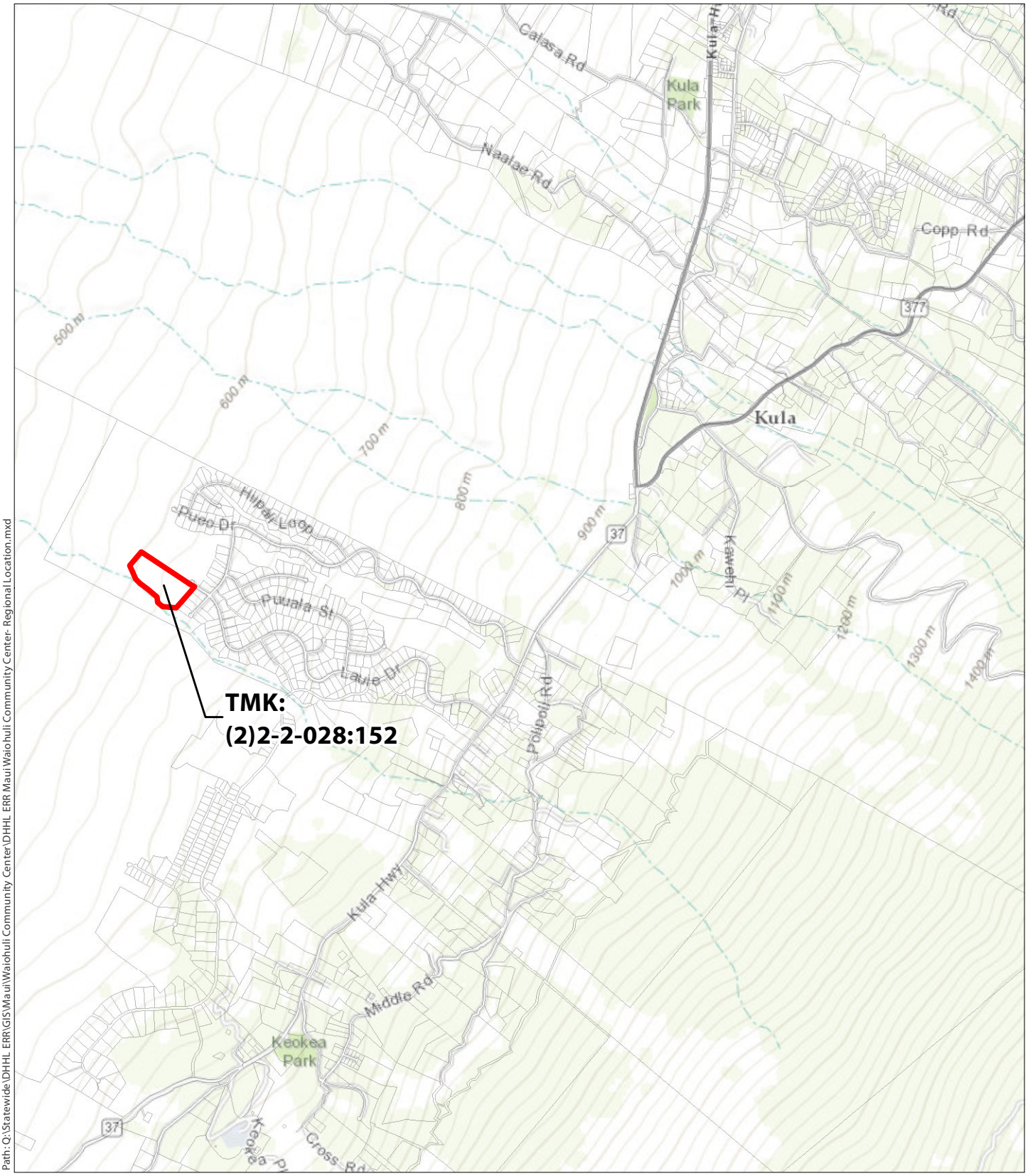
Appendix A

FIGURES



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DATE: 5/3/2015

LEGEND

Waiohuli Community Center Location

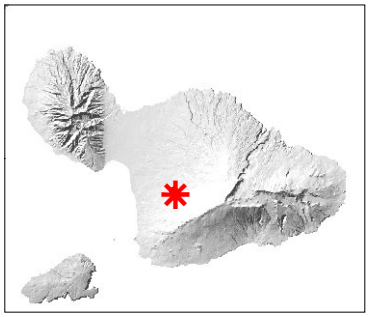


Figure 1:

Regional Location

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

North

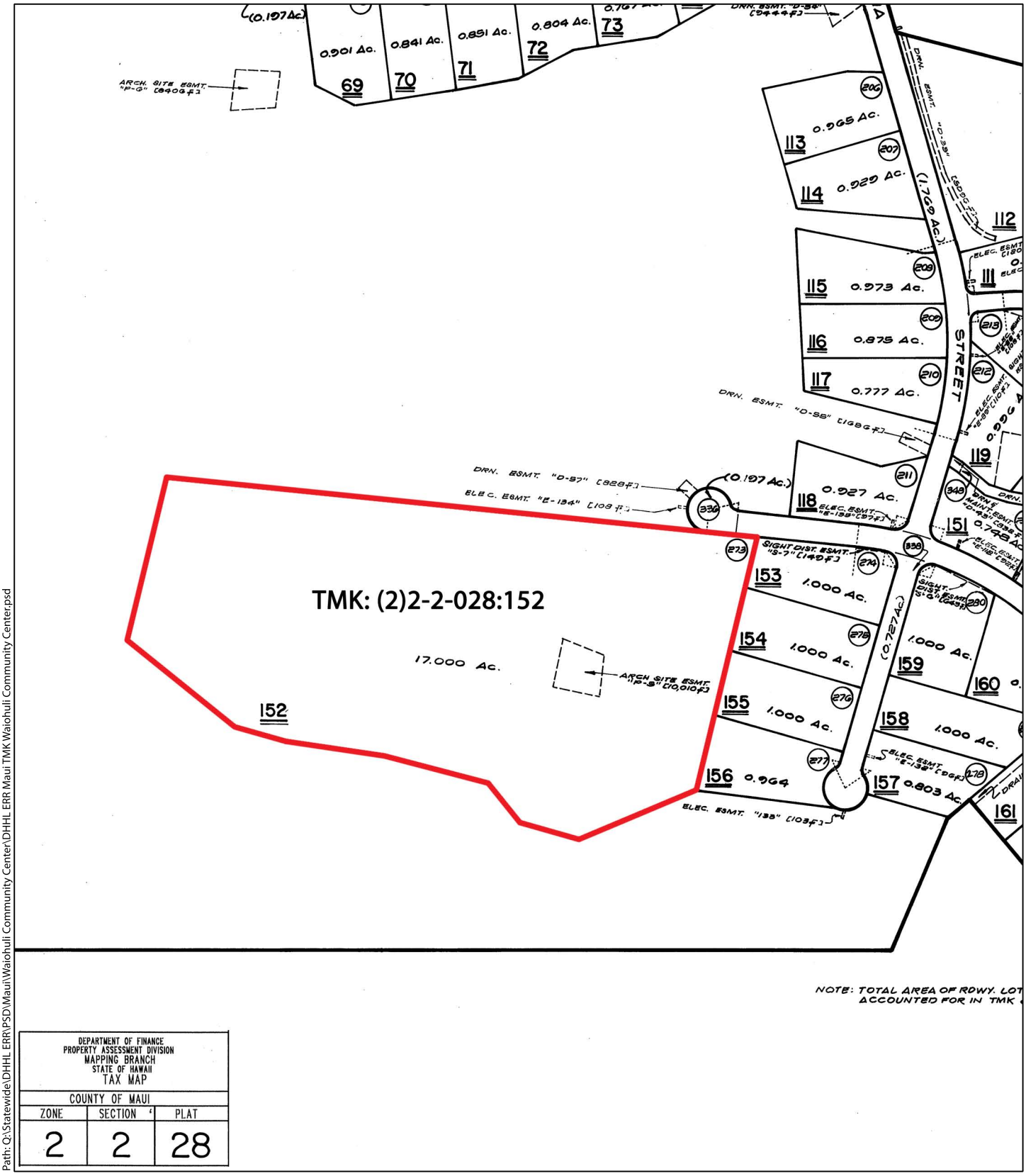
Linear Scale (feet)

0 750 1,500 3,000

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI Online Basemaps.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DEPARTMENT OF FINANCE PROPERTY ASSESSMENT DIVISION MAPPING BRANCH STATE OF HAWAII TAX MAP		
COUNTY OF MAUI		
ZONE	SECTION	PLAT
2	2	28

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DATE: 5/3/2015

LEGEND

- Waiohuli Community Center Location
- Tax Map Key Parcels

Figure 2:

Tax Key Map

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

North

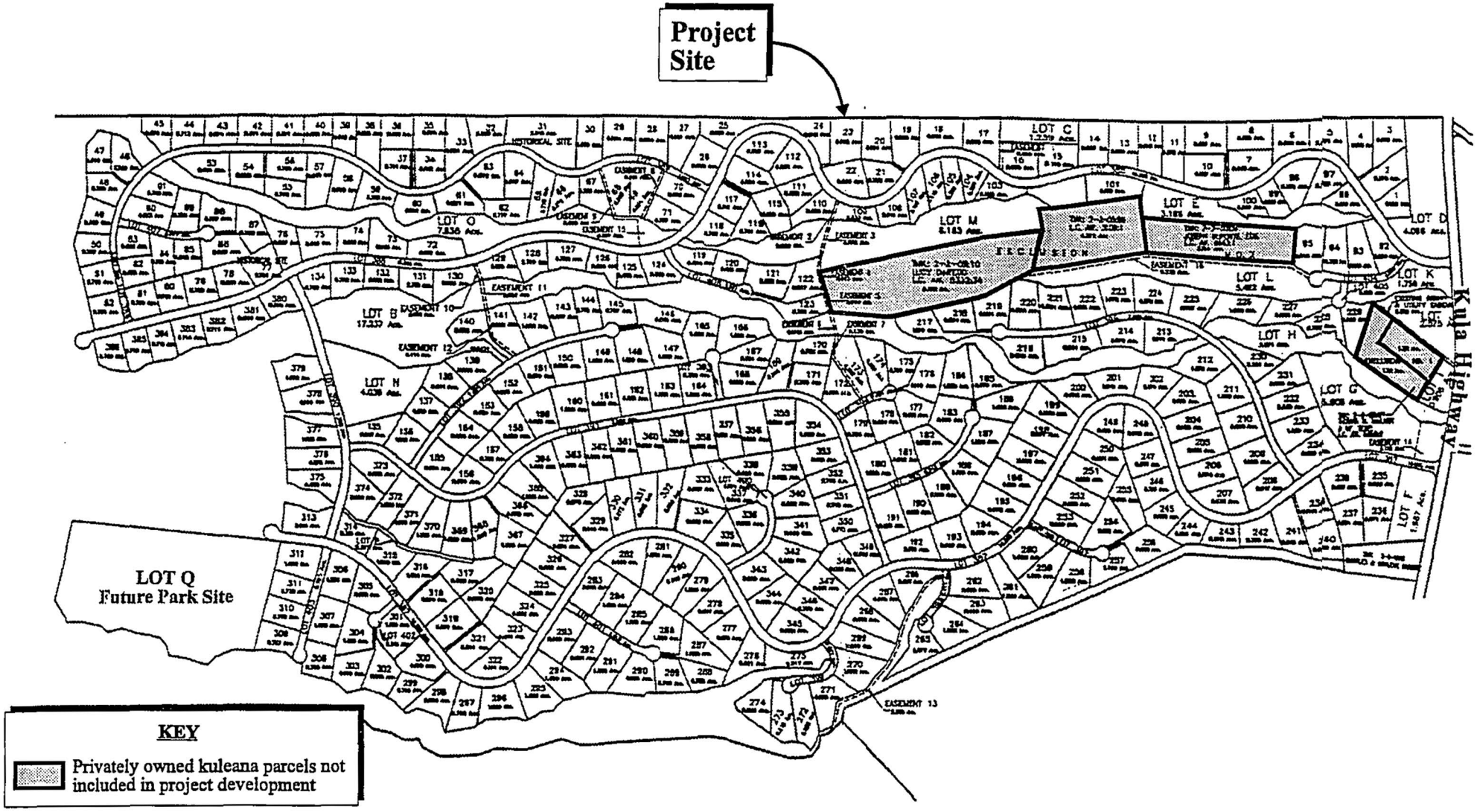
Linear Scale (feet)

0 75 150 300

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2008.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Source: Austin, Tsutsumi & Associates, Inc.

MUNEKIYO & ARAKAWA, INC.

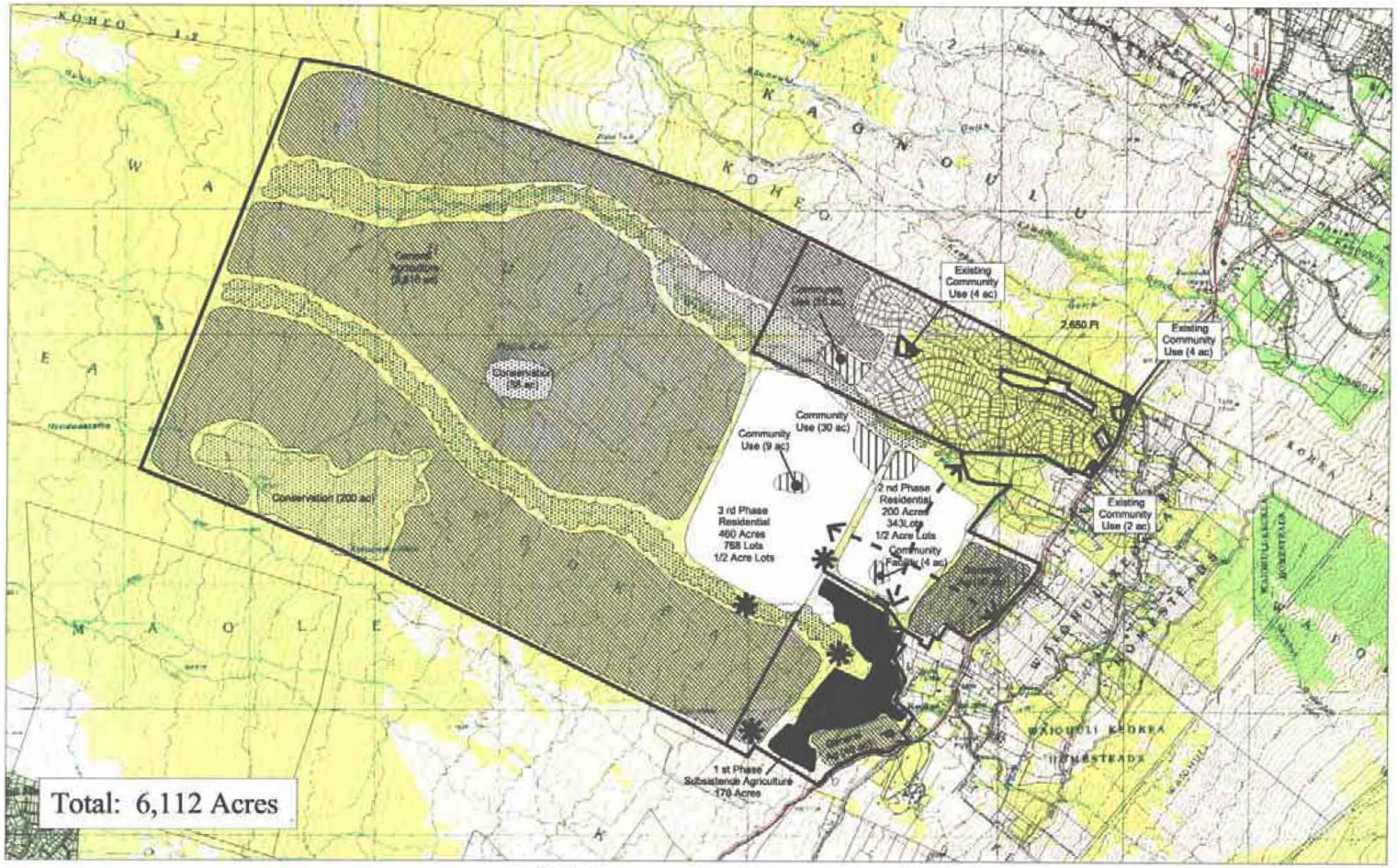
Figure 3:
Kula Lots EA Site Plan

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

North

PBR HAWAII & ASSOCIATES, INC.



Legend

- DHHL Land Boundary
- Heiau

Source: United States Geologic Survey and Department of Hawaiian Homelands
Q:/Maui/dhhl inventory/GIS/projects/land use/kahului.apr

Land Use Summary

Land Use	Lot Size	Number of Lots	Approx Acres
Residential	1/2	1,111	660 ac
Community Use			69 ac
General Agriculture			3,940 ac
Conservation			773 ac
Subsistence Agriculture	2	70	170 ac
Existing Residential			500 ac
Total		1,181	6,112 ac

Figure 3-12
KĒŌKEA/WAIOHULI
Land Use Plan
MAUI LAND INVENTORY
DEPARTMENT OF HAWAIIAN HOME LANDS

NORTH 2000 0 4000 (FEET)

PBR

7/01/03

Figure 4:
Island Plan Maui 2004

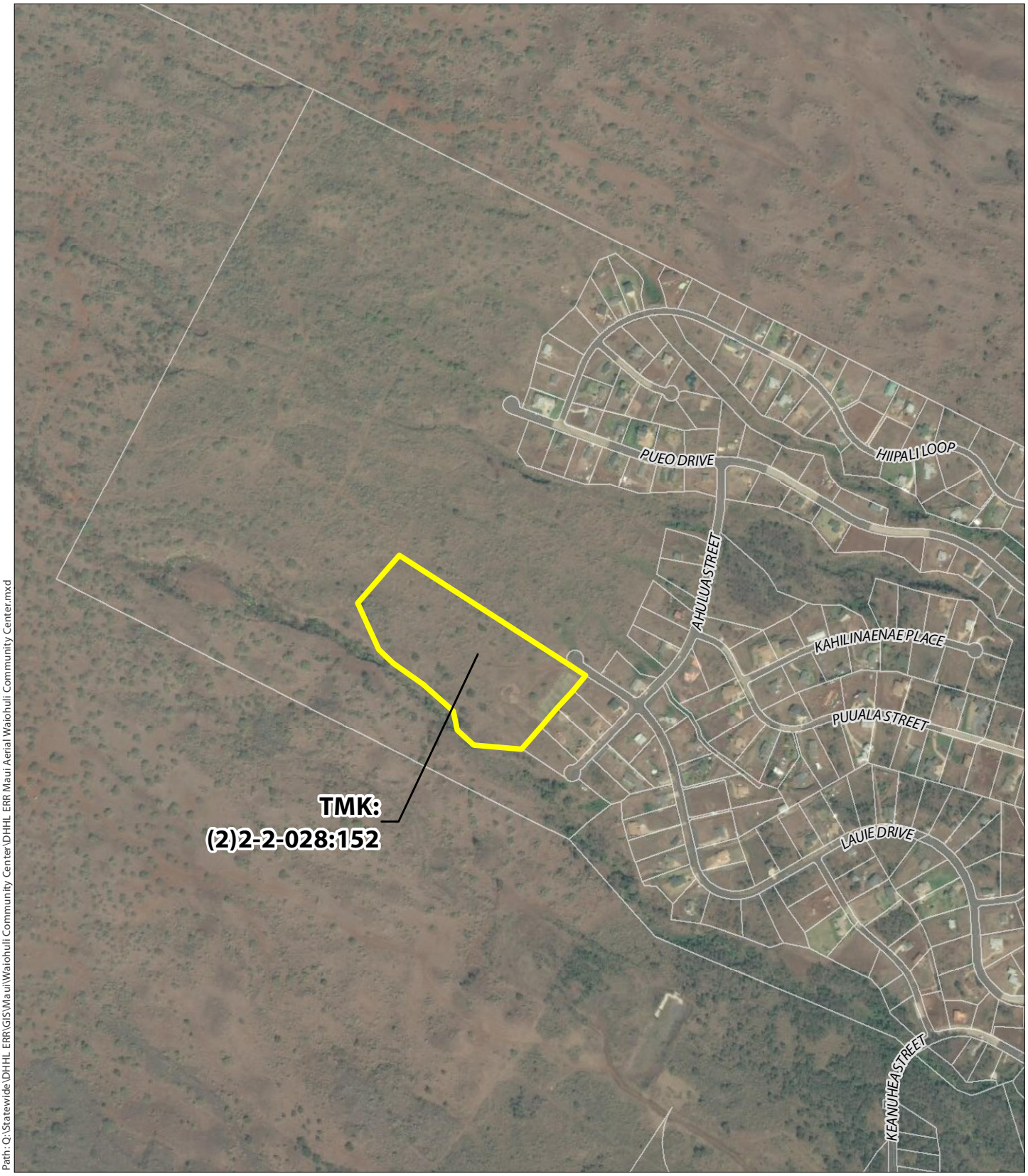
Waiohuli Community Center
Department of Hawaiian Home Lands Island of Maui

PBR HAWAII & ASSOCIATES, INC.

Figure 5:
Site Photos

Waiohuli Community Center
Department of Hawaiian Home Lands — Island of Maui

PBR HAWAII & ASSOCIATES, INC.



DATE: 5/4/2015

LEGEND

- Waiohuli Community Center Location
- Tax Map Key Parcels

FIGURE 6:

Aerial Photograph - Surrounding Uses

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

North

Linear Scale (feet)

0 200 400 800

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI Imagery Online Basemap

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

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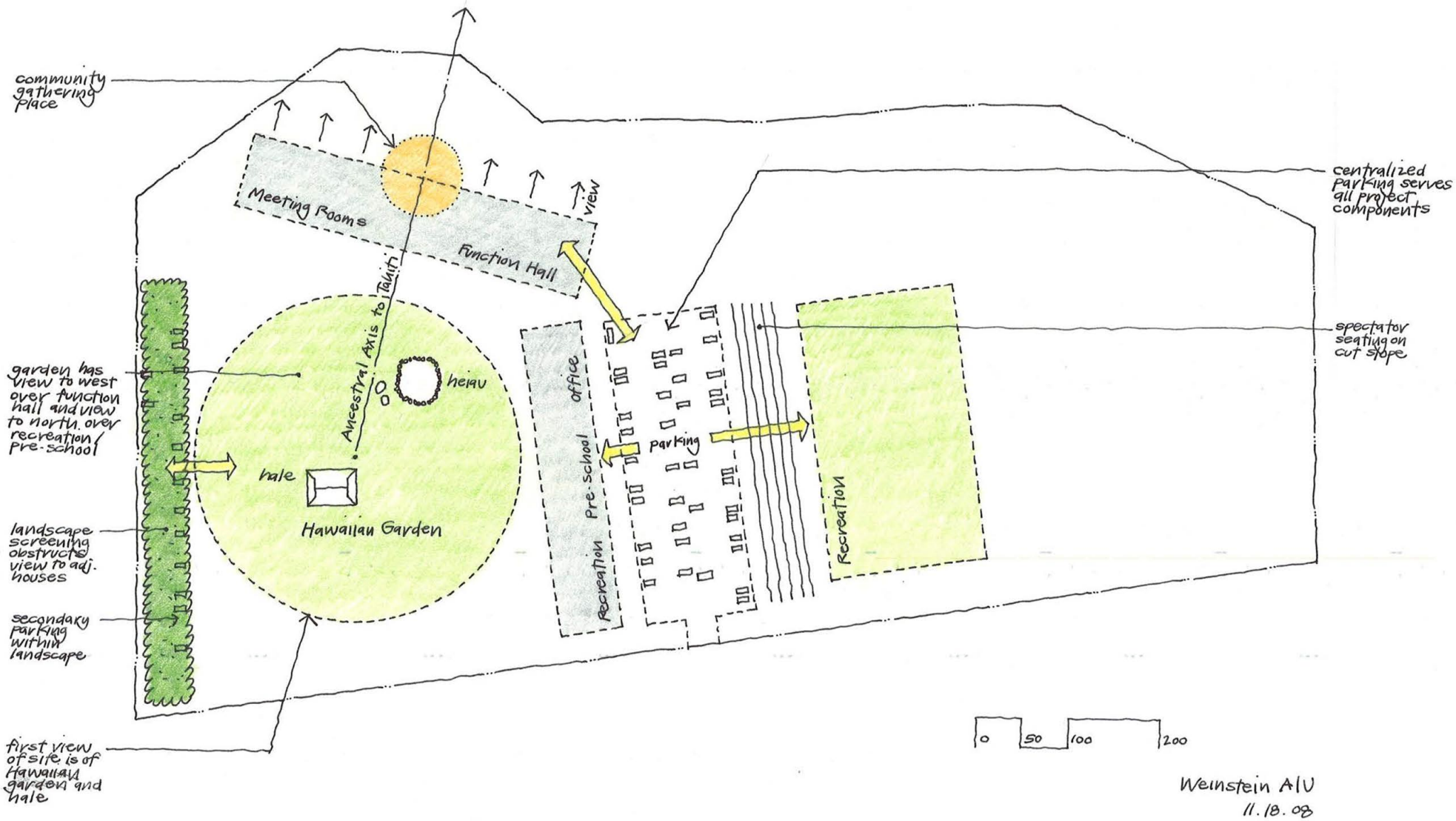
Path: Q:\Statewide\DHHL ERR\GIS\Maui\Waiohuli Community Center\DHHL ERR Maui Aerial Waiohuli Community Center.mxd

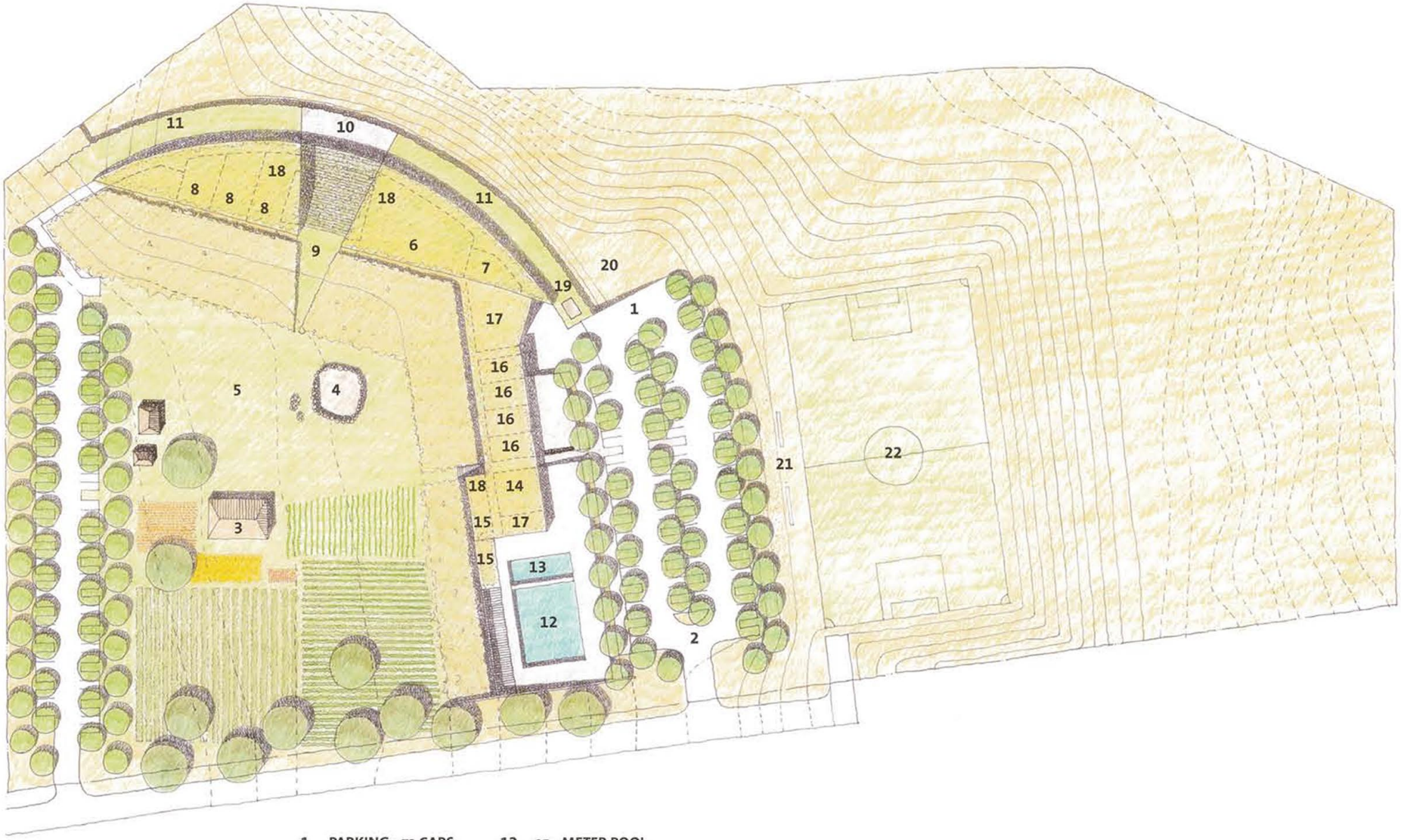


Waiohuli Community Center Concept Design
Site Zoning Diagram

Figure 7:
Site Plan Rationale

Waiohuli Community Center
Department of Hawaiian Home Lands
Island of Maui
North

PBR HAWAII & ASSOCIATES, INC.



1. PARKING - 72 CARS
2. PARKING - 100 CARS
3. HALE
4. ARCHEOLOGICAL SITE
5. GREEN / LAWN
6. FUNCTION ROOM
7. KITCHEN
8. MEETING ROOMS
9. AMPHITHEATER
10. STAGE
11. OVERFLOW LAWN
12. 25 - METER POOL
13. KEIKI POOL
14. ADJUNCT ACTIVITY ROOM
15. CHANGING ROOMS
16. PRE-SCHOOL
17. OFFICE
18. BATHROOMS
19. IMU PIT
20. KEIKI PLAYGROUND
21. SPECTATOR SLOPE
22. ATHLETIC FIELD

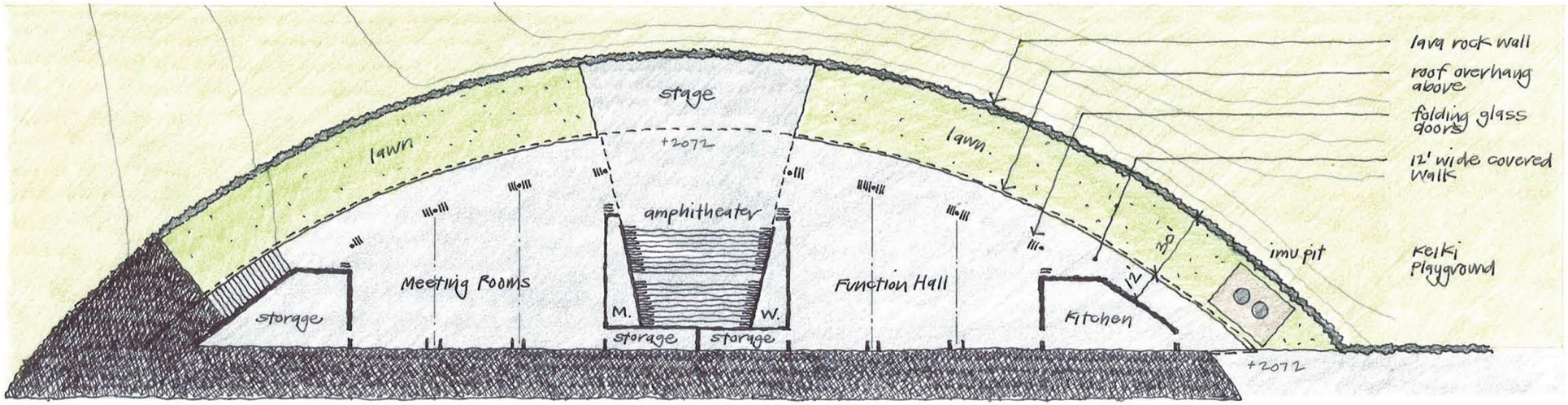
Figure 8:
Concept Plan

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

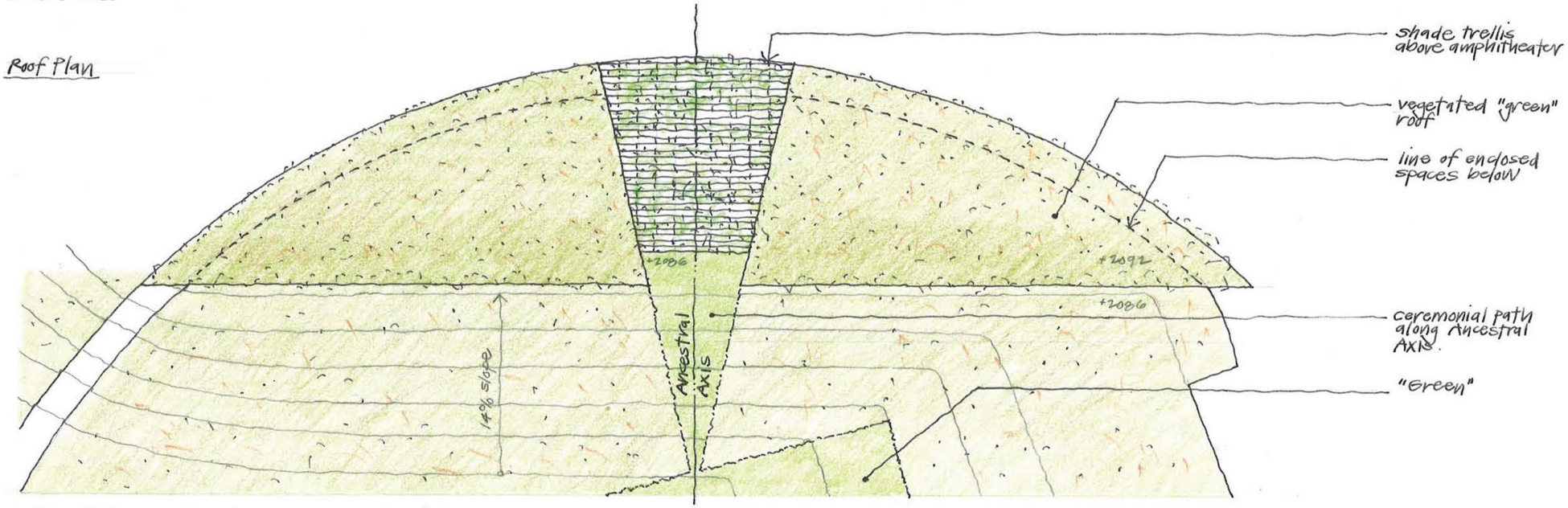
North

PBR HAWAII & ASSOCIATES, INC.



Floor Plan

Roof Plan



Waiohuli Community Center Concept Design
Function Hall / Meeting Rooms
Weinstein A/V 11.18.08

0 20 40 80

Figure 9

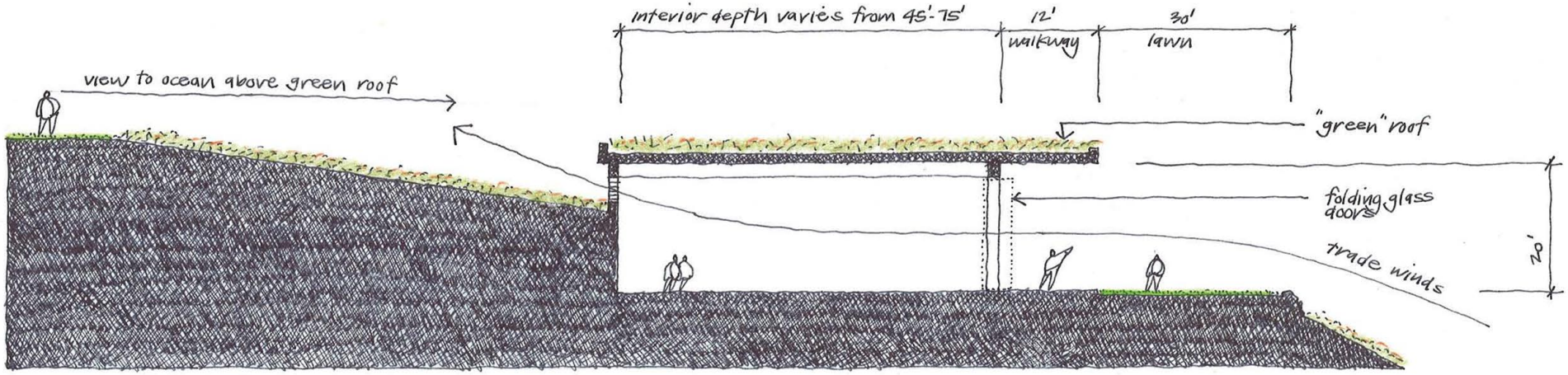
Community Center Concept Design

Waiohuli Community Center

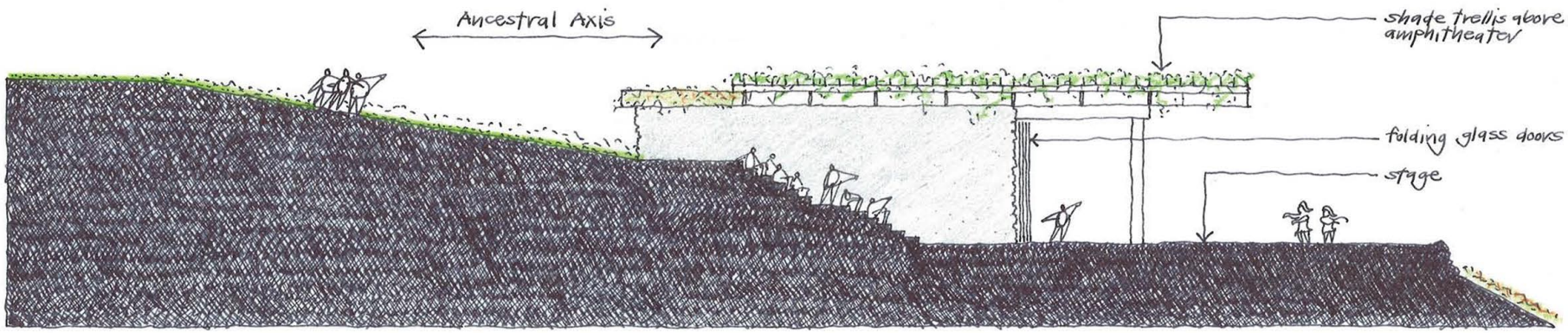
Department of Hawaiian Home Lands Island of Maui

North

PBR HAWAII & ASSOCIATES, INC.



Section Through Function Hall



Section Through Amphitheater

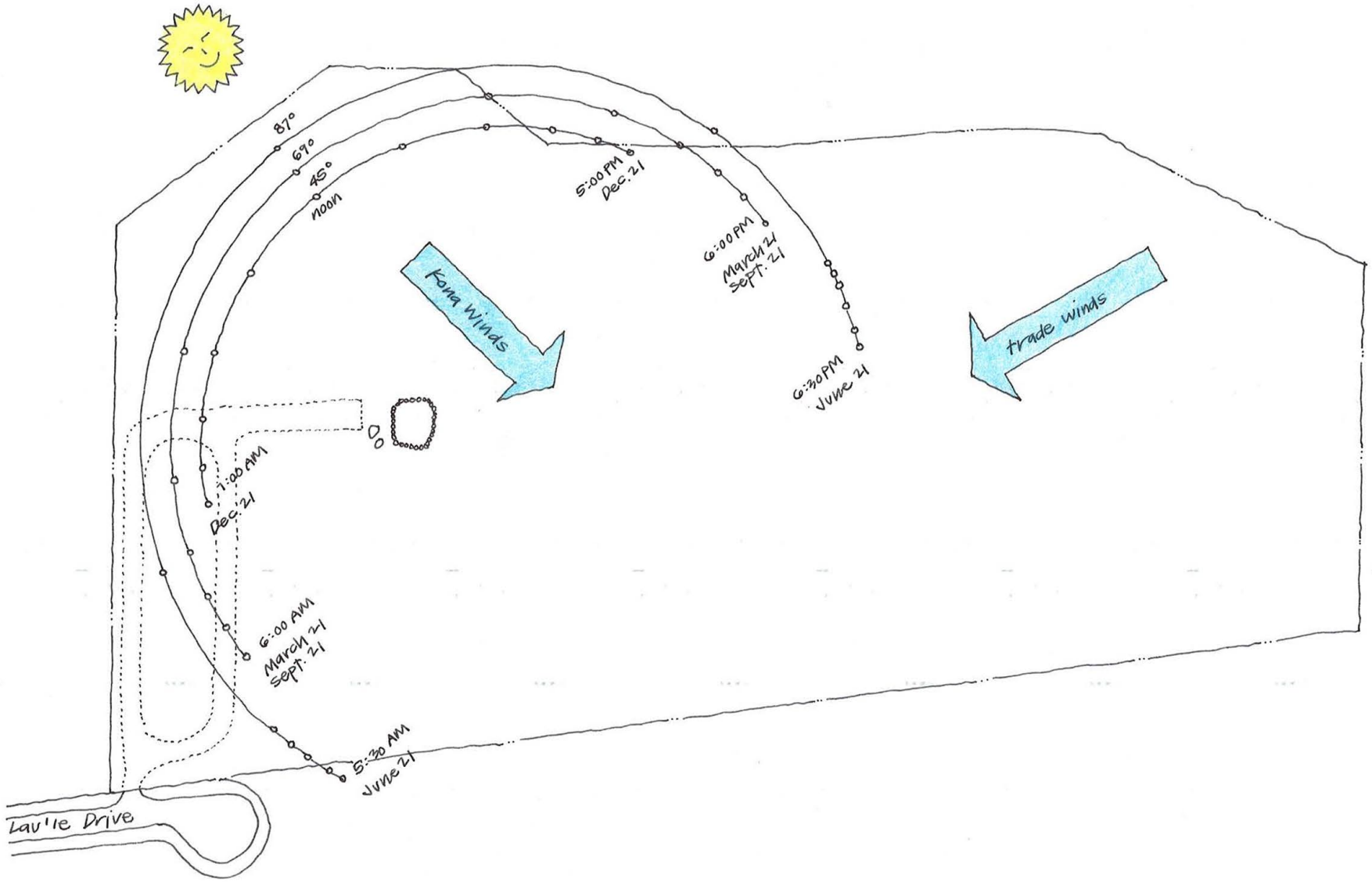
Waiohuli Community Center Concept Design
Function Hall / Meeting Rooms
Weinstein A/V 11.18.08

0 20 40 80

Figure 10
Sections

Waiohuli Community Center
Department of Hawaiian Home Lands Island of Maui

PBR HAWAII & ASSOCIATES, INC.



Waiohuli Community Center Concept Design
Sun & Wind Diagram

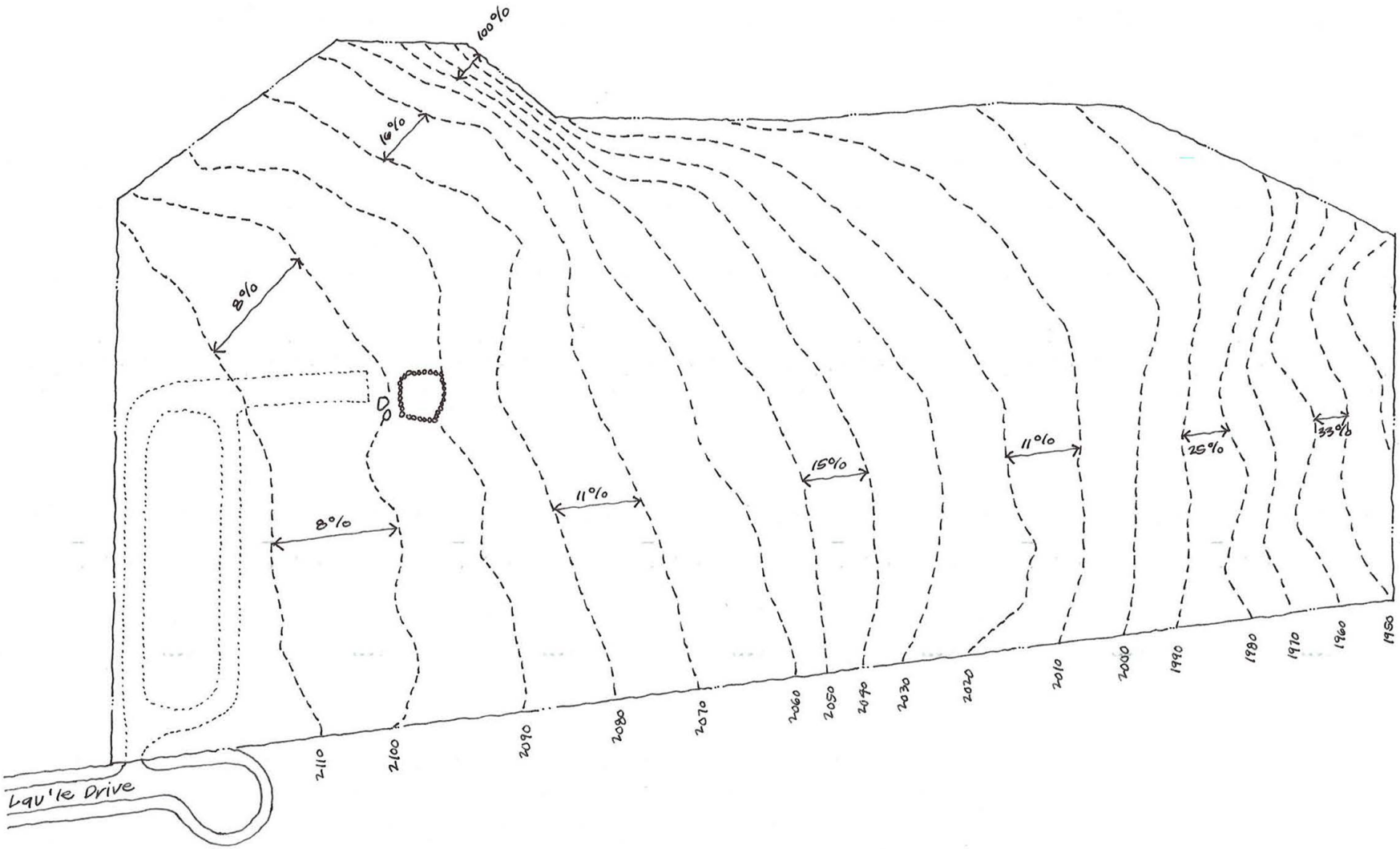
0 50 100 200

Weinstein A/V
11-18.08

Figure 11
Sun & Wind Diagram

Waiohuli Community Center
Department of Hawaiian Home Lands
Island of Maui
North

PBR HAWAII & ASSOCIATES, INC.



Waiohuli Community Center Concept Design
Topography

0 50 100 200

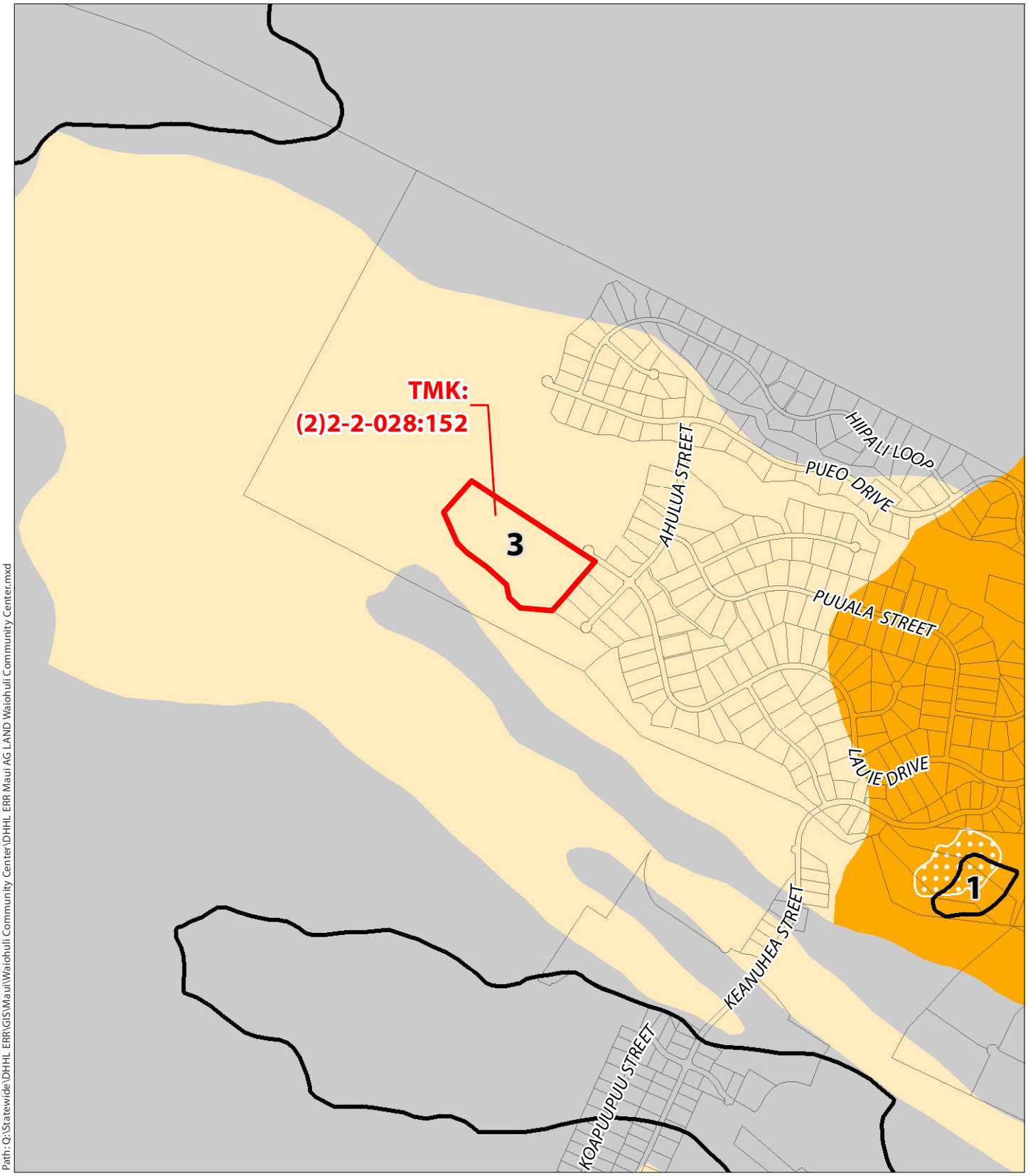
Weinstein A|V
11.18.08

Figure 12
Topography

Waiohuli Community Center
Department of Hawaiian Home Lands
Island of Maui

North

PBR HAWAII & ASSOCIATES, INC.



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DATE: 5/3/2015

LEGEND

Waiohuli Community Center Location

Tax Map Key Parcels

ALISH Classification

1 Prime

3 Other

Land Study Bureau (LSB) Ratings

C - Fair

D - Poor

E - Very Poor

NRCS Farmland Classification

All areas are prime farmland

FIGURE 13 :
NRCS Farmland Classification

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

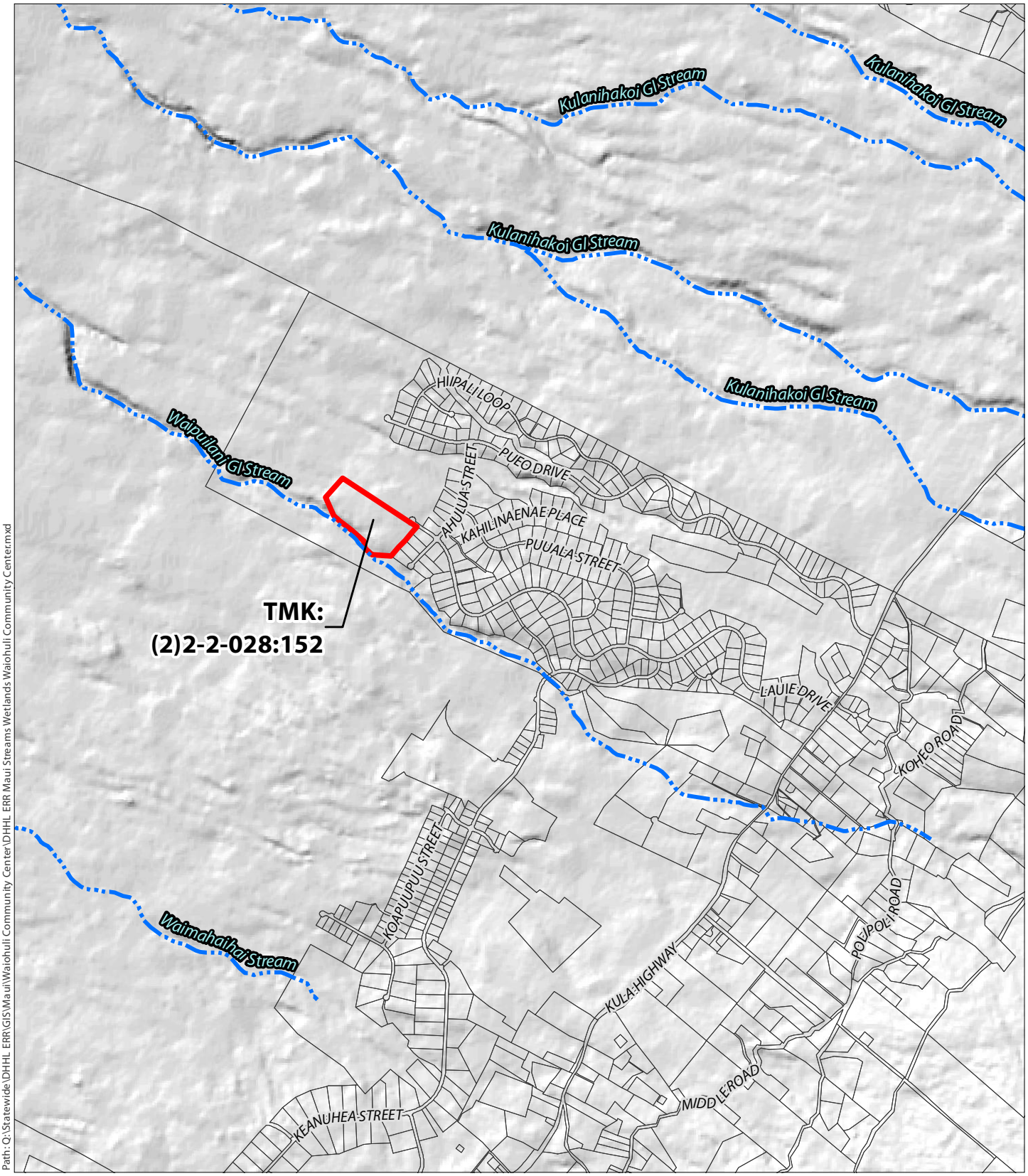
North

Linear Scale (feet)
0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 1998, 2012 and 2013. Hawaii Department of Agriculture, 1977.
University of Hawaii Land Study Bureau, 1968. USDA Natural Resources Conservation Service.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 5/3/2015

LEGEND

Waiohuli Community Center Location

Tax Map Key Parcels

Streams

Not Perennial

Perennial

FIGURE 14:

Streams and Wetlands

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

North

Linear Scale (feet)

0 500 1,000 2,000

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2012 & 2013. Hawaii Department of Land and Natural Resources Division of Aquatic Resources, 2008.

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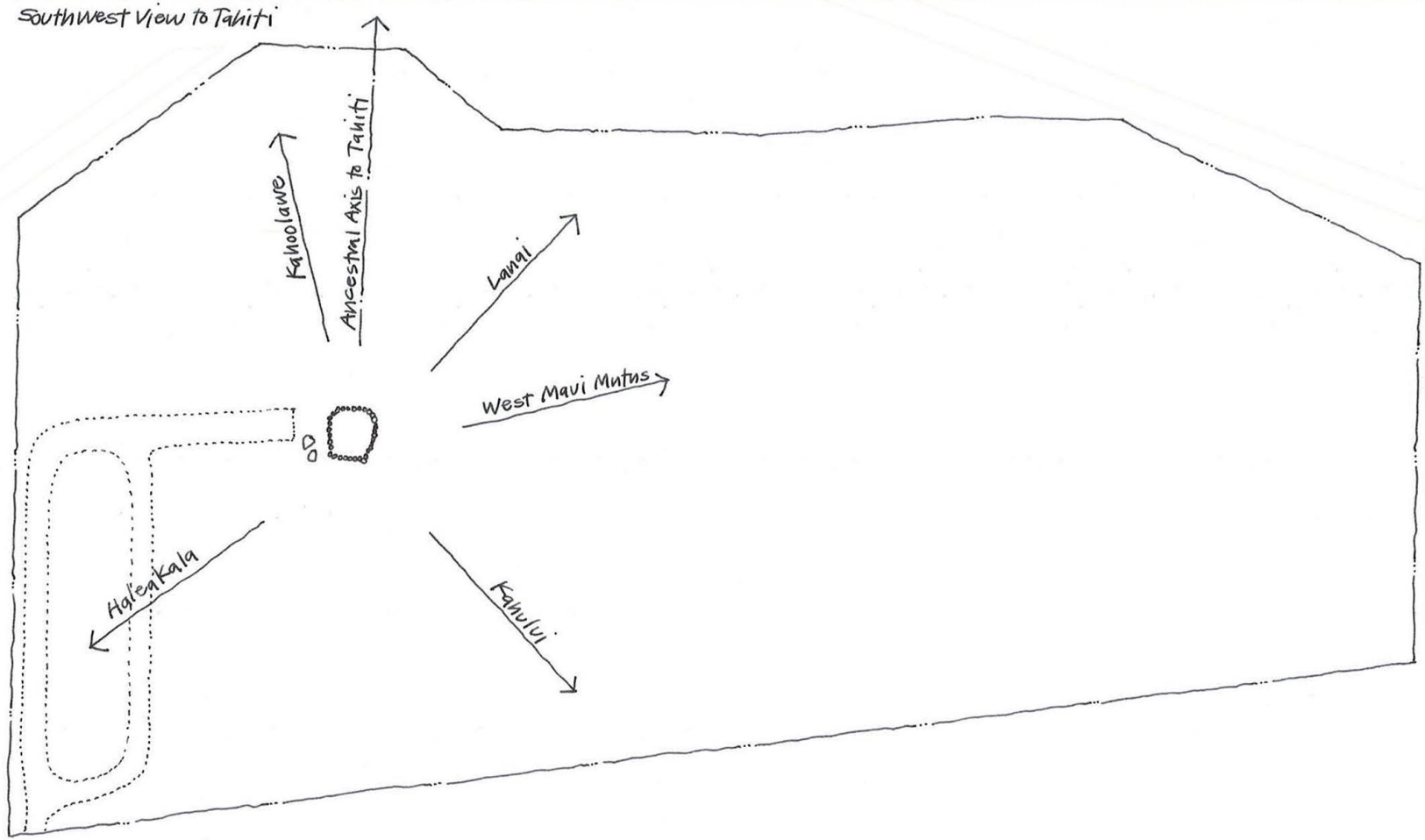


Waiohuli Community Center Concept Design
Views

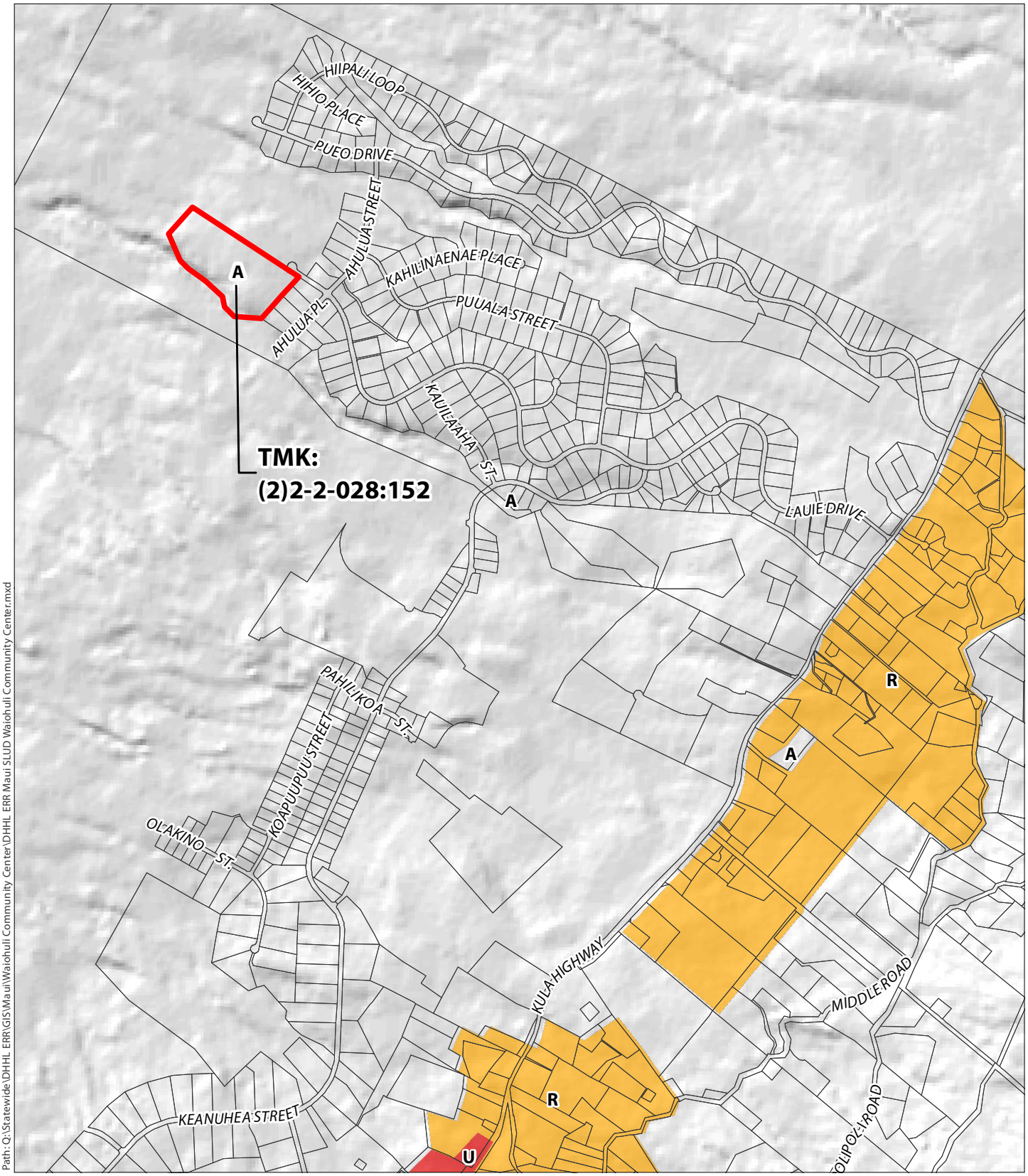
0 50 100 200

Weinstein AIV
11.18.08

Figure 15
Views

Waiohuli Community Center
Department of Hawaiian Home Lands
Island of Maui
North

PBR HAWAII & ASSOCIATES, INC.



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DATE: 5/3/2015

LEGEND

- Waiohuli Community Center Location
- Tax Map Key Parcels

State Land Use District

- A - Agriculture
- C - Conservation
- R - Rural
- U - Urban

FIGURE 16 :

State Land Use Districts

Waiohuli Community Center

Department of Hawaiian Home Lands — Island of Maui

North

Linear Scale (feet)

0 350 700 1,400

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2012 & 2013. Hawaii State Land Use Commission, 2014.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Appendix B

PRE-ASSESSMENT CONSULTATION

OFFICE OF PLANNING
STATE OF HAWAII

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

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

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

Ref. No. P-14778

June 17, 2015

Mr. Roy Takemoto
Managing Director
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Takemoto:

Subject: Pre-Assessment Consultation for Proposed Waiohuli Community Center Master Plan, Makawao Maui, Hawaii; TMK: (2) 2-2-028:152

Thank you for the opportunity to provide comments on the pre-consultation request for a Draft Environmental Assessment (Draft EA) for the proposed Waiohuli Community Center. The pre-consultation review material was transmitted to our office by letter, dated May 20, 2015.

It is our understanding that a Master Plan being developed for this project calls for the construction of a community center and related amenities and infrastructure. The Master Plan will examine development of the community center that will include a kitchen house, hale, gardens, an athletic field, and an archaeological site to foster community gathering, cultural education, recreation, and economic capacity building.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. OP provides technical assistance to state and county agencies in administering the statewide planning system in Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Plan. The Hawaii State Plan provides goals, objectives, priorities, and priority guidelines for growth, development, and the allocation of resources throughout the State. The Hawaii State Plan includes diverse policies and objectives of state interest including but not limited to the economy, agriculture, the visitor industry, federal expenditure, the physical environment, facility systems, socio-cultural advancement, climate change adaptation, and sustainability.

   The Draft EA should include an analysis that addresses whether the proposed project conforms or is in conflict with the objectives, policies, and priority guidelines listed in the Hawaii State Plan.

2. The coastal zone management area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" see HRS § 205A-1 (definition of "coastal zone management area").

   HRS Chapter 205A requires all State and county agencies to enforce the coastal zone management (CZM) objectives and policies. The Draft EA should include an assessment as to how the proposed project conforms to the CZM objectives and its supporting policies set forth in HRS § 205A-2. The assessment on compliance with HRS Chapter 205A is an important component for satisfying the requirements of HRS Chapter 343. These objectives and policies include: recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

3. In order to ensure the coastal waters near Makawao and West Maui remain protected, the negative effects of both natural processes such as stormwater runoff and a wide range of human activities should be considered and mitigated. The Draft EA should summarize the area's classification in the State Land Use Districts, its relation to wetlands and perennial streams, the tsunami evacuation zone, and flood zone. These items, as well as the nearshore water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

   OP has a number of resources available to assist in the development of projects which ensure sediment and stormwater control on land, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep soil and sediment in place and prevent contaminating nearshore waters, while considering the practices best suited for each project. These three evaluative tools that should be used during the design process include:

   - Hawaii Watershed Guidance provides direction on site-appropriate methods to safeguard Hawaii's watersheds and implement watershed plans http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI Watershed Guidance Final.pdf

   - Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area

http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_storm water_impact_assessments_guidance.pdf

- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP's) for stormwater control management, roadway development, and urban layout that minimizes negative environmental impacts http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

If you have any questions regarding this comment letter, please contact Josh Hekekia of our office at 587-2845.

Sincerely,

Leo R. Asuncion
Acting Director

PBR HAWAII
& ASSOCIATES, INC.

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Managing Director - Hilo

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

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Fax: (808) 535-3163

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

printed on recycled paper

July 14, 2015

Mr. Leo Asuncion, Acting Director
State of Hawaii
Office of Planning
235 S. Beretania, 6th Floor
Honolulu, Hawai'i 96813

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Asuncion,

Thank you for your pre-assessment comments dated June 17, 2015 for the subject project. Enclosed is a copy of the Draft EA that provides additional information on the project and anticipated impacts. The Draft EA includes an assessment of the project's conformance with policies of the State Plan, Coastal Zone Management Act, and nonpoint source guidance. Your review of the Draft EA would be appreciated. The enclosed transmittal includes the deadline and address to send any comments.

Thank you for your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,
PBR HAWAII

Roy Takemoto
Planner

Attachments: Draft EA

Cc: Department of Hawaiian Home Lands

PHONE (808) 594-1888

FAX (808) 594-1938

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HWY., SUITE 200
HONOLULU, HAWAI'I 96817

HRD15-7489

June 8, 2015

Roy Takemoto
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: Pre-Assessment Consultation
Waiohuli Community Center Master Plan
Makawao Ahupua'a, Hāmākuapoko Moku, Maui Mokupuni
Tax Map Key: (2) 2-2-028:152

Aloha e Roy Takemoto:

The Office of Hawaiian Affairs (OHA) is in receipt of your May 20, 2015 letter, pre-assessment consultation for the environmental assessment of the community based project, Waiohuli Community Center (project), led by the Waiohuli Hawaiian Homesteaders Association, Inc. (Association). A master plan is being prepared by the Association, which will include a kitchen house, hale, community center, gardens, athletic field, and an archaeological site.

OHA supports the efforts and the concept of this project. It will bring together the community to work together to improve health, social, and economic wellbeing. As mentioned in your letter, the archaeological site will promote education and foster cultural awareness. Waiohuli Community Center provides a place for the Hawaiian community of Anahola to gather, enjoy, and be especially proud of their wahi pana, a place they call home.

As this project moves forward, OHA looks forward to reviewing the environmental assessment. OHA requests assurances that should iwi kūpuna or additional Native Hawaiian cultural deposits be identified during ground altering activities, all work will immediately cease and the appropriate agencies, including OHA, will be contacted pursuant to applicable law.

Thank you for initiating consultation at this early stage. Should you have any questions, please contact Kathryn Keala at 594-0272 or kathyk@oha.org.

'O wau iho nō me ka 'oia 'i'o,

Kamana'opono Crabbe

Kamana'opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Officer

KC:kk

**Please address replies and similar, future correspondence to our agency:*
Dr. Kamana'opono Crabbe
Attn: OHA Compliance Enforcement
560 N. Nimitz Hwy, Ste. 200
Honolulu, HI 96817

PBR HAWAII
& ASSOCIATES, INC.

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Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

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Vice-President

TOM SCHNELL, AICP
Principal

W. FRANK BRANDT, FASLA
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Managing Director - Hilo

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Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

printed on recycled paper

July 14, 2015

Mr. Kamana'opono Crabbe, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, Hawai'i 96817

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Crabbe,

Thank you for your pre-assessment comments dated June 8, 2015 expressing support for the subject project. Enclosed is a copy of the Draft EA that provides additional information on the project and anticipated impacts. The Draft EA includes a mitigation measure to address inadvertent archaeological finds. Your review of the Draft EA would be appreciated. The enclosed transmittal includes the deadline and address to send any comments.

Thank you for your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,
PBR HAWAII

Roy Takemoto
Planner

Attachments: Draft EA

Cc: Department of Hawaiian Home Lands

DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

June 17, 2015

Roy Takemoto, Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
rtakemoto@pbrhawaii.com

Log No: 2015.02016
Doc No: 1506MD26
Archaeology

Aloha Mr. Takemoto:

SUBJECT: Chapter 6E-8 Historic Preservation Review – Maui County
Early Consultation for a Supplemental EA for DHHL
Waiohuli Ahupuaʻa, Makawao District, Island of Maui
TMK (2) 2-2-028:152 (por.)

Thank you for the opportunity to comment on the subject project, which we received on May 27, 2015. The Department of Hawaiian Home Lands is conducting an environmental assessment for the proposed Waiohuli Community Center Master Plan. Depending on funding sources, this may also be a federal undertaking as defined by 36 CFR 800.16(y), which would require historic preservation review under Section 106 of the National Historic Preservation Act (NHPA) and compliance with the National Environmental Policy Act (NEPA).

Your firm has requested comments from the State Historic Preservation Division in support for an upcoming environmental assessment. Although this project has already undergone the Chapter 343 process in 1996, an additional supplemental assessment is now required due to a change in project scope.

The proposed community center, to be located in what was previously identified as the Kula Residential Lots, Unit 1 was previously identified as a park. The new community center has prepared a master plan that includes a kitchen house; hale; community center; gardens; athletic field; and archaeological site to foster community gathering, cultural education, recreation, and economic capacity building.

These DHHL lands have been subject to archaeological surveys as well as associated mitigation including archaeological data recovery, and preservation plans (both archaeological and burial)(*Log 15139, Doc 9507RC40; Log 2004.0628, Doc 0403CD03*). Habitation, agricultural sites, and Kaumeheiwa Heiau (State Inventory of Historic Places site number 1039) are located on the subject parcel. Many of the previously-documented features are designated for permanent preservation and should be mapped, including their SIHP numbers and approved buffer zones, on any plan maps associated with this project.

An archaeological monitoring plan was reviewed and approved for this project in 2013 (Chaffee and Dega; *Log No. 2013.1660, Doc No. 1303JP12*). This is to include a field survey of the proposed community center footprint prior to initiating construction in order to determine the presence/absence of any additional surface features.

Please contact me at (808) 243-4641 or Morgan.E.Davis@hawaii.gov if you have any questions or concerns regarding this letter.

Mahalo,

Morgan E. Davis
Lead Archaeologist, Maui Section

cc: County of Maui
Department of Planning
(Planning@co.maui.hi.us)

County of Maui
Department of Public Works – DSA
(Renee.Segundo@co.maui.hi.us)

County of Maui
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(Annalise.Kehler@co.maui.hi.us)

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printed on recycled paper

July 14, 2015

Morgan E. Davis
Lead Archaeologist, Maui Section
State Historic Preservation Division
Kakuhihewa Building
601 Kamokila Blvd, Ste 555
Kapolei, Hawaii 96707

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Ms. Davis,

Thank you for your pre-assessment comments dated June 17, 2015 for the subject project. Enclosed is a copy of the Draft EA that provides additional information on the project and anticipated impacts. The Draft EA includes mitigation measures to identify permanent preservation sites with the SIHP identification number and associated buffer zone on the construction plans and to conduct a field survey of the proposed community center footprint prior to initiating construction, as suggested in your letter. Your review of the Draft EA would be appreciated. The enclosed transmittal includes the deadline and address to send any comments.

Thank you for your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,
PBR HAWAII

Roy Takemoto
Planner

Attachments: Draft EA

Cc: Department of Hawaiian Home Lands

ALAN M. ARAKAWA
Mayor

KA'ALA BUENCONSEJO
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

June 19, 2015

PBR Hawaii
Atten: Roy Takemoto
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Mr. Takemoto

SUBJECT: Pre-assessment Consultation for the Waiohuli Community Center Master Plan, located in the Ahupua'a of Waiohuli, Makawao District, Island and County of Maui, TMK: (2) 2-2-028:152

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation finds that this project will not impact on any of the existing or proposed projects, plans, policies, or programs. 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,

KA'ALA BUENCONSEJO
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

KB:RH:do

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& ASSOCIATES, INC.

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July 14, 2015

Mr. Ka'ala Buenconsejo, Director
County of Maui
Department of Parks & Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Buenconsejo,

Although you responded that you did not have any early consultation comments on the subject project, enclosed is a copy of the Draft EA that provides additional information on the project and anticipated impacts. Your review of the Draft EA would be appreciated. The enclosed transmittal includes the deadline and address to send any comments.

Thank you for your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,
PBR HAWAII

Roy Takemoto
Planner

Attachments: Draft EA

Cc: Department of Hawaiian Home Lands

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:
2015-TA-0282

JUN 1 6 2015

Mr. Roy Takemoto
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Subject: Technical Assistance for the Waiohuli Community Center Master Plan, Kula, Maui, Hawaii

Dear Mr. Takemoto:

On May 26, 2015, the U.S. Fish and Wildlife Service (Service) received your request for a pre-assessment comments on the proposed Waiohuli Community Center in Kula, Maui [TMK: (2) 2-2-028:152] in preparation for an Environmental Assessment (EA). The proposed center would include a kitchen house, hale, community center, gardens, athletic field, and an archaeological site. A previous EA prepared in 1996 identified this site as a park site. However, the scope of the park was not known when that EA was prepared. A supplemental EA is being prepared pursuant to the Environmental Impact Statement Rules (Hawaii AdministrativeRules Chapter 11-200, Subchapter 10).

Based on the property description you provided and pertinent information in our files, the threatened Newell's shearwater (*Puffinus auricularis newelli*), the endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), and a candidate for listing, the band-rumped storm-petrel (*Oceanodroma castro*), collectively referred to as seabirds, may fly over the site when transiting between the ocean and mountainous breeding sites. The endangered Blackburn's sphinx moth (*Manduca blackburni*) and the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) are known to occur near the project site. There is no proposed or designated critical habitat within the location provided. We offer the following information to assist you in project planning:

- Seabirds may traverse the project area at night during their breeding season of February 1 through December 15. Above ground transmission lines can pose a significant collision risk to seabirds that transit across the lines. In addition, outdoor lighting can result in seabird disorientation, fallout, injury, or mortality. Seabirds are attracted to lights and may collide with nearby wires, buildings, or other structures; or they may land on the ground due to exhaustion. Downed seabirds are then subject to increased mortality due

to collision with automobiles, starvation, or predation by dogs and cats among other predators. Young birds (fledglings) traversing the project area are particularly vulnerable during their initial flights from mountain nesting sites to the sea between September 15 and December 15. Potential impacts to seabirds can be minimized by shielding outdoor lights associated with the project site so that bulbs can be seen only from below, avoiding night time construction, and providing all project staff with information regarding seabird fallout.

- The endangered Blackburn's sphinx moth (BSM, *Manduca blackburni*) may occur in the project area. Construction and land disturbance may pose significant direct and indirect threats to BSM through the disturbance or destruction of occupied host plants, disturbance or destruction of pupae in the ground, or displacement of adults through host removal. Surveys for BSM host plants and BSM should be conducted prior to land disturbance. The adult moth feeds on nectar from native plants including beach morning glory, (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwicheniana*). Known larval host plants include aiea (*Nothocestrum latifolium*), commercial tobacco, (*Nicotiana tabacum*), *tree tobacco*, (*Nicotiana glauca*), eggplant (*Solanum melongena*), tomato (*Solanum lycopersicon*), and possibly Jimson weed (*Datura stramonium*). Should host plants be present in the action area, surveys should be conducted for eggs and larvae during the wet season or two to three weeks after a significant rain. Pupae may remain in the soil for up to one year. The Service recommends you contact our office if BSM or BSM host plants are found for further assistance.

- The Hawaiian hoary bat is known to occur across a broad range of habitats throughout the State of Hawaii. This bat roosts in both exotic and native woody vegetation and, while foraging, leaves young unattended in "nursery" trees and shrubs. If trees or shrubs suitable for bat roosting are cleared during the Hawaiian hoary bat breeding season (June 1 to September 15), there is a risk that young bats that cannot yet fly on their own could inadvertently be harmed or killed. As a result, the Service recommends that woody plants greater than 15 feet tall should not be removed or trimmed during the Hawaiian hoary bat breeding season. Additionally, Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When barbed wire is used in fencing, Hawaiian hoary bats can become entangled. The Service, therefore, recommends that barbed wire not be used for fencing as part of this proposed action.

If it is determined that the proposed project may affect listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA if incidental take of a listed species cannot be avoided. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats, and defines measures to minimize and mitigate those

adverse effects. If you have questions regarding these comments, please contact Diane Sether, Ph.D., Fish and Wildlife Biologist (808-792-9400) or diane_sether@fws.

Sincerely,

Michelle Bogardus
Island Team Manager
Maui Nui and Hawaii Islands

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& ASSOCIATES, INC.

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July 14, 2015

Ms. Michelle Bogardus
Island Team Manager, Maui Nui and Hawaii Islands
USFWS – Pacific Islands Office
300 Ala Moana Blvd., Rm 3-122
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SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Ms. Bogardus,

Thank you for your pre-assessment comments dated June 16, 2015 for the subject project. Enclosed is a copy of the Draft EA that provides additional information on the project and anticipated impacts. The Draft EA includes measures to mitigate potential impacts to threatened seabirds transiting over the site, endangered Blackburn's sphinx moth, and endangered Hawaiian hoary bat. Your review of the Draft EA would be appreciated. The enclosed transmittal includes the deadline and address to send any comments.

Thank you for your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,
PBR HAWAII

Roy Takemoto
Planner

Attachments: Draft EA

Cc: Department of Hawaiian Home Lands

Appendix C

WAIOHULI COMMUNITY CENTER MASTER PLAN

Waiohuli

Development Project

Waiohuli, *our ʻāina*, is born of pohaku laid upon each other with visions & dreams for our *children & generations to come.* We are a thriving community that is industrious & grows from *a solid foundation of neighbors.*

June 27, 2009

TABLE *of* CONTENTS

EXECUTIVE SUMMARY 3

REGIONAL CONTEXT 4

PROJECT LOCATION 5

PLANNING PROCESS 8

MAJOR THEMES 12

CONCEPTUAL LAND USE PLAN 15

APPENDIX 21

APPENDIX A – *Phasing and Budgeting Projections* 22

APPENDIX B – *Financing* 25

APPENDIX C – *Discussion Notes* 26

APPENDIX D – *Community Plan Notes* 27

APPENDIX E – *Conceptual Studies* 31

APPENDIX F – *Tax Map Keys* 39

APPENDIX G – *Letters Of Support* 42

CREDITS 45

EXECUTIVE SUMMARY

The purpose of this report is to provide the non-profit 501(c)3 Waiohuli Hawaiian Homesteaders Association, Inc. (WHHAI) and it's Board of Directors with a primer for the development of a proposed community center complex at Waiohuli, Kula, Maui, Hawaii. The intent of this primer is to provide program requirements, feasibility analysis, conceptual use plan and building layout for the community center and park complex to serve the Waiohuli community.

Officially identified as Unit 1 of the Waiohuli Subdivision of the Phase I of the Department of Hawaiian Home Lands Kula Project, the Waiohuli Homestead is a component of the 6,112 acre project on the western slopes of Haleakala on the Island of Maui.

The plan calls for a community center and park, called the Waiohuli Development Project, on approximately 17 acres which has been identified by the Department of Hawaiian Home Lands (DHHL) as the location for the facility. This document recommends the development of a community center at Waiohuli on a vacant parcel of land situated west (makai) of the cul-de-sac at the end Lau'ie Place which is one of two collector streets serving the Waiohuli home sites. While the land is owned by the DHHL, the Department has designated the WHHAI as stewards of the project site.

It is the desire of the WHHAI Board to support the Waiohuli community's commitment to provide for the social, recreational, cultural and vocational well-being of the Waiohuli Community and its surrounding communities. Through a proactive planning and recognition process, conceptual site and building plans were developed. Included in the plan are various uses including function spaces for events, office and program space for social and cultural organizations, and areas for child care, passive activity, and active recreation.

This document was prepared under a Regional Priority Grant approved by the DHHL Commission in 2008. It is the intent of the WHHAI to have this document continually updated through the development process of the Waiohuli Development project and have its final version serve as a project reference and a history of the development of the project.

REGIONAL CONTEXT

The Department of Hawaiian Homes Lands' Kula Project master planned community comprised of urban, rural residential and agricultural neighborhoods along with ancillary uses that provide community facilities which normally support residential and agricultural neighborhoods.

The Kula project's location is considered part of the Kula region and along with the adjacent regions of Makawao and Pukalani is commonly identified as the "Up-Country" area of Maui. The area is further identified as being part of Federal Census Tract 303.01. According to the 2009 draft County of Maui's General Plan update, the 2005 population in the Up-Country region was 23,176 and is projected to have 30,880 people by the year 2030.

Historically, Kula is characterized by strong agricultural pursuits including ranching and diversified truck farming. Although both uses are still prevalent, they are being replaced by residential and commercial uses.

The Kula region includes several public facilities including the Kula Post Office, Kula Community Center, Kula Fire Station, Kula Hospital, Kula Elementary School, King Kekaulike High School and Kamehameha Schools-Maui Campus. A number of smaller schools and churches are scattered throughout the region.

Public recreational facilities in the area include active recreational facilities such as Keokea Park, Kula Gym, Kula soccer fields, and the Kula Community Center tennis courts. Passive public recreational areas include Rice Park, Haleakala National Park and San Yet Sen Park.

Commercial facilities consist of small retail clusters that provide convenience goods and services including fuel dispensing stations, auto repair facilities and real estate offices. These clusters are located in Keokea, Waiakoa, lower Kula and upper Kula.

The surrounding landowners include Ka'Ono 'Ulu Ranch to the north, Haleakala Ranch to the west and south, Ulupalakua Ranch to the south and small agricultural and rural lots to the west.

PROJECT LOCATION

The Waiohuli Community Center and park site, identified as the Waiohuli Development Project, is situated within the Department of Hawaiian Home Lands 6,112 acre master planned Kula project on the island of Maui. This master planned community is within the Waiohuli ahupua'a situated on the western slope of Haleakala. Positioned between the Kula area's Waiakoa and Keokea districts, Waiohuli is located in a mixture of agricultural and small country town areas that is experiencing growth in rural home sites and subdivisions. The Waiohuli Development Project site is on property owned by the Department of Hawaiian Home Lands and situated west (makai) of Lau'ie Place in Unit 1 of the Waiohuli Subdivision of the Phase I of the Kula Residential Lots project which are part of the Keokea-Waiohuli Homesteads. The developed and planned lots are shown in the table below:

PROJECT	NUMBER OF LOTS	STATUS
Waiohuli - Kula Residence Lots		
UNIT I	321 RURAL LOTS	SUBDIVISION IMPROVEMENTS COMPLETED IN 2000
UNIT II		
WAIOHULI HIKINA	34 RURAL LOTS	SUBDIVISION IMPROVEMENTS WERE COMPLETED IN 2008
WAIOHULI UKA	58 RURAL LOTS	PENDING SITE CONSTRUCTION
Keokea-Waiohuli Development		
PHASE I (UNDIVIDED INTEREST)	98 RESIDENCES 66 FARM LOTS	REQUEST FOR BUILDER PROPOSAL HAS BEEN ISSUED
PHASE II		FUTURE DEVELOPMENT
PHASE III		FUTURE DEVELOPMENT
PHASE IV		FUTURE DEVELOPMENT

Currently, there are no recreational facilities for the Waiohuli community or surrounding DHHL communities. In order to provide for these important needs, DHHL has identified 17 acres at the makai section of the Waiohuli Homestead as an area for the Waiohuli Development Project which is to consist of a community center and regional park.

PROJECT LOCATION

A license agreement (LA#695) was established on September 1st, 2007 between the DHHL and WHHAI to set aside five acres for stewardship of the ʻaina for 20 years with options to increase the acreage to 10 acres and extend the term period. In 2009, the License Agreement was amended to incorporate the entire 17 acre parcel.

Climate

The Waiohuli area is blessed with moderate temperatures ranging from 46°-85° F. The area receives its comfortable temperatures from prevailing tradewinds from a westerly direction. The area is within the Maui Vortex formed by the tradewinds passing around the north west corner of Haleakala and travelling southward over the central valley towards the southern part of the isthmus then finally sweeping upland to Kula forming clouds in the latter part of the morning. During Kona storms, the winds blow from a southerly direction. Rainfall in the area averages 30" to 40" annually.

Topography

The 17 acre site generally slopes mauka to makai (east to west) from elevation 2,122 to elevation 1,962. The most easterly portion of the site is relatively flat for about 220 feet makai of the mauka boundary. The site then slopes primarily east to west at an average slope of 12 percent. For the length of the site, there is a cross slope from the southern portion of the site which leads into Waiohuli Gulch, which is of moderate depth. It is conducive to its openness and unencumbered southerly slope and view to the ocean and Kahoʻolawe and its westerly slope and view to the central isthmus of the island of Maui.

Flora & Fauna

Fauna is generally common to the Kula area which includes medium and small birds including pheasant, francolin (gray and black), mynah, dove, sparrows and finches. Rodents including rat, mice and mongoose also inhabit the area. Larger animals such as wild pigs and axis deer frequent the area as well. Of significance is a fair amount of pueo and barn owls that frequent the site.

Flora common to the area include various common grasses, `ilima, lantana and Panini. Tree types include kiawe and silky oak. Historically, it is believed that the sweet potato and dry land taro was grown in the area as part of the agricultural activities.

Archeological

An Archeological Data Recovery Study of the DHHL Kula Residential Lots Unit 1 of Waiohuli Subdivision, Waiohuli, Kula, Maui, Hawaii TMK: 2-2-02:56 was conducted by Scientific Consultant Services, Inc. in December 1999. Several archaeological features were found within the Keokea-Waiohuli lands. A significant site was found on the Waiohuli Development Project site. Previous research was done for the area in 1997.

A preservation plan for the site within the Waiohuli Development Project was competed in January 2001. The plan calls for the protection of this site, identified as Historic Site 2042, which could have been a small heiau or permanent house site. In reviewing the SCS report regarding the site, it states "In Upland Kula, families lived in house sites which tended to be on low ridges or slopes. Their fields were nearby, and several families shared medium-sized heiau. Archaeological survey throughout this upper Kula area and oral accounts indicate that only low chiefs and commoners were living in these lands. The overlord chiefs (haku`aina) lived elsewhere. The exact use of this historic site is still uncertain. It may be a house/yard enclosure which once had one or more thatched houses within it. Archaeological excavations have found food remains and stone cutting tools. It is also proposed that this feature could be a small heiau, given its shape (a notched enclosure, rectangular with one corner indented-the notch). A radiocarbon date has been processed for this site (A.D. 1290-1640) and revealed that the site was probably used between the 1300-1700s." The Preservation Plan recommends that this site be preserved in perpetuity and any development of the site provide for adequate protection to avoid damage or obliteration.

Political Boundaries

The project site is within State Senatorial District 6 and State House of Representatives District 12. It is within the Maui County Community Plan Region 5 - Makawao, Pukalani and Kula.

PLANNING PROCESS

The Waiohuli Hawaiian Homesteaders Association Inc. diligently pursued the conceptualization of its community center for over a decade. Beginning with a desire to provide a focal point for its burgeoning community, the visionaries in the community began a dialog about the needs and opportunities for decades to come and how a community center will serve the beneficiaries yet to arrive. Similar to pueo, the project is intended to look upon the community as a protector of the families to provide for the sustainability of the community, and a gathering place for social interaction, recreation and education.

Initial gatherings included interaction with the Keokea Homestead community in the mid-1990's to dialog about the opportunities and challenges that would be generated when the communities came together. A collaboration of ideas to consider facilities and improvements will mutually benefit the residents of Up-Country Kula, Maui.

Starting with a vision to provide the beneficiaries with a community center and park complex, the first WHHAI General Membership meeting in 2001 included discussion on accomplishing this mission. Recognizing the need to engage the stakeholders in the area, planning efforts began and over the course of the ensuing years, members of the WHHAI held two charrettes to identify land uses and community services that were deemed necessary and desired by the community.

The first charette was held on November 20, 2005 while the second occurred on July 29, 2006. A summary of the uses and needs identified by the community are listed in Appendix "C". Multi-generations were involved from keiki to kupuna. In both charettes, emphasis was placed on identifying uses and services that placed the well being of Waiohuli, Keokea and the surrounding phases first instead of personal preferences.

The results of both charrettes produced three general goals for the Waiohuli Development Project.

1. Establish a community center to serve Waiohuli and the surrounding communities;
2. Develop a play field for the keiki; and
3. Develop a park for all stakeholder to use for various purposes.

PLANNING PROCESS

From these two charettes, the WHHAI put together a Regional Priority Project Grant request to the Department of Hawaiian Home Lands to initiate the conceptual planning of the Waiohuli Development Project. On June 16, 2008, the Regional Priority Project Grant was approved Commission of the Department of Hawaiian Home Lands for $72,500. Work under the grant proceeded expeditiously to include additional charettes to confirm, update or change desired community uses and services that had been identified previously. With the help of a consulting team – planner, architect, landscape architect, civil engineer – several key components of the planning efforts were established including uses and site criteria for the community center.

Through this process, the objectives of earlier meetings were reviewed, and reconfirmed or revised. The process used is shown in the following graphic:

Through these steps, the following objectives were derived;

Goal: Establish a community center to serve Waiohuli and the surrounding communities.

Objectives:

- Provide an emergency shelter.
- Provide services for community services such as child care, senior activities and other non-profit services.
- Provide for small and large functions including luau, parties and weddings.

Goal: Develop a play field for the keiki.

Objectives:

- Create an athletic field to accommodate soccer and football activities.
- Provide access and viewing areas for spectators.
- Utilize recycled water for the irrigation of the athletic field.

Goal: Develop a park for all stakeholders to use for various purposes.

Objectives:

- Create an area that is readily accessible for adults.
- Provide flexibility for multiple use of open space including gardens, walking and cultural and educational areas.

In addition, environmental, economic, social and cultural values were discussed. In the course of these discussions, further refinement was made to identify the uses that will be associated and featured in the Waiohuli Development Project.

Among the guiding principles are:

Environmental

- Provide natural ventilation for building uses.
- Provide large overhang for protection of afternoon shade and storms.
- Minimize electrical uses including lighting.
- Utilize natural lighting as much as possible.
- Utilize sustainable energy alternatives.
- Utilize kahawai for drainage rather than create new drainage improvements.

Cultural

- Create a village-like facility at which many activities can occur individually or simultaneously.
- Allow for uses to change in one area to respect seasonal activities.
- Create opportunity for gardens in which traditional plants can be grown.
- Utilize un-built areas for planting of flowers and plants for traditional use.

Social

- Provide opportunities for the community to establish uses in open area.
- Provide function areas for non-profits beyond the office/classroom area.

PLANNING PROCESS

A major component in the completion of the conceptual design was the guidance provided by the July 2007 Department of Hawaiian Home Lands Keokea/Waiohuli Report. The report is intended to facilitate partnerships to benefit native Hawaiian beneficiaries and the larger surrounding community.

Specifically the report is intended to:

- Identify a 17 acre parcel for a recreational park and community center.
- Help identify opportunities for partnerships with DHHL in the development of its Keokea and Waiohuli lands;
- Provide information essential to the planning of projects, services, and entrepreneurial ventures;
- Identify key issues, opportunities, and constraints effecting regional development and area improvements;
- Assist in the efficient allocation of resources by DHHL and its partners;
- Identify priority projects that are essential to moving development and community improvements projects forward; and
- Acknowledge that the regional development process is a dynamic process that faces changing opportunities and issues.

MAJOR THEMES

Utilizing the goals, objectives and guiding principles established during the community's planning process, the following major themes were developed to guide the establishment of site planning and building design concepts for the Waiohuli Development Project.

Interconnection with the adjacent community:
The Waiohuli Development Project will facilitate the needs of the community that cannot be met at home. In doing so, the design and feel of the center must be an extension of the character of the community – rural and Hawaiian.

Identify and merge the spiritualness of the site and cultural values of the community:
The Waiohuli Development Project must respect the cultural significance of the site including the presence of pueo, archeological sites and site orientation to traditional navigation routes.

Visual connection with the homestead community:
The Waiohuli Development Project must illuminate physical relationships within the homestead community that will subtly affect the perception of the landscape. The critical foundation is the feeling of openness and continuation of the mauka to makai slope.

These major themes are utilized as foundations for the planning, design, phasing and funding elements of the project.

PLANNING

- The community center should establish a focal point of activity that benefits Waiohuli and the surrounding communities.
- The entire complex should provide social, educational and cultural opportunities and activities for multi-generational uses will instill pride and a system of values for their future.
- Provide an active recreation area for organized activities.
- The topography of the land sloping mauka to makai and towards Kaho'olawe provides a wonderful opportunity to plan utilizing the natural benefits that exist on the site.
- Provide for opportunities for sustainable gardens and orchards to be utilized for community purposes such as flower gathering for halau.

- Nesting of pueo occurs in the area. The spiritual essence of the area should be reflected in the site planning.
- Integrate active and passive recreational areas with the community center building to gain maximum synergy of the uses.

DESIGN

- Provide a community center that provides space for functions including weddings, parties and gatherings.
- Integrate site and building into the natural terrain to attempt preservation of views and openness that the beneficiaries saw when the first moved in.
- Design of the site and building shall be conscious of integrating cultural values.
- The Project is to provide the focus for the community to provide a greater sense of place and pride.
- Uses within the complex should be physically situated with consideration of integrating uses to gain synergies and benefits off of each other. An example is to consider relocating the kupuna center in close proximity to child daycare to encourage mentoring and sharing between generations.
- Provide a venue for social and cultural performances.
- Promote sustainable architecture and landscape including the reduction of dependency on electricity and fossil fuels.
- Preparation of food is an important part of social fabric and facilities that support social interaction for this activity should be included such as imu pits.
- Provide for emergency shelter for the surrounding community.
- Provide setting for social service agencies or other non-profits to allow for economic sustainability for the operations of the facility.
- Establish a graphic and identification signage program which reflects the character and feeling of Waiohuli.

PHASING

- Site grading should occur in phases to mitigate environmental impact. Depending on available funding at the inception of construction, the decision will be made if the athletic field or community center is built first.

FUNDING

- Develop funding plan and budget plan to identify sources of funding.
- Establish an association building fund to avoid co-mingling of funds.
- No funding source is too small.

CONCEPTUAL LAND USE PLAN

The conceptual land use plan establishes a multi-use and multi-generational complex that intends to incorporate sustainable features. Not dissimilar to the cave habitats of pueo, the spiritualness of the site is a significant element in the design orientation of the site and buildings. Coupled with the human spirit and resolve to enhance its community, the project focuses on sustainability, spiritualness, economic development and the environment for generations to come.

Working with the topography of the site which slopes mauka to makai with a cross slope, three distinct use areas will be interwoven with a seamless transition through changing slopes. These use areas will feel like one complex but is easily separated for multiple uses at the same time.

The section at the highest elevation of the site will feature a passive park incorporating landscaping and open space into the community center's green roof. The community has mentioned the establishment of a hale for various purposes. The space is envisioned as a less formal area conducive for walking, educational and social gatherings, and cultural practices.

Situated below the park will be the community center. The community center will provide major function spaces, a performance area, office/program spaces for non-profits which may include child care. Native Hawaiian, senior, and youth services.

At the lower elevation of this project will be the athletic field. Although it is physically accessible to the mauka area, the distance creates a comfortable separation between competing and at times conflicting uses. The topography of the site will allow the creation of a sloped area on the edge of the field that will allow for casual viewing of events rather than formal seating. There will be an area makai of the field that is moderately steep. This area could be utilized as a community garden or orchard to provide for flowers and plants for community group use.

Functions & Programs:
The building and passive areas are intended to be flexible so as to accommodate changing needs of the community on both a short and long term basis while maintaining the spiritual, cultural and social elements of the site. The community center building will contain approximately 55,000 to 60,000 square feet consisting of a variety of community uses. Projected uses include a function/community hall, meeting rooms, certified kitchen, child care center, amphitheater and a swimming pool. Also, a management office and space for several non-profits and other social services will be provided. The anticipated users will also have the opportunity to use the other components of the complex to maximize the utilization of the complex and essentially expand their operational space.

Architectural Character:
Conventional community center design is not utilized for this project. The site provides an opportunity to take an approach where the site can be deemed as the architecture of the project rather than buildings. The community center and ancillary buildings will be built into the hill side and be covered by a landscaped roof which will be on the same level as the mauka passive park area. The result will be a continual view from Waiohuli of a landscaped area with vegetation appropriate to the climatic conditions of the area.

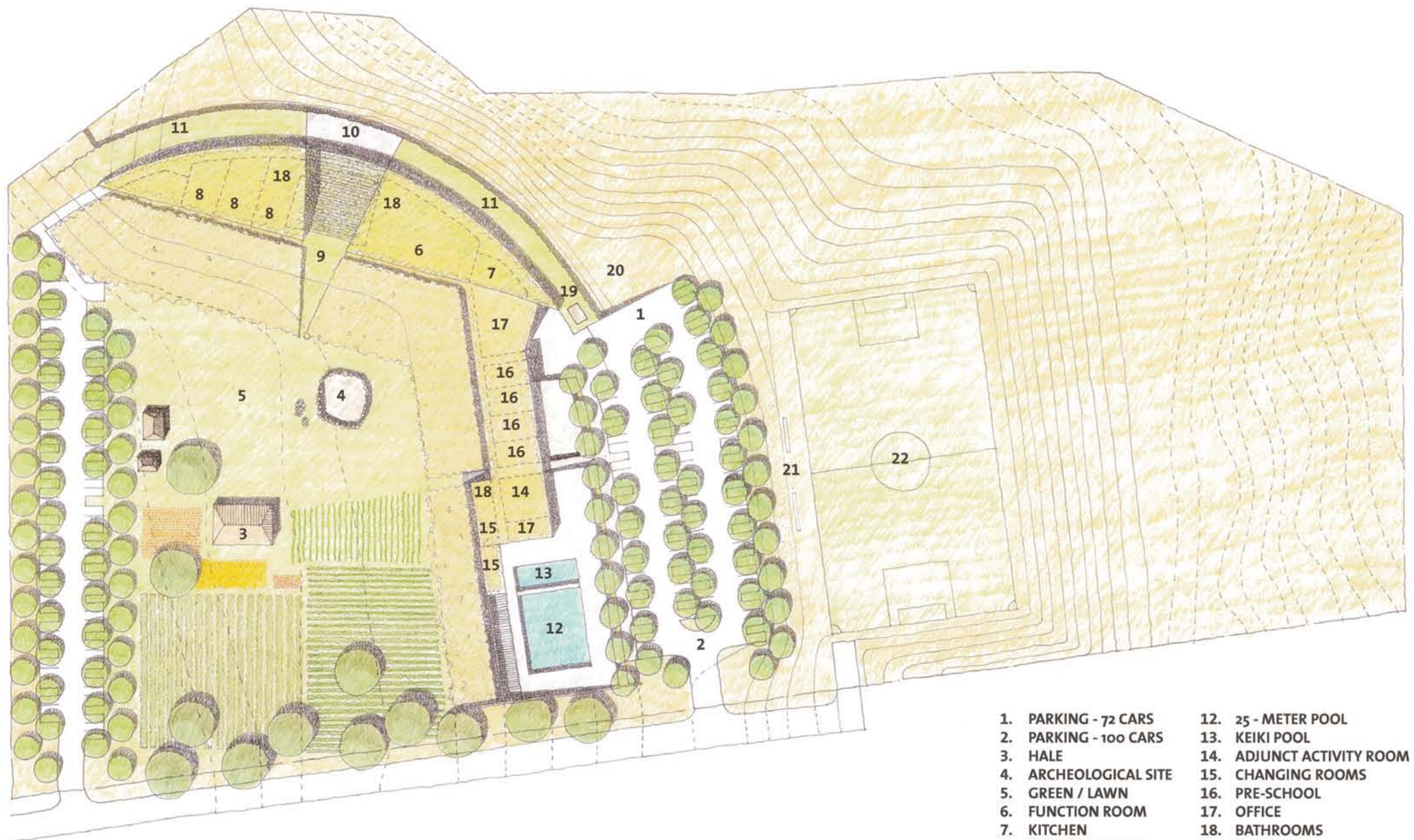
Access and Parking:
Vehicular and pedestrian access will be from an extension of Lau'ie Place. Two points of access are anticipated, one being near the existing cul-de-sac and the second further makai which will be a main access to the community center complex. The parking lot design intends to minimize the amount of spaces by utilizing shared parking.

Drainage:
Off site drainage will continue to utilize the kahawai on the north and south side of the site. On-site drainage will utilize a series of grass swales and retention basins on site to retain the majority of the runoff generated. Possible use of the athletic field will be considered as a supplemental retention basin.

Utilization of resources:
Sustainable elements will be utilized as part of the building operations. Thermal solar panels for hot water generation and photovoltaic panels for supplemental electricity generation will be utilized. Natural ventilation, green roofs and large southwestern building overhangs will reduce or eliminate air conditioning needs while natural lighting will be utilized to reduce daytime lighting requirements.

Landscaping:
Landscape planting will feature plants endemic to the area and are drought tolerant. Other plants and shrubs could be planted for medicinal use and supplementing community needs including flowers for halau, seniors clubs and child care groups. Consideration will also be given to establish plants that provide shade for activities.

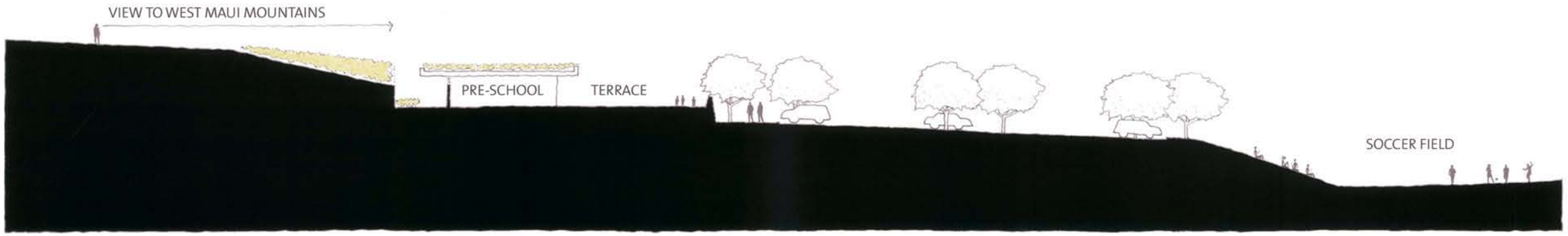
Solid Waste Systems:
Sewerage is planned to be accommodated via package septic systems that have been approved by the Department of Health. The system will provide irrigation water as a by product.



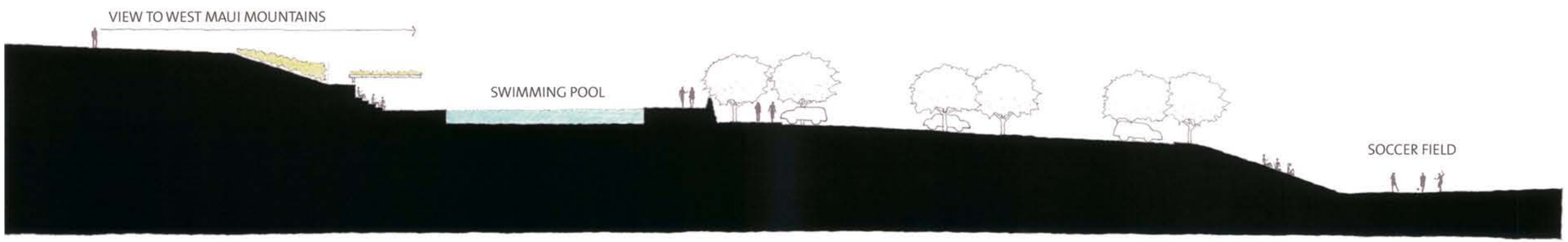
1. PARKING - 72 CARS
2. PARKING - 100 CARS
3. HALE
4. ARCHEOLOGICAL SITE
5. GREEN / LAWN
6. FUNCTION ROOM
7. KITCHEN
8. MEETING ROOMS
9. AMPHITHEATER
10. STAGE
11. OVERFLOW LAWN
12. 25 - METER POOL
13. KEIKI POOL
14. ADJUNCT ACTIVITY ROOM
15. CHANGING ROOMS
16. PRE-SCHOOL
17. OFFICE
18. BATHROOMS
19. IMU PIT
20. KEIKI PLAYGROUND
21. SPECTATOR SLOPE
22. ATHLETIC FIELD

N

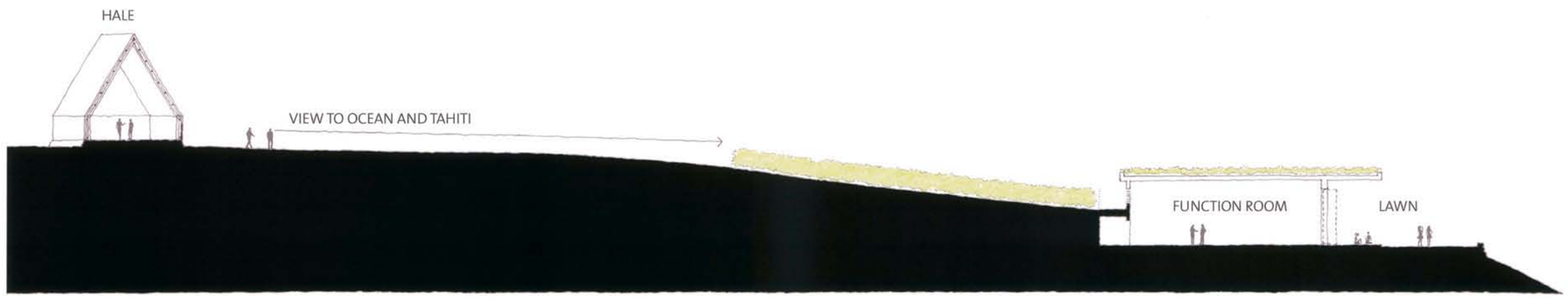
WAIOHULI COMMUNITY CENTER CONCEPT PLAN



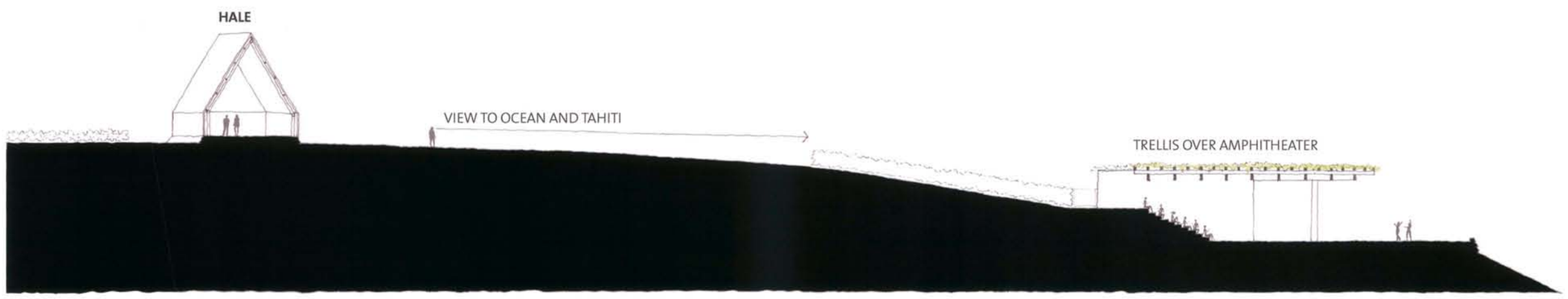
SECTION THROUGH PRE-SCHOOL / PARKING / SOCCER FIELD



SECTION THROUGH SWIMMING POOL / PARKING / SOCCER FIELD



SECTION THROUGH FUNCTION ROOM



SECTION THROUGH AMPHITHEATER

APPENDIX

APPENDIX A – *Phasing & Budgeting Projections*

The development phasing of the project is dependent upon availability of funding. Although it is the intent of the WHHAI to construct the project as soon as possible, the WHHAI is realistic that both design and construction may be have to be accomplished in a number of phases over an extended period of time.

Following is a proposed development schedule and an estimated phasing budget:

ACTIVITY	COMMENCEMENT	COMPLETION
Conceptual Design - topographic survey - preliminary grading plan - preliminary parking plan - preliminary landscape plan - preliminary building plan - preliminary function space plan - view analysis - use analysis - graphic design (final cost: $72,000)	2008	April 2009
Schematic Design - schematic mass grading plan - schematic utility plan - schematic drainage plan - geotechnical testing - schematic parking plan - preliminary building plans - preliminary mechanical plans - preliminary structural plan - preliminary electrical plan (estimated cost: $450,000)	Aug 2009	June 2010

APPENDIX A – *Phasing & Budgeting Projections*

ACTIVITY	COMMENCEMENT	COMPLETION
Design Development - pre-final drainage plan - pre-final parking plan - pre-final building plans - pre-final mechanical plans - pre-final structural plan - pre-final electrical plan (estimated costs $500,000)	3rd Quarter 2010	1st Quarter 2011
Construction drawings - final mass grading plan - final utility plan - final drainage plan - final parking plan - final building plans - final mechanical plans - final structural plans - final electrical plans - specifications (estimated costs: $600,000)	3rd Quarter 2011	1st Quarter 2012
Construction bidding	2nd Quarter 2012	3rd Quarter 2012
Construction - site grading - archeological monitoring - site utilities - site drainage - fine grading - vertical construction - electrical installations - landscape planting	3rd Quarter 2012	3rd Quarter 2013

APPENDIX A – *Phasing & Budgeting Projections*

ACTIVITY	COMMENCEMENT	COMPLETION
- tenant improvements - parking lot paving - (estimated costs: $19.0 M) - pre-final building plans - pre-final mechanical plans - pre-final structural plan - pre-final electrical plan (estimated costs $600,000)		
Construction drawings - final mass grading plan - final utility plan - final drainage plan - final parking plan - final building plans - final mechanical plans - final structural plans - final electrical plans - specifications (estimated costs: $600,000)	3rd Quarter 2011	1st Quarter 2012
Construction bidding	2nd Quarter 2012	3rd Quarter 2012
Construction - site grading - archeological monitoring - site utilities - site drainage - fine grading - vertical construction - electrical installations - landscape planting - tenant improvements - parking lot paving (estimated costs: $19.0 M)	3rd Quarter 2012	3rd Quarter 2013

APPENDIX B – *Financing*

Funding strategy for the design and construction of the community center and recreation field will be guided by the Board of Directors. Several components are envisioned as part of the funding strategy. They are:

1. Apply and secure grants for design and construction monies;
2. Plan and implement fund raising events;
3. Establish a means of accepting donations for a building fund;
4. Consider web based fundraising associated with non-profit fundraisers;
5. Consider establishing pre-construction user fees for the site to facilitate luau, weddings, etc; and
6. Create and update business plans and proformas to monitor project progress and documentation for possible loan applications.

Not to be disregarded are the abilities and efforts of the community to initiate fund raising events for various components of the project. The Board will work with its membership to identify the number and type of fundraising events needed to meet its goal.

In-kind services from community members are anticipated including, but not limited to; growing of some of the plant material for landscaping; archeological monitoring during construction and possible labor services and equipment operation. The community will be asked to play a large role in the project's development.

Management and operations are expected to be funded through operational grants, tenant contributions, user fees and donations. The association anticipates it will develop a structured user fee for the various facilities within the complex. Cash flow projections will be prepared to determine optimum operational revenues and expenses.

WAIOHULI COMMUNITY CENTER
Pre-concept Sessions

ANTICIPATED USES AND PROGRAMS
Comments provided for potential uses include:

COMMUNITY CENTER USE (5 ACRE SITE)

Function Hall

- Community center for functions which includes preparation and storage areas which will allow the pre-preparation of food and function set up prior to the function (i.e. prep and storage of perishable foods a few days prior to the event).
- A 5 acre site is intended for the community center site.
- Temporary disaster shelter to accommodate up to 1,000 people (assuming 600 homes in Waiohuli – Keokea at 3 people per home. Spatial assumption is 12 square feet per person. It is anticipated that shower and food preparation facilities at the community center will be available for temporary disaster shelter support.
- Government substations including police & fire services;
- Business incubators for resident beneficiaries;
- Non-profit social services such as Hui No Ke Ola Pono and the Boys and Girls Club;
- Education services such as a pre-school;
- One or two night hostel, which visiting families can utilize as supplemental transient accommodations when visiting relatives or friends in Waiohuli and Keokea.
- Passive park;
- Native plant nursery over green roof top;
- Hula halau performing area;
- Meeting rooms like the Maui Arts and cultural center;
- Include a manager's office, certified kitchen, showers with hot water;
- Install solar panels for hot water and photovoltaic panels for electrical power;

Passive & Active Recreation

- Park area: remaining 12 acres should be active;
- Maybe 3 hole golf course to be utilized as horticulture/agronomy training area;
- Kids playground – playground can be used for learning area.

WAIOHULI COMMUNITY CENTER

ANTICIPATED USES AND PROGRAMS
(based upon community comments)
11/04/08

Project Site
The site encompasses 17 acres in a rectangular configuration with slopes from mauka to makai of ___ % to _____ %. Of the 17 acres, the Department of Hawaiian Homes Lands has designated the uppermost 5 acres for use as a community center and associated uses. The facility and its accessory uses are primarily to service the three residential communities of Waiohuli, Keokea and _____.

The site and its facilities will provide an integrated complex of services which intend to address a multitude of recreational and social needs for these communities. All of the uses will combine into a synergistic dynamic to provide for the well being of the communities. Community center uses provide for social interaction and fostering of our community; active recreation uses provide for the well being of our youth; passive recreation/agriculture provides for physical and personal well being, the spiritual aspects of hale, loi and horticulture connects the beneficiaries with the land and sky and our view to the ocean. All of these uses relate to each other and in its own way promotes health and healing in full circle. Our keiki have realized this and have provided guidance for what they want in the future as they will become stewards of this facility.

COMMUNITY CENTER USE (5 ACRE SITE)

Function Hall
- Function area to accommodate 600 people plus stage area. Function area should be able to be divided into multiple spaces. The function area should be able to serve as a temporary disaster shelter.
- The facility should include a certified kitchen able to prepare for functions up to 1.000 people. Adequate preparation and storage areas to allow the pre-preparation of food and function set up prior to the function (i.e. prep and storage of perishable foods a few days prior to the event) should be provided. Also an imu pit (underground oven) area of 20' x 30' near the kitchen area with direct access to kitchen should be provided. The pit should be accessible by backhoe.

- Provide for a small administrative office.
- Function building can be one or two stories. If two stories, the massing should be on the lower level incorporated into the slope to minimize visual impact. Second level structure massing should be broken up to provide a sense of openness.
- Additional multi-function space should be included in the main building(s) to accommodate small non-profit agencies/pre-school. Minimum of 10,000 square feet.
- Meeting rooms like the Maui Arts and cultural center;

Adjunct Activity Space

- 40' x 40' space for small parties, meetings, etc. with an open area for outdoor functions or expansion of the indoor function.
- 25 meter swimming pool and kid's pool, with area for pool pump equipment.
- Restrooms with changing areas should be included in this facility.
- Showers with hot water.
- Keiki playground situated so parents can watch while participating in other activities. Like old times, the kupuna (wise elders) will provide guidance and protection of the keiki. The playground is an area for keiki to expand their recreational and learning horizons.

Passive Recreation/Agriculture

- Passive garden to be situated on mauka side of site.
- Native plant nursery over green roof top.
- Lo'i over terraced area off of the passive park.

Active Recreation

- One full size athletic field to accommodate football and/or soccer activities. Athletic field should be on the makai side of the 17 acre site. Small sitting area(s) to accommodate a total of 200 people (on lawn and/or bleachers). Siting of the field should be done with the intent of minimizing slopes between the field and mauka uses to reduce the use of retaining walls.
- One amphitheater to provide an area for hula performances, concerts, plays and general gathering. Consideration should be given to having the amphitheater as an extension of the community center so when large gatherings occur, the amphitheater space could serve as an overflow for the gathering (including an area to provide temporary accommodations such as tents).
- Consideration should be given to the steep area below the athletic field to be used as a transition area/buffer for future uses of the site. It could be an area of trails and paths.

- Community desires to host a makahiki (traditional Hawaiian festival of sports) on an annual basis.

Spiritual Context

- Establishment of a traditional Hawaiian hale as focal point for the project. Hale should be sited near the existing archeological site. Use of the hale is yet undetermined but most likely be a hale for gathering (talk story) or for education/meditation. Its use will determine its size. The hale will be either be 20' x 40' or 20' x 30' depending on its final use.
- Buildings should consider southwestern orientation.

Parking

- Primary parking needs to be accommodated on site in close proximity to the various uses.
- Additional parking can be accommodated on Lau'ie Drive as the existing road right of way for Lau'ie Drive place is 50' which includes 2 travel lanes shoulders on both sides. If Lau'ie Drive is extended along the north side of the site with the same right-of-way, parallel parking can be provided within the right-of-way thus reducing the on-site parking requirements.

Environmental Sensitivity/Energy Efficiency Efforts

- Drainage design should use natural swales, retention basins and dry wells. If storm water or irrigation water can be recycled an effort should be made to do so.
- Photovoltaic and solar thermal use should be utilized.
- Natural ventilation should be used for buildings.
- Building siting should recognize wind patterns, Kona storm patterns and sun orientation.

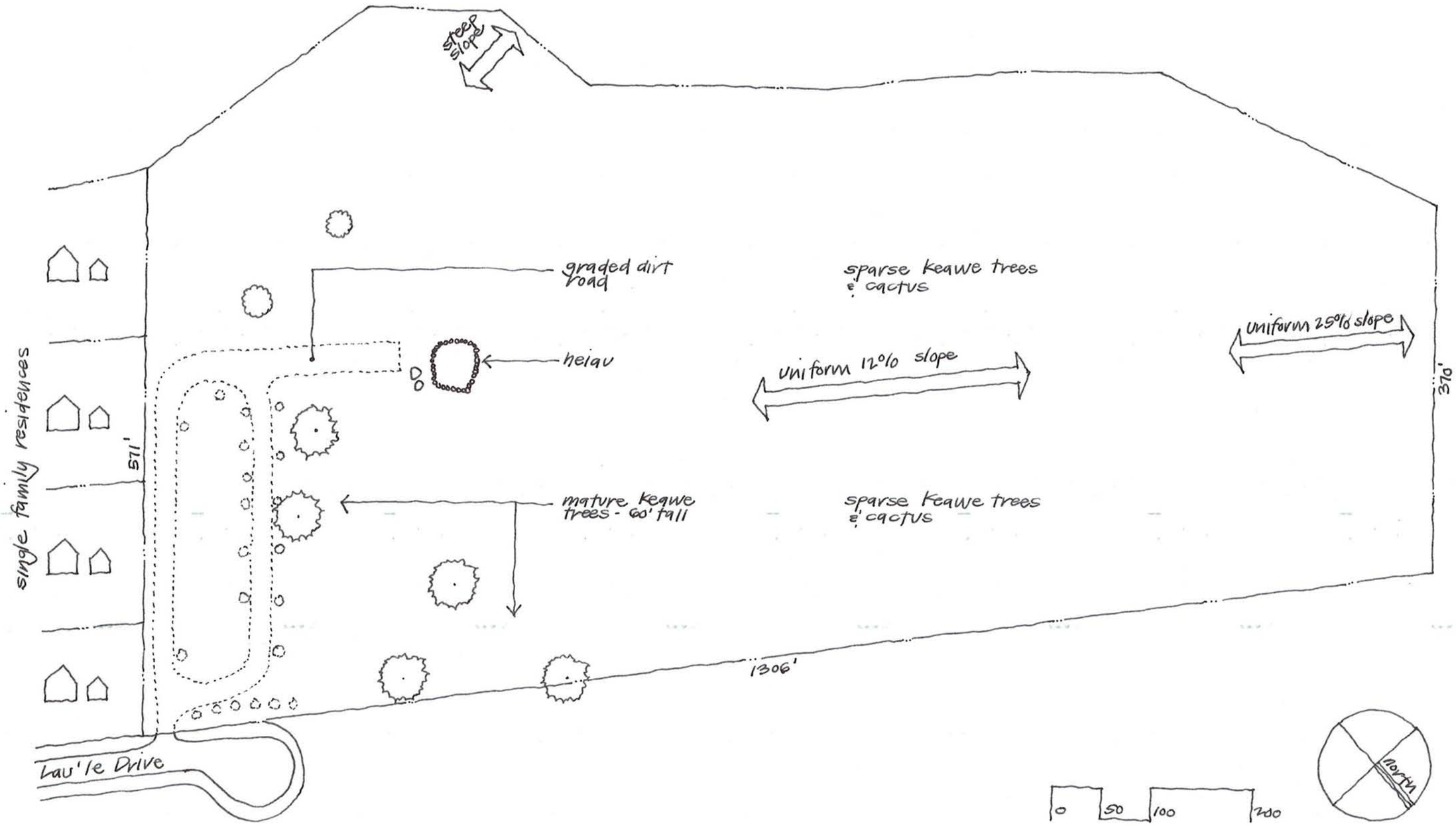
Other Assumptions

- Community center is not for basic governmental services as it is intended for a community facility for spiritual well being and healing (recreation, social interaction, arts and culture).
- Although business incubators are desired by the community, the location for these uses may be better suited in other community designated areas.
- Early education opportunities should be considered such as pre-schools.
- Non-profit social services such as Hui No Ke Ola Pono and the Boys and Girls Club;
- Education services such as a pre-school;

Comments provided for other potential uses include:

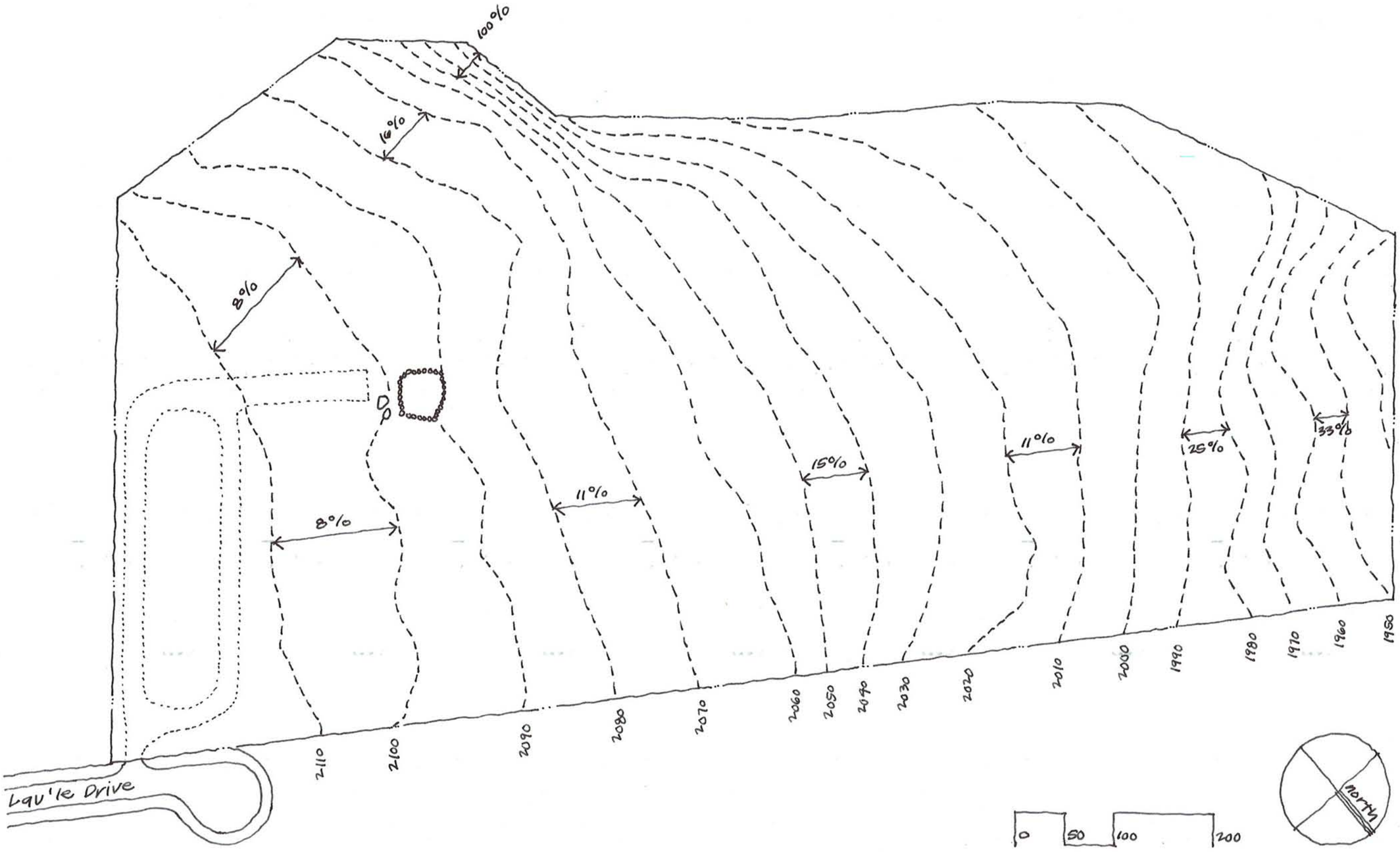
- Other uses identified by the keiki included a cemetery – uses can be other areas.
- 3 hole golf course.
- Shopping center.

**A vision of Waiohuli according to Kamaka, Moku and Keiki.*
The imaginative young kane of Waiohuli homestead.



Waiohuli Community Center Concept Design
Natural and Built Features

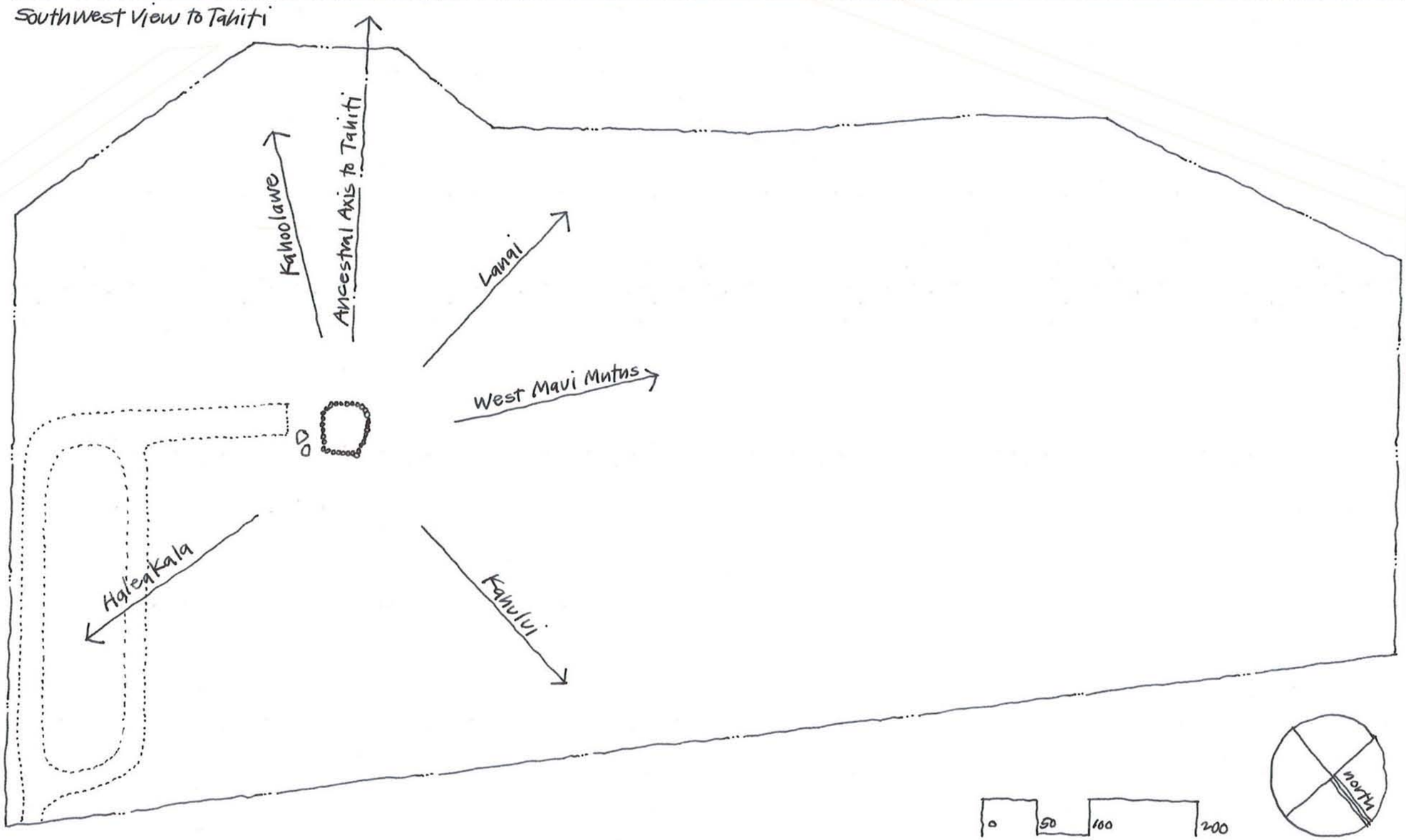
Weinstein AIV
11.18.08



Waiohuli Community Center Concept Design
Topography

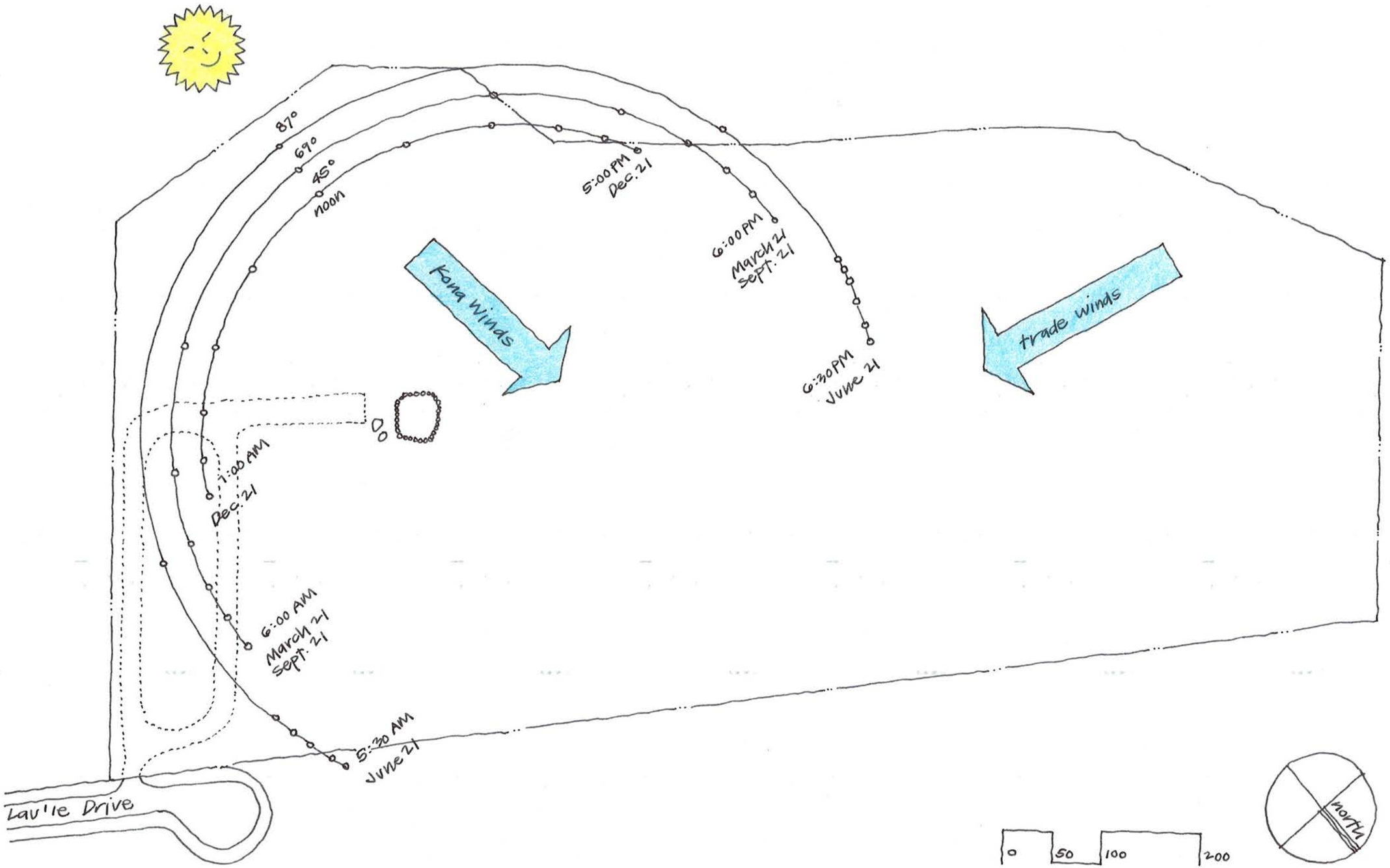
Weinstein A|V
11.18.08

Southwest View to Tahiti



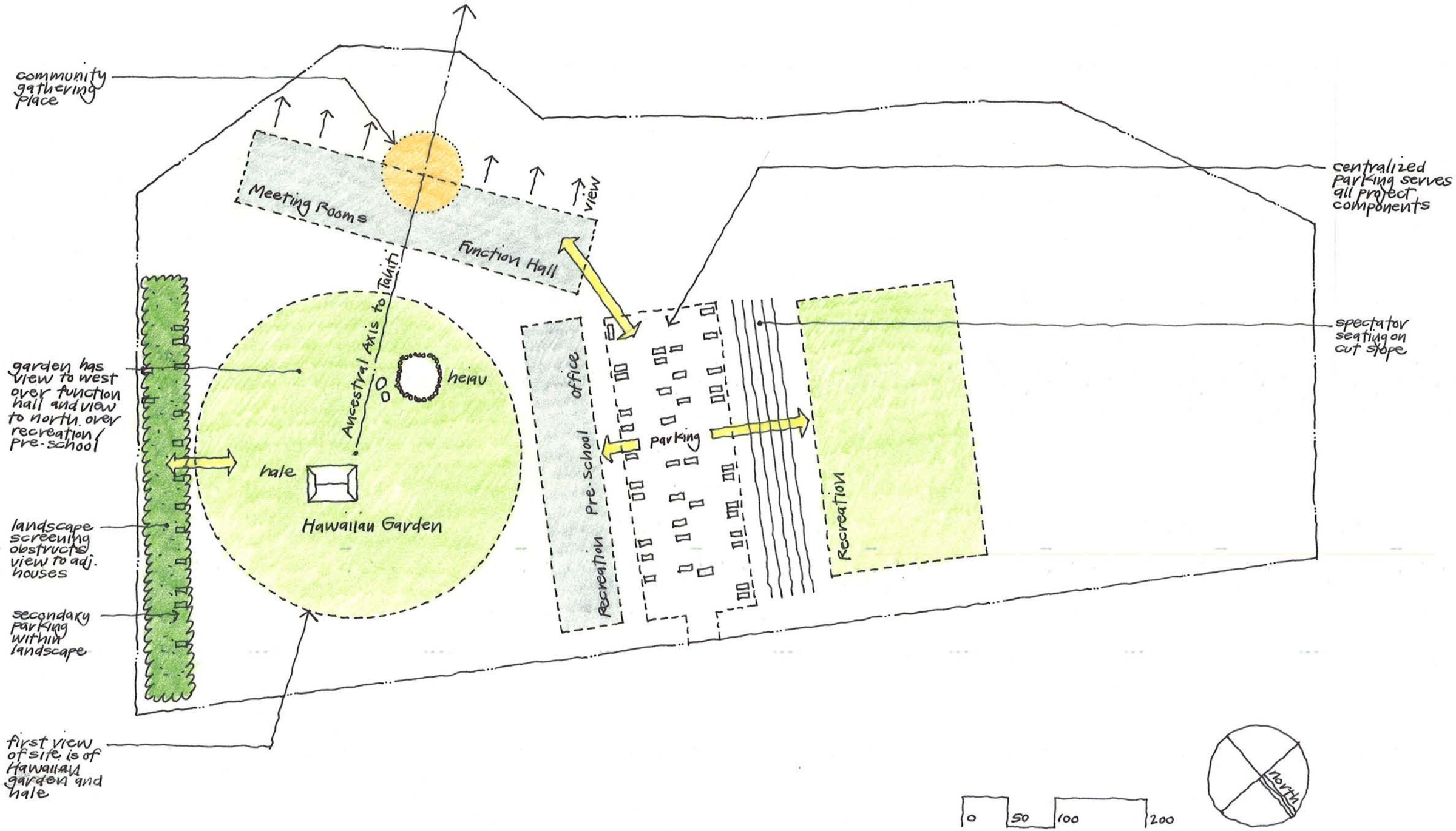
Waiohuli Community Center Concept Design
Views

Weinstein AIV
11.18.08



Waiohuli Community Center Concept Design
Sun & Wind Diagram

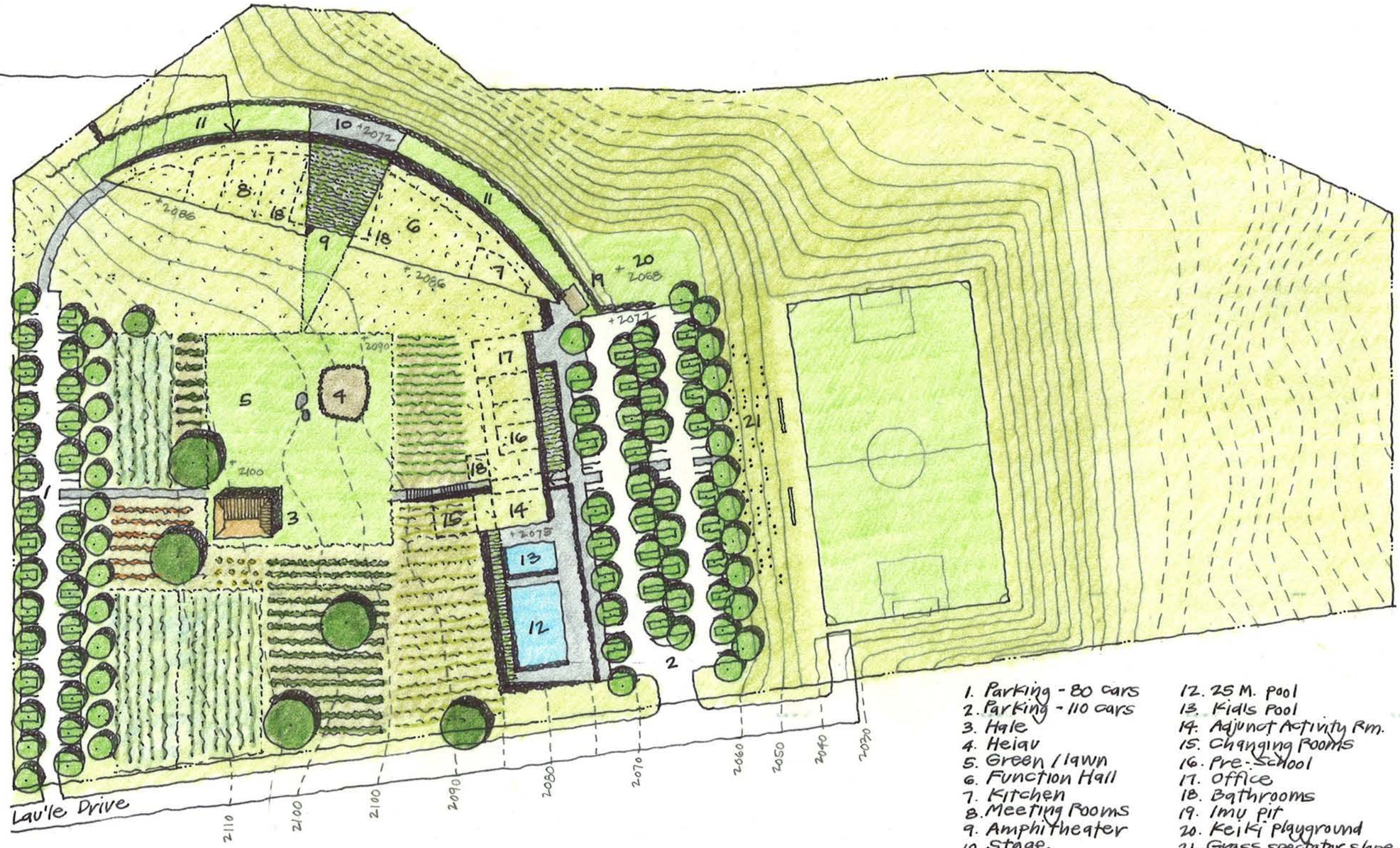
Weinstein A/V
11-18.08



Waiohuli Community Center Concept Design
Site Zoning Diagram

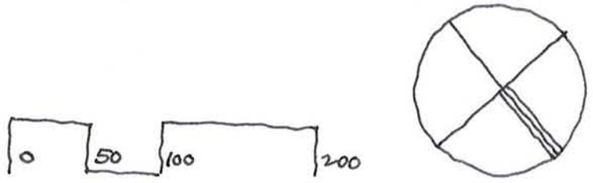
Weinstein A|U
11.18.08

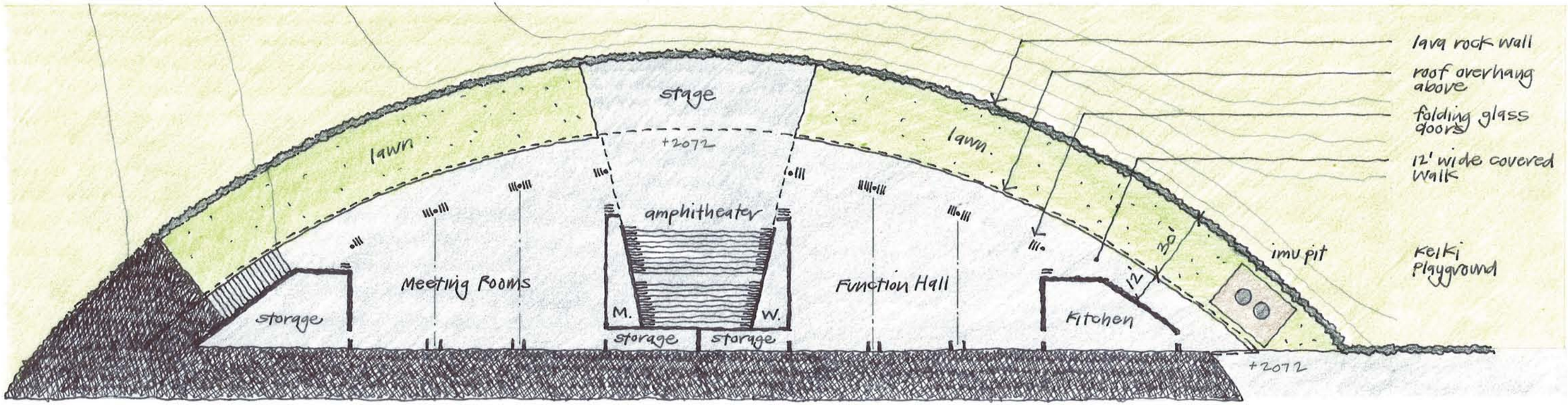
Pueo -
"the Protector"
plan form



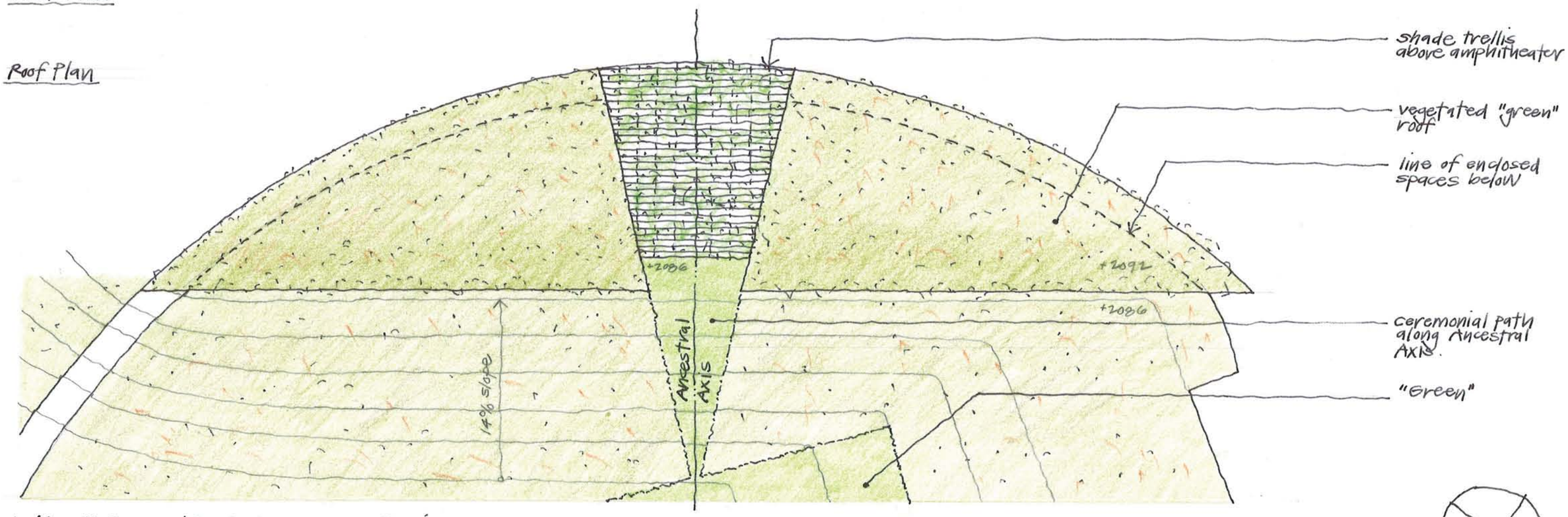
1. Parking - 80 cars
2. Parking - 110 cars
3. Hale
4. Heiau
5. Green / lawn
6. Function Hall
7. Kitchen
8. Meeting Rooms
9. Amphitheater
10. Stage
11. Overflow lawn
12. 25 M. pool
13. Kids Pool
14. Adjunct Activity Rm.
15. Changing Rooms
16. Pre-School
17. Office
18. Bathrooms
19. Imu pit
20. Keiki playground
21. Grass spectator slope
22. Athletic Field

Waiohuli Community Center Concept Design
Conceptual Site Plan
Weinstein A/V 11-18-08



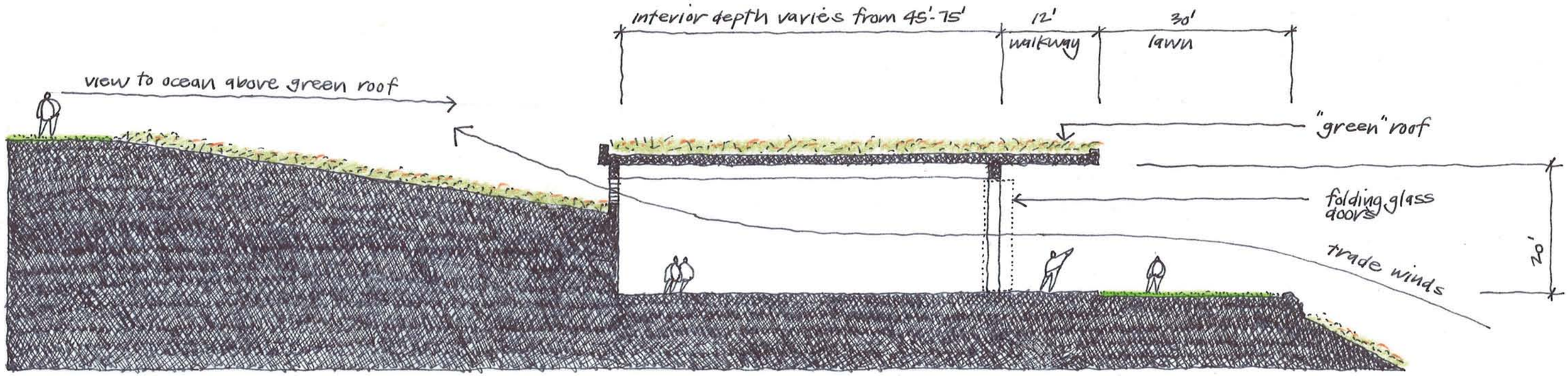


Floor Plan

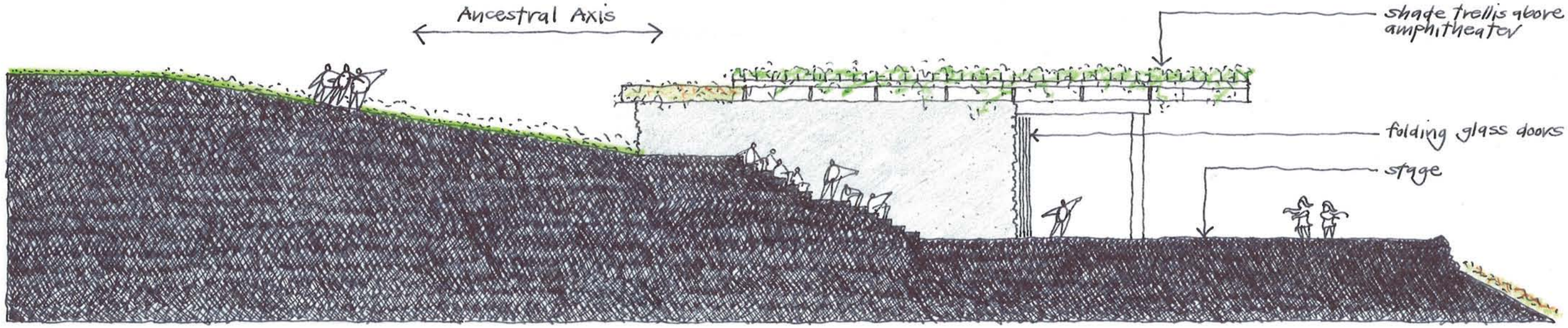


Roof Plan

Waiohuli Community Center Concept Design
Function Hall / Meeting Rooms
Weinstein A/V 11.18.08



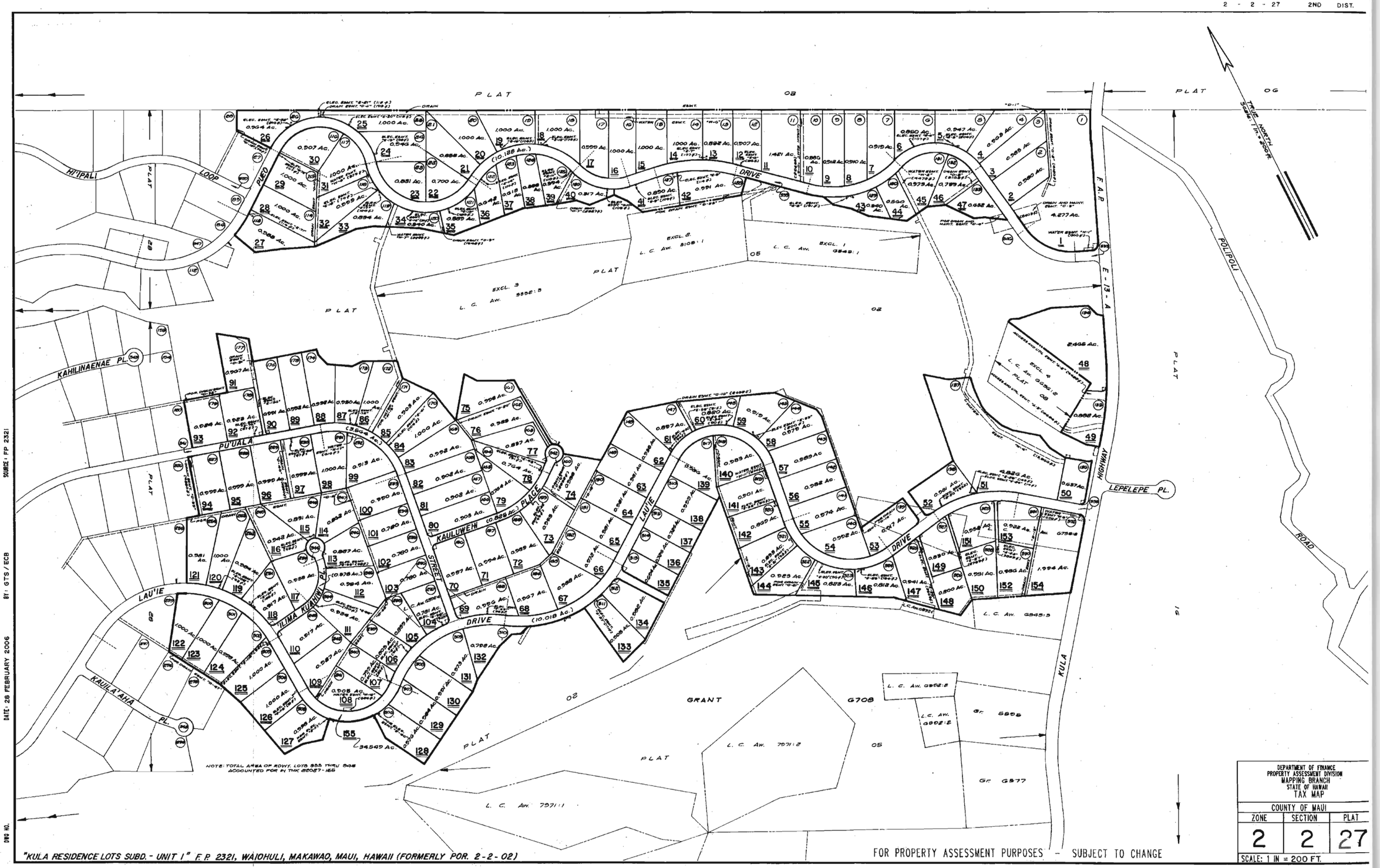
Section Through Function Hall



Section Through Amphitheater

Waiohuli Community Center Concept Design
Function Hall / Meeting Rooms
Weinstein A/V 11.18.08

APPENDIX F – *Tax Map Keys*



"KULA RESIDENCE LOTS SUBD. - UNIT 1" F.P. 2321, WAIOHULI, MAKAWAO, MAUI, HAWAII (FORMERLY POR. 2-2-02)

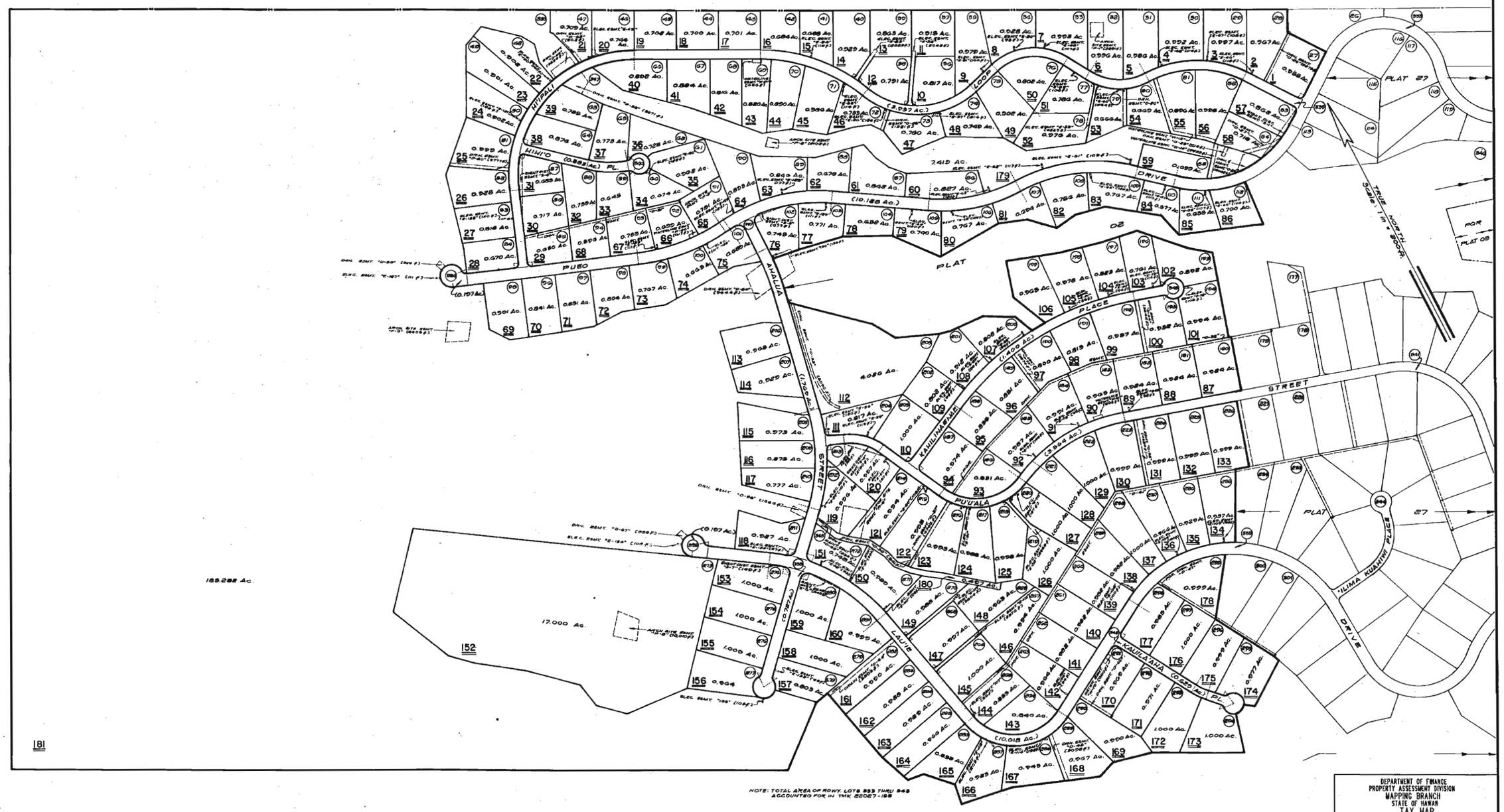
FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

DEPARTMENT OF FINANCE
PROPERTY ASSESSMENT DIVISION
MAPPING BRANCH
STATE OF HAWAII
TAX MAP

COUNTY OF MAUI		
ZONE	SECTION	PLAT
2	2	27

SCALE: 1 IN = 200 FT.

PLAT 02



PLAT 02

DEPARTMENT OF FINANCE
PROPERTY ASSESSMENT DIVISION
MAPPING BRANCH
STATE OF HAWAII
TAX MAP

COUNTY OF MAUI		
ZONE	SECTION	PLAT
2	2	28

SCALE: 1 IN = 200 FT.

KULA RESIDENCE LOTS SUBD. - UNIT 1" F.P. 2321, WAIOHULI, MAKAWAO, MAUI, HAWAII (FORMERLY POR. 2 - 2 - 02).

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

APPENDIX G – *Letters of Support*

Lokahi Pacific

May 11, 2009

WHHA, Inc.
Waiohuli Development Project
ATTN: Doreen N. Gomes, Project Coordinator
P.O. Box 755
Kula, HI 96790

SUBJECT: KEOKEA/WAIOHULI MASTER PLAN – TMK: (2) 2-2-28:152
PROPOSED COMMUNITY CENTER, ECONOMIC DEVELOPMENT
RECREATION AND PRESERVATION

Thank you for the opportunity to comment on your proposed master plan for the above subject parcel located in the Department of Hawaiian Home Lands Waiohuli Residential Lots, Phase 1 Subdivision.

The proposed master plan will play an integral role in the development of facilities, programs and activities that will provide for the long-term health, sustainability and self-determination of the homestead lessees in the region while incorporating the preservation of historically relevant sites within the parcel.

As an agency involved in the development of affordable housing, community facilities and economic development, we see the benefits your proposed project will bring to the homestead families and neighboring community and enthusiastically lend our support to your efforts.

A hui hou,

Kamaile M. Sombelon
Executive Director

Harry and Jeanette Weinberg Pono Center
62 N. Market Street, Suite #300 • Wailuku, Maui, Hawaii 96793 • Telephone (808) 442-3028 • Fax (808) 442-3029
Lokahi Pacific is an Equal Opportunity Lender, Housing Provider and Employer.

QUEEN LILI'UOKALANI CHILDREN'S CENTER
LILI'UOKALANI TRUST

MAIN OFFICE
1300 HALONA STREET
HONOLULU, HI 96817
PHONE 847-1302
FAX 841-0502

HONOLULU UNIT
1300-A HALONA STREET
HONOLULU, HI 96817
PHONE 847-1302
FAX 841-6449

KO'OLAUPOKO UNIT
46-316 HAIKU ROAD
KĀNE'OHE, HI 96744
PHONE 235-7613
FAX 236-1948

WAI'ANAE COAST UNIT
87-1876 FARRINGTON HIGHWAY
WAI'ANAE, HI 96792
PHONE 668-2314
FAX 668-8811

WINDWARD UNIT
53-516 KAMEHAMEHA HIGHWAY
HAU'ULA, HI 96717
PHONE 293-8577
FAX 293-5182

HILO UNIT
919 ULULANI STREET
HĪLO, HI 96720
PHONE 935-9381
FAX 969-7599

KONA UNIT
74-5490 MAKALA BOULEVARD
P.O. BOX 2819
KAILUA-KONA, HI 96745
PHONE 329-7336
FAX 326-7587

MOLOKA'I UNIT
KAMEHAMEHA HIGHWAY
P.O. BOX 55
KAUNAKAKAI, HI 96748
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FAX 553-5816

MAUI UNIT
1791 WILI PA LOOP
WAILUKU, HI 96793
PHONE 242-8888
FAX 242-1576

KAUA'I UNIT
4530 KALI ROAD
LĪHU'E, HI 96766
PHONE 245-1873
FAX 245-2167

June 5, 2009

Ms. Doreen N. Gomes, Project Coordinator
Waiohuli Development Project
WHHA, Inc.
P. O. Box 755
Kula, HI 96790

Dear ~~Ms.~~ Pua Gomes:

Mahalo for sharing information on the Waiohuli Development Project. It is a wonderful vision that is vitally important to strengthening and improving the quality of life of the families living in your community.

The Queen Lili'uokalani Children's Center (QLCC) is in full support of the Waiohuli Hawaiian Homestead Association's (WHHA) efforts to move this project forward. Your community needs a place to gather, and your children need a place they can go to for recreation, educational and other group activities.

We look forward to working with you to make this dream a reality. The development of a community center will enable QLCC to more effectively serve the Hawaiian families in Waiohuli.

Good luck in your efforts to move this project forward.

Aloha Pumehana,

Ben Henderson

Ben Henderson
President and Executive Director

c: Ms. Iris Mountcastle, Manager, Maui Unit

CREDITS

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The Department of Hawaiian Home Lands Commission
Micah A. Kane, Chairman
Linda Chinn, Administrator, Land Management Division

Officers & Directors
The Waiohuli Hawaiian Homesteaders Association, Inc.

Appendix D

ARCHAEOLOGICAL PRESERVATION PLAN

SCS Project - 300 Preservation Plan

PRESERVATION PLAN FOR DHHL KULA RESIDENTIAL LOTS UNIT 1 OF WAIOHULI SUBDIVISION WAIOHULI AHUPUA`A, KULA DISTRICT, MAUI ISLAND, HAWAI`I [TMK:2-2-02:56]

Prepared by:
Michael Dega, Ph.D.
Scientific Consultant Services, Inc.
January, 2001

Prepared for:
Department of Hawaiian Homelands
Waiohuli Homesteaders Association
c/o Mr. Gerald Lee
Honolulu, Hi 96813

SCIENTIFIC CONSULTANT SERVICES Inc.

711 Kapiolani Blvd. Suite 1475 Honolulu, Hawai`i 96813

TABLE OF CONTENTS

TABLE OF CONTENTS i

LIST OF FIGURES i

INTRODUCTION 1

PREVIOUS ARCHAEOLOGY 3

SITE DESCRIPTIONS 4
- SITE 50-50-10-1039/2041 4
- SITE 50-50-10-2042 4
- SITE 50-50-10-2043 4
- SITE 50-50-10-2361 8

CONSULTATION 8

SITE PRESERVATION 8
- SITE 50-50-10-1039/2041 8
- SITE 50-50-10-2042 11
- SITE 50-50-10-2043 13
- SITE 50-50-10-2361 14
- VERIFICATION 16

LIST OF FIGURES

Figure 1: (Back Cover Foldout Map) Planview Map of Waiohuli Residential Area. Note: Location of Archaeological Sites and Permanent Buffer Zones. 2
Figure 2: Planview Map of Site 1039/2041. 5
Figure 3: Planview Map of Site 2042. 6
Figure 4: Planview Map of Site 2043. 7

INTRODUCTION

This Preservation Plan has been prepared by Scientific Consultant Services, Inc. (SCS) for the Department of Hawaiian Homelands (DHHL) in anticipation of the development of residential housing lots and community parks for Unit 1 of the Waiohuli Subdivision, Waiohuli Ahupua`a, Kula District, Maui Island, Hawai`i (TMK:2-2-02:56) (Figure 1).

This Preservation Plan specifically focuses on interim and long-term, permanent preservation of four ceremonial/permanent habitation sites previously identified on the property. Interim preservation of the sites takes the form of creating buffer zones to be demarcated by orange construction fencing during construction on any lots. Long-term preservation takes the form of establishing permanent buffer zones around the sites. Interim buffer zones, these being the same dimensions as the permanent buffer zones, have already been established and utilized during initial infrastructure work on the Waiohuli parcel (January 31, 1997 SHPD letter to Lolly Silva of the Corps of Engineers, Log:18839; Doc.:9701RC10; Cordy, personal communication 1/10/02).

The present Preservation Plan follows procedures outlined in the Hawai`i Administrative Rules, Title 13 Department of Land and Natural Resources, Subtitle 13 State Historic Preservation Division Rules, Chapter 277 Rules Governing Minimal Requirements for Archaeological Site Preservation and Development (DLNR/SHPD Draft 1996). This Preservation Plan provides standards to ensure proper preservation and a "no adverse effect" in the public's interest.

"Preservation" means the mitigation form in which a historic property is preserved, whether through avoidance and protection (conservation) or exhibition (interpretation). There are four steps to preserving a site, the first of which is executed here: preparation of a Preservation Plan. The following three steps include review and approval of the Preservation Plan by SHPD prior to preservation work, execution of the Preservation Plan, and verification by SHPD that the plan has been successfully executed.

This Preservation Plan provides a brief background to the archaeology of the parcel, discusses preservation procedures pertaining to the four sites, and enumerates the methods to be utilized during preservation. A separate Burial Treatment Plan (BTP) has been prepared to

Figure 1: (Back Cover Foldout Map) Planview Map of Waiohuli Residential Area. Note: Location of Archaeological Sites and Permanent Buffer Zones.

discuss preservation of identified burial sites on the subject property. The BTP was submitted to the Maui-Lanai Islands Burial Council in January, 2002 for approval.

PREVIOUS ARCHAEOLOGY

Brown *et al.* (1989) conducted Inventory Survey of the Waiohuli property that led to the identification and documentation of fifty-one (51) archaeological sites (108 archaeological sites were concurrently identified in Keokea). Ten of these 51 sites and one newly identified site in Waiohuli were further investigated through Data Recovery (Dunn *et al.* 1999) following a specific research design formed by Dr. Ross Cordy, Branch Chief of Archaeology at SHPD (Cordy 1997).

Based on this previous archaeological work and the nature of certain sites, as deemed by SHPD, four ceremonial/habitation sites are to be preserved on the Waiohuli parcel.

The following table lists the four Waiohuli sites to be preserved:

Table 1: Waiohuli Preservation Sites, Site Type, Site Treatment, and General Comments

State Site No.	Site Class, Dimensions (l x w) (total area)	Treatment, Buffer Zone	Comments
50-50-10-1039/2041	Enclosure; 22 m x 12.5 m (275 m²)	Preservation; 15 m buffer zone	Kaumeheiwa Heiau; Road A, w/in Lot #77 & #91
50-50-10-2042	Enclosure; 12.1 m x 11.1 m (134 m²)	Preservation; 8 m buffer zone	Small Heiau or Permanent Habitation; Future Park, Lot #273
50-50-10-2043	Enclosure; 15.6 m x 7.6 m (119 m²)	Preservation; 8 m buffer zone	Small Heiau or Permanent Habitation; Road C, Lots #372 & 374, #214 & 212;
50-50-10-2361	Upright on Outcrop; 6.2 m x 6.0 m (37.2 m²)	Preservation; 5 m buffer zone	Possible Shrine; Gulch, behind Lots # 57 & 58, #70 & 71

SITE DESCRIPTIONS

SITE 50-50-10-1039/2041

This site, located in the eastern portion of the parcel on "Road A" within Lot #77 and F.P. Lot #91, was described by Brown *et al.* (1989:D-6) as an enclosure measuring 22.0 meters (m) long, 12.5 m wide, or containing an area of some 275 m² (Figure 2). The site was interpreted as a prehistoric ceremonial site, possibly being Kaumeheiwa Heiau. Alternatively, Kolb *et al.* (1997:281-286) discussed the site as a possible sub-community level religious structure. The enclosure itself is L-shaped and the northeastern corner is notched. The south wall paved with flat, well-rounded boulders. One test unit was excavated by Brown *et al.* (1989:D-6) in the central interior of the enclosure and yielded a fairly substantive cultural deposit composed of charcoal, basalt flakes, volcanic glass flakes, coral, marine shell, and faunal remains. One radiocarbon sample of the deposit inferred prehistoric activity at the site between A.D. 1305-1617. The integrity of the site was unaltered when originally recorded in 1989.

SITE 50-50-10-2042

This site, also an enclosure, was located in the southeastern portion of the project area to the south of Site 1039/2041. The notched, paved enclosure lies in an area that has been designated as a "Future Park, Lot Q" and "F.P. Lot #273 and contains a total area of c. 134 m² (12.1 m long by 11.1 m wide) (Figure 3). The site, a possible *heiau* or permanent habitation site, contains walls faced on both its interior and exterior and was constructed of stacked basalt cobbles and boulders (see Brown *et al.* 1989:D-10 and D-11). A single test unit was excavated in the enclosure interior and yielded coral, basalt and volcanic glass flakes, faunal remains, and charcoal. The site was dated to pre-Contact times, between A.D. 1290-1640, a time fairly contemporaneous with construction and/or use of Site 1039/2041.

SITE 50-50-10-2043

This site, also an enclosure, was interpreted to be either a ceremonial site (*heiau*) or permanent habitation site (Brown *et al.* 1989:D-11). The site was identified in the southeastern-central portion of the project area to the west of Site 2042, along "Road C", and within Lots #372 and 374, F.P. Lots #214 and #212, respectively. The enclosure itself, measuring 15.6 m long by 7.6 m wide (total area of c. 119 m²), was paved and contained a slightly elevated platform in the northeastern corner (Figure 4). A fallen upright was noted on the interior edge of the platform. According to Brown *et al.* (1989:D-11), "Overall, the feature appears to be divided longitudinally

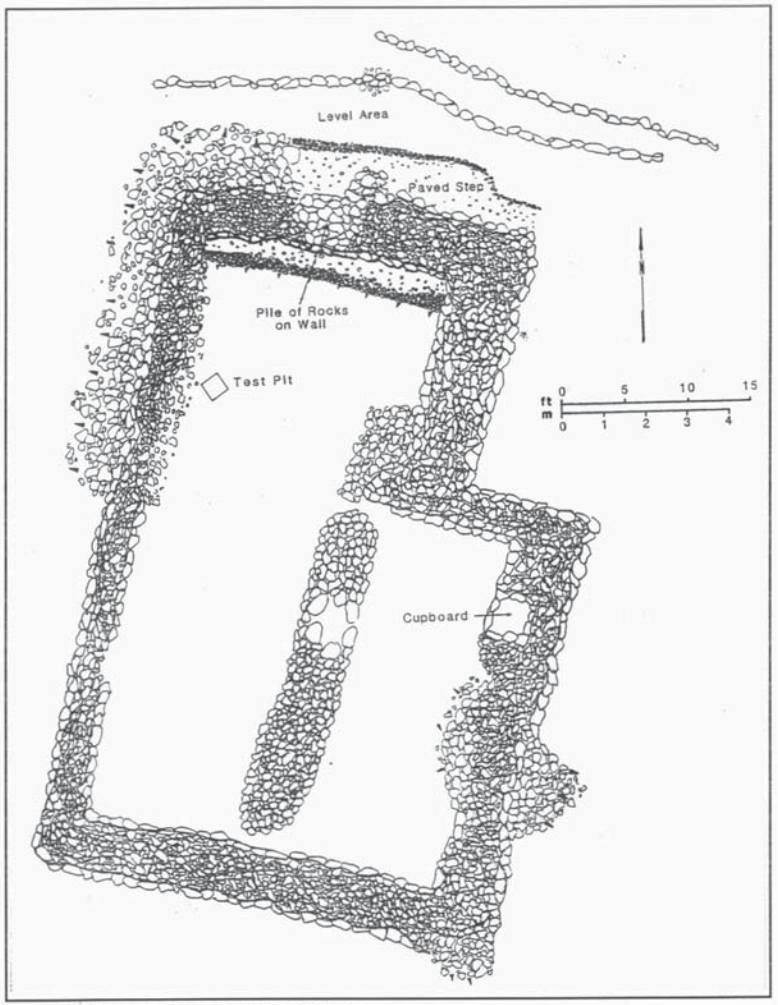


Figure 2: Planview Map of Site 1039/2041.

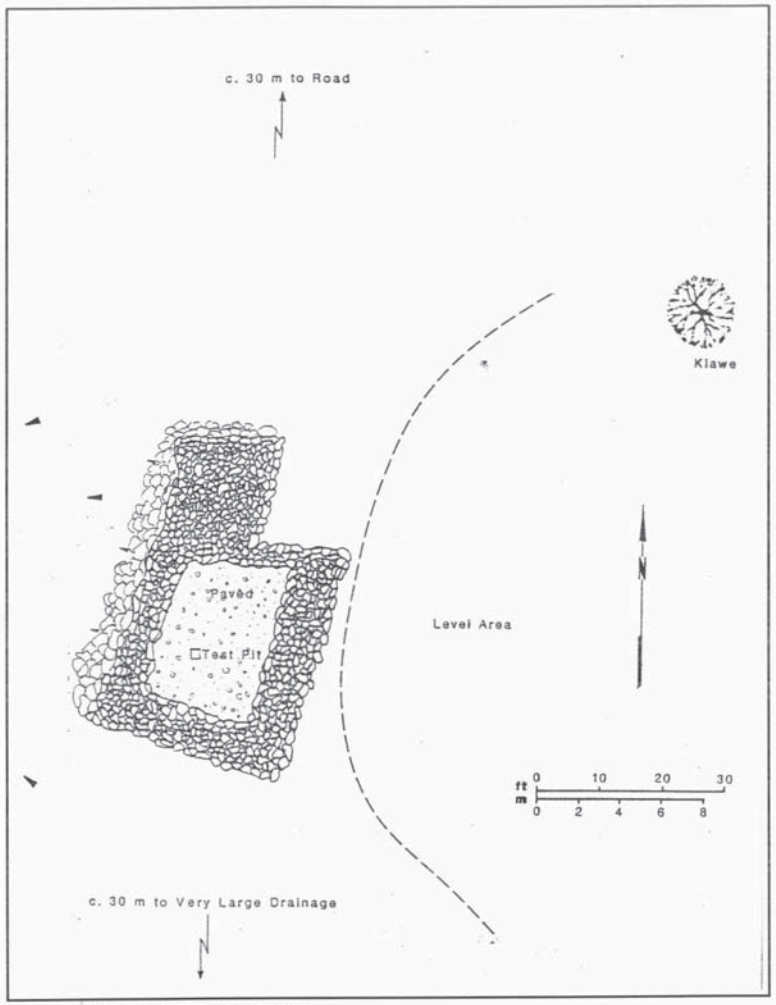


Figure 3: Planview Map of Site 2042.

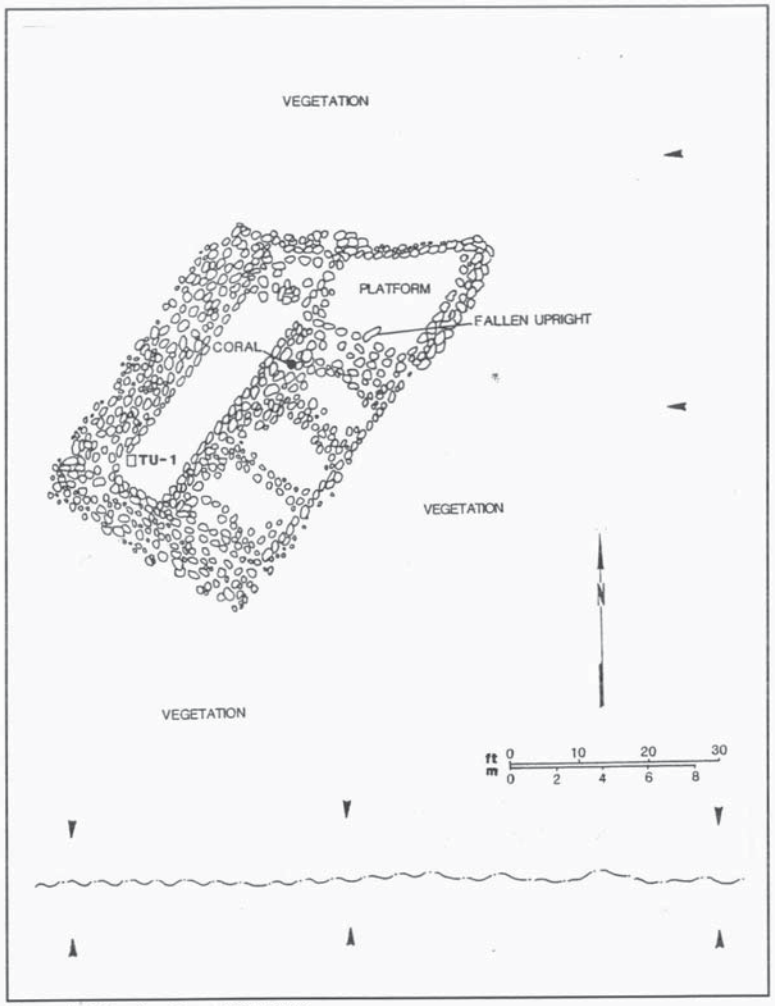


Figure 4: Planview Map of Site 2043.

into an upper paved half which has the platform and a lower half which has a soil covered surface." One test unit was excavated in the lower, soil-covered portion of the feature and yielded a cultural deposit consisting of charcoal, coral fragments, basalt flakes, and many waterworn pebbles and cobbles. A single radiocarbon sample dated the cultural deposit to A.D. 1397-1482, also a time contemporaneous with use of Site 1039/2041 and Site 2042 (see Dunn *et al.* 1999).

SITE 50-50-10-2361

This site was identified within a gulch along the northeastern portion of the Waiohuli parcel behind Lots #57 and #58, F.P. Lots #70 and #71, respectively. The site, interpreted to be a shrine, consists of a natural upright with orifice. According to Brown *et al.* (1989:D-11), "The upright is part of an outcrop. The outcrop projects well above the outcrop and is 2 m high measured from the surface of the rough terrain. The orifice is 0.15 m in diameter and 0.55 m deep. Beneath the boulder wall is a crude terrace retained by a single-course of rocks." No excavations were completed at the site to further determine site function.

CONSULTATION

This Preservation Plan has been submitted to the Department of Hawaiian Home Lands, the Waiohuli Homesteaders Association, the Office of Hawaiian Affairs, and the State Historic Preservation Division for review. Comments on preservation from these groups will be incorporated into the final preservation plan.

SITE PRESERVATION

The following text provides proposed preservation measures for each of the four sites listed above. Following SHPD guidelines (Draft Rules 1996), preservation and, if necessary, interpretation, are provided for each site on an individual basis.

SITE 50-50-10-1039/2041

Preservation of Kaumeheiwa Heiau will take the form of avoidance and protection, also referred to as "conservation", and "interpretation." There are plans for a sign designating both

interpretation and protection to be positioned at the site. There will be special provisions accorded cultural and lineal descendants and members of the Waiohuli Homesteaders Association for allowing access to the site for cultural practices. In addition, a provision for access by researchers (no excavation will be conducted unless approved by SHPD and relevant Hawaiian groups) and the general public is offered here. Public access to the sites may be made available by contacting the Waiohuli Homesteaders Association. Parking affording such visits will occur on neighborhood streets. Access for upkeep of the site, as needed, will be afforded descendants, members of the Waiohuli Homesteaders Association, and the lessee (Note: Right-of-Entry and Access to this and other sites may need to be stated in the affected lessees' lease). In absence of descendants, the lessee and the Waiohuli Homesteaders Association are responsible for upkeep of the site. This land parcel will not be awarded. The Waiohuli Homesteaders Association, along with DHHL, will be responsible for maintenance and protection of the site.

The following measures will be carried out to provide the maximum preservation and conservation within the context of the proposed development:

- The preservation easement for this site is somewhat irregular as the entire property of Lot #77 will be utilized for site preservation. Lot #77 has been reserved for preserving this site. The north, south, and east buffer zone will be a 15 meter (49 feet) buffer zone established from all points along the respective exterior wall directions of the enclosure (see Figure 1). The western buffer zone will range from a minimum 20-45 feet (6-13 m). This western zone will be double-fenced, with one fence erected at 6 m from the heiau and another, second fence to be erected on the Lot #78 property boundary. The owners of Lot #78 (to the immediate west) cannot grade beyond their property line. During construction on Lot #78, orange construction fencing will be placed at the property line to ensure the protection of Lot #77 and the site.
- No construction will be allowed to be conducted within the established preservation easement. During construction activity on the parcel, an interim buffer zone will be demarcated by orange construction fencing. Once construction has been completed, a permanent buffer zone will be established around the site (15 m) and may be demarcated by landscaping and/or boulders placed at the corners of the buffer zone. The permanent buffer zone shall be kept free of all structures. Only landscaping with native plants may occur within the permanent buffer zone. However, no landscaping shall be allowed within the Site 1039/2041 enclosure itself.
- Demarcation of the buffer zone at the site will be duly recorded by the client's surveyors and must be reviewed and accepted as appropriate by the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) prior to construction on the parcel.

- No heavy equipment or other construction-related machines or materials will be allowed to be moved or stored in the preservation easement.
- All trees and understory brush may be removed using hand-clearing techniques.
- All existing stones, whether stacked or not, will be left in place.
- Should storm, earthquake, or other natural or cultural damage occur to the site and its environs, and should this necessitate repairs to ensure the safety of descendants wishing to visit the site, the Waiohuli Homesteaders Association will notify the SHPD of the situation and reach an agreement with the SHPD on how to proceed prior to implementing any alterations to the ground surface, site, or vegetation within the preservation easement.
- Modern debris generated by users of the site or that have been blown into the site may be removed by hand from within the preservation easement whenever is deemed necessary by the descendants, the lessee, or by the Waiohuli Homesteaders Association.
- If the Waiohuli Homesteaders Association find that the site has been disturbed in any way, they will immediately notify the SHPD. Repairs or stabilization of the damages cannot proceed until directed to do so by the SHPD.
- One sign for this site will be created by the DHHL. The sign will be recognizable as an official County sign to the public and will be placed at the border of the preservation area. The upper portion of the sign will include the following text:

Historic Site 1039/2041
Kaumeheiwa Heiau
Waiohuli Ahupua`a, Kula Moku
This area is preserved as part of Hawaiian heritage
Damage to this Historic Site is punishable under Chapter 6E-11, Hawaii Revised Statutes
Please help protect this important historic site.

- The lower portion of the sign will be interpretive:

Archaeological research has shown that most people in the old Kula *Moku* lived in the uplands at this elevation. By the A.D. 1400-1600s, sweet potato and dryland *kalo* fields covered much of the landscape, with scattered house sites. Medium-sized religious structures (175-675 m² in area) were present in this area and seem to have been used by different families in the *ahupua`a*. The names of some of these *heiau* were still recalled in the early 1900s.

This site is one of those medium-sized *heiau*. Archaeologists have mapped the site and excavated one test unit. A radiocarbon date processed from charcoal showed that the site was utilized between A.D. 1305-1617. Some stone cutting tools and animal remains were also recovered. This *heiau* was probably used by families living at houses in the immediate vicinity.

- This Preservation Plan shall be made part of the binding lease agreement for the lot on which Site 1039/2041 occurs.

- These provisions are made for on-going preservation of the *heiau* location. This portion of the property will be preserved, with preservation provisions being binding on successive owners of the lot.

SITE 50-50-10-2042

Preservation of this small *heiau*/permanent habitation site (2042) will also take the form of avoidance, also referred to as "preservation as is", and protection, also referred to as "conservation." There are also plans for signage at the site, the sign showing protection and interpretation of the site (see below). There will be special provisions accorded cultural and lineal descendants and members of the Waiohuli Homesteaders Association for allowing access to the site for cultural practices. In addition, a provision for access by researchers (no excavation will be conducted unless approved by SHPD and relevant Hawaiian groups) and the general public is offered here. Public access to the sites may be made available by contacting the Waiohuli Homesteaders Association. Parking affording such visits will occur on neighborhood streets. Access will be allowed to the site by descendants, members of the Waiohuli Homesteaders Association, and the lessee for care and upkeep of the site, as needed (Note: Right-of-Entry and Access to this and other sites may need to be stated in the affected lessees' lease). In absence of descendants, the lessee and the Waiohuli Homesteaders Association are responsible for upkeep of the site. In the event that this land parcel is not awarded, the Waiohuli Homesteaders Association, along with DHHL, will be responsible for maintenance and protection of the site.

The following measures will be carried out to provide the maximum preservation and conservation within the context of the proposed development:

- The preservation easement for this site will include a 9 meter (30 feet) buffer zone established from all points along the exterior wall of the structure (see Figure 1).
- No construction will be allowed to be conducted within the established preservation easement. During construction activity on the parcel, an interim buffer zone will be demarcated by orange construction fencing. Once construction has been completed, a permanent buffer zone will be established around the site (9 m) and demarcated by landscaping and/or boulders placed at the corners of the buffer zone. The 9 m permanent buffer zone shall be kept free of all structures. Only landscaping with native plants may occur within the 9 m permanent buffer zone. However, no landscaping shall be allowed within the Site 2042 enclosure itself.

- Demarcation of the buffer zone at the site will be duly recorded by the client's surveyors and must be reviewed and accepted as appropriate by the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) prior to construction on the parcel.
- No heavy equipment or other construction-related machines or materials will be allowed to be moved or stored in the preservation easement.
- All trees and understory brush may be removed using hand-clearing techniques.
- All existing stones, whether stacked or not, will be left in place.
- Should storm, earthquake, or other natural or cultural damage occur to the site and its environs, and should this necessitate repairs to ensure the safety of descendants wishing to visit the site, the Waiohuli Homesteaders Association will notify the SHPD of the situation and reach an agreement with the SHPD on how to proceed prior to implementing any alterations to the ground surface, site, or vegetation within the preservation easement.
- Modern debris generated by users of the site or that have been blown into the site may be removed by hand from within the preservation easement whenever is deemed necessary by the descendants, the lessee, or by the Waiohuli Homesteaders Association.
- If the Waiohuli Homesteaders Association find that the site has been disturbed in any way, they will immediately notify the SHPD. Repairs or stabilization of the damages cannot proceed until directed to do so by the SHPD.
- One sign for the site will be created by the DHHL. The sign will be recognizable as an official County sign to the public. The upper portion of the sign will include the following text:

Historic Site 2042
Small Heiau or Permanent House Site
Waiohuli Ahupua`a, Kula Moku
This area is preserved as part of Hawaiian heritage.
Damage to this Historic Site is punishable under Chapter 6E-11 Hawai`i Revised Statutes.
Please help protect this important historic site.

- The lower portion of the site will be interpretive:

In Upland Kula, families lived in house sites which tended to be on low ridges or slopes. Their fields were nearby, and several families shared medium-sized *heiau*. Archaeological survey throughout this upper Kula area and oral accounts indicate that only low chiefs and commoners were living in these lands. The overlord chiefs (*haku`aina*) lived elsewhere. The exact use of this historic site is still uncertain. It may be a houseyard enclosure which once had one or more thatched houses within it. Archaeological excavations have found food remains and stone cutting tools. But, it could also be a small *heiau*, given its shape (a notched enclosure, rectangular with one corner indented-the notch). A radiocarbon date has been processed for this site (A.D. 1290-1640) and revealed that the site was probably used between the 1300-1700s.

- This Preservation Plan shall be made part of the binding lease agreement for the lot on which Site 2042 occurs.
- These provisions are made for on-going preservation of the site's location. This portion of the property will be preserved, with preservation provisions being binding on successive owners of the lot.

SITE 50-50-10-2043

Preservation of this small *heiau*/permanent habitation site (2043) will take the form of avoidance, also referred to as "preservation as is", and protection, also referred to as "conservation." There are no plans to interpret this ceremonial site; due to the reserved, residential nature of the parcel (and therefore, its inherent limited access), there will only be one small sign establishing preservation of the site in writing (see below). There will be special provisions accorded cultural and lineal descendants and members of the Waiohuli Homesteaders Association for allowing access to the site for cultural practices. In addition, a provision for access by researchers (no excavation will be conducted unless approved by SHPD and relevant Hawaiian groups) and the general public is offered here. Public access to the sites may be made available by contacting the Waiohuli Homesteaders Association. Parking affording such visits will occur on neighborhood streets. Access will be allowed to the site by descendants, members of the Waiohuli Homesteaders Association, and the lessee for care and upkeep of the site, as needed (Note: Right-of-Entry and Access to this and other sites may need to be stated in the affected lessees' lease). In absence of descendants, the lessee and the Waiohuli Homesteaders Association are responsible for upkeep of the site. In the event that this land parcel is not awarded, the Waiohuli Homesteaders Association, along with DHHL, will be responsible for maintenance and protection of the site.

The following measures will be carried out to provide the maximum preservation and conservation within the context of the proposed development:

- The preservation easement for this site will include a 8 meter (26 feet) buffer zone established from all points along the exterior wall of the structure (see Figure 1).
- No construction will be allowed to be conducted within the established preservation easement. During construction activity on the parcel, an interim buffer zone will be demarcated by orange construction fencing. Once construction has been completed, a permanent buffer zone will be established around the site (8 m) and may be demarcated by landscaping and/or boulders placed at the corners of the buffer zone. The 8 m permanent buffer zone shall be kept free of all structures. Only landscaping with native plants may occur within the 8 m permanent buffer zone. However, no landscaping shall be allowed within the site itself.

- In addition to orange construction fencing demarcating the buffer zone, a silt fence will be placed at the top of the swale on Lot 368 & Lot 369 to prevent soil and water erosion into the site during construction of said lots.
- Demarcation of the buffer zone at the site will be duly recorded by the client's surveyors and must be reviewed and accepted as appropriate by the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) prior to construction on the parcel.
- No heavy equipment or other construction-related machines or materials will be allowed to be moved or stored in the preservation easement.
- All trees and understory brush may be removed using hand-clearing techniques.
- All existing stones, whether stacked or not, will be left in place.
- Should storm, earthquake, or other natural or cultural damage occur to the site and its environs, and should this necessitate repairs to ensure the safety of descendants wishing to visit the site, the Waiohuli Homesteaders Association will notify the SHPD of the situation and reach an agreement with the SHPD on how to proceed prior to implementing any alterations to the ground surface, site, or vegetation within the preservation easement.
- Modern debris generated by users of the site or that have been blown into the site may be removed by hand from within the preservation easement whenever is deemed necessary by the descendants, the lessee, or by the Waiohuli Homesteaders Association.
- If the Waiohuli Homesteaders Association find that the site has been disturbed in any way, they will immediately notify the SHPD. Repairs or stabilization of the damages cannot proceed until directed to do so by the SHPD.
- A sign will be created by the DHHL. The sign will be recognizable as official County signs to the public. The sign will be affixed outside the preservation area and will include the following text:

Historic Site 2043
Small Heiau or Permanent House Site
Waiohuli Ahupua`a, Kula Moku
This area is preserved as part of Hawaiian heritage.
Damage to this Historic Site is punishable under Chapter 6E-11 Hawai`i Revised Statutes.
Please help protect this important historic site.

- This Preservation Plan shall be made part of the binding lease agreement for the lot on which Site 2043 occurs.
- These provisions are made for on-going preservation of the site's location. This portion of the property will be preserved, with preservation provisions being binding on successive owners of the lot.

SITE 50-50-10-2361

Preservation of Site 2361, a shrine, will take the form of avoidance, also referred to as "preservation as is", and protection, also referred to as "conservation." There are no plans to

interpret this site as it occurs in a gulch far removed from daily activity and will not be subject to construction. The site is inherently protected in the gulch by its location being removed from residential/community activity. However, a small sign will be erected to denote preservation of the site (see below). There will be special provisions accorded cultural and lineal descendants and members of the Waiohuli Homesteaders Association for allowing access to the site for cultural practices. In addition, a provision for access by researchers (no excavation will be conducted unless approved by SHPD and relevant Hawaiian groups) and the general public is offered here. Public access to the sites may be made available by contacting the Waiohuli Homesteaders Association. Parking affording such visits will occur on neighborhood streets. Access will be allowed to the site by descendants, members of the Waiohuli Homesteaders Association, and the lessee for care and upkeep of the site, as needed (Note: Right-of-Entry and Access to this and other sites may need to be stated in the affected lessees' lease). In absence of descendants, the lessee and the Waiohuli Homesteaders Association are responsible for upkeep of the site. In the event that this land parcel is not awarded, the Waiohuli Homesteaders Association, along with DHHL, will be responsible for maintenance and protection of the site.

The following measures will be carried out to provide the maximum preservation and conservation within the context of the proposed development:

- The preservation easement for this site will include a 5 meter (16 feet) buffer zone established from all points along the exterior wall of the shrine (see Figure 1).
- No construction will be allowed to be conducted within the established preservation easement. In the unlikely event that construction activity occurs on the parcel, an interim buffer zone will be demarcated by orange construction fencing. Once construction has been completed, a permanent buffer zone will be established around the site (5 m) and may be demarcated by landscaping and/or boulders placed at the corners of the buffer zone. The 5 m permanent buffer zone shall be kept free of all structures. Only landscaping with native plants may occur within the 5 m permanent buffer zone. However, no landscaping shall be allowed within the Site 2361 enclosure itself.
- Demarcation of the buffer zone at the site will be duly recorded by the client's surveyors and must be reviewed and accepted as appropriate by the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) prior to construction on the parcel.
- No heavy equipment or other construction-related machines or materials will be allowed to be moved or stored in the preservation easement.
- All trees and understory brush may be removed using hand-clearing techniques.
- All existing stones, whether stacked or not, will be left in place.

- Should storm, earthquake, or other natural or cultural damage occur to the site and its environs, and should this necessitate repairs to ensure the safety of descendants wishing to visit the site, the Waiohuli Homesteaders Association will notify the SHPD of the situation and reach an agreement with the SHPD on how to proceed prior to implementing any alterations to the ground surface, site, or vegetation within the preservation easement.
- Modern debris generated by users of the site or that have been blown into the site may be removed by hand from within the preservation easement whenever is deemed necessary by the descendants, the lessee, or by the Waiohuli Homesteaders Association.
- If the Waiohuli Homesteaders Association find that the site has been disturbed in any way, they will immediately notify the SHPD. Repairs or stabilization of the damages cannot proceed until directed to do so by the SHPD.
- One sign will be created by the DHHL. The sign will be recognizable as official County sign to the public. The sign will be affixed outside the preservation area and will include the following text:

Historic Site 2361
Possible Shrine
Waiohuli Ahupua'a, Kula Moku
This area is preserved as part of Hawaiian heritage.
Damage to this Historic Site is punishable under Chapter 6E-11 Hawai'i Revised Statutes.
Please help protect this important historic site.

- This Preservation Plan shall be made part of the binding lease agreement for the lot on which Site 2361 occurs.
- These provisions are made for on-going preservation of the site's location. This portion of the property will be preserved, with preservation provisions being binding on successive owners of the lot.

VERIFICATION

If not currently in place, as is illustrated in Figure 1, buffer zones will be founded around the four aforementioned sites: 1039/2041, 2042, 2043, and 2361. Orange construction fencing will be required around the sites on an interim basis should areas within or nearby the respective lots be developed. For the four sites subject to interim and long-term preservation, verification that orange construction fencing has been set in place around the sites pursuant to this plan must be made to SHPD before construction on the subject lot begins. Verification will take the form of both a telephone and written notification. Verification will be accomplished by Michael Dega, Ph.D. of SCS Archaeology, for the DHHL. A permanent buffer zone will remain around each of these sites irregardless whether development occurs on the respective lots.

Upon final subdivision approval, a list of all Tax Map Key (TMK) designations for all the affected lots will be submitted to SHPD, the Waiohuli Homesteaders Association, and any other interested parties. The list will contain the awarded/unawarded TMK parcel number and the State Site number designation for the archaeological site being preserved.

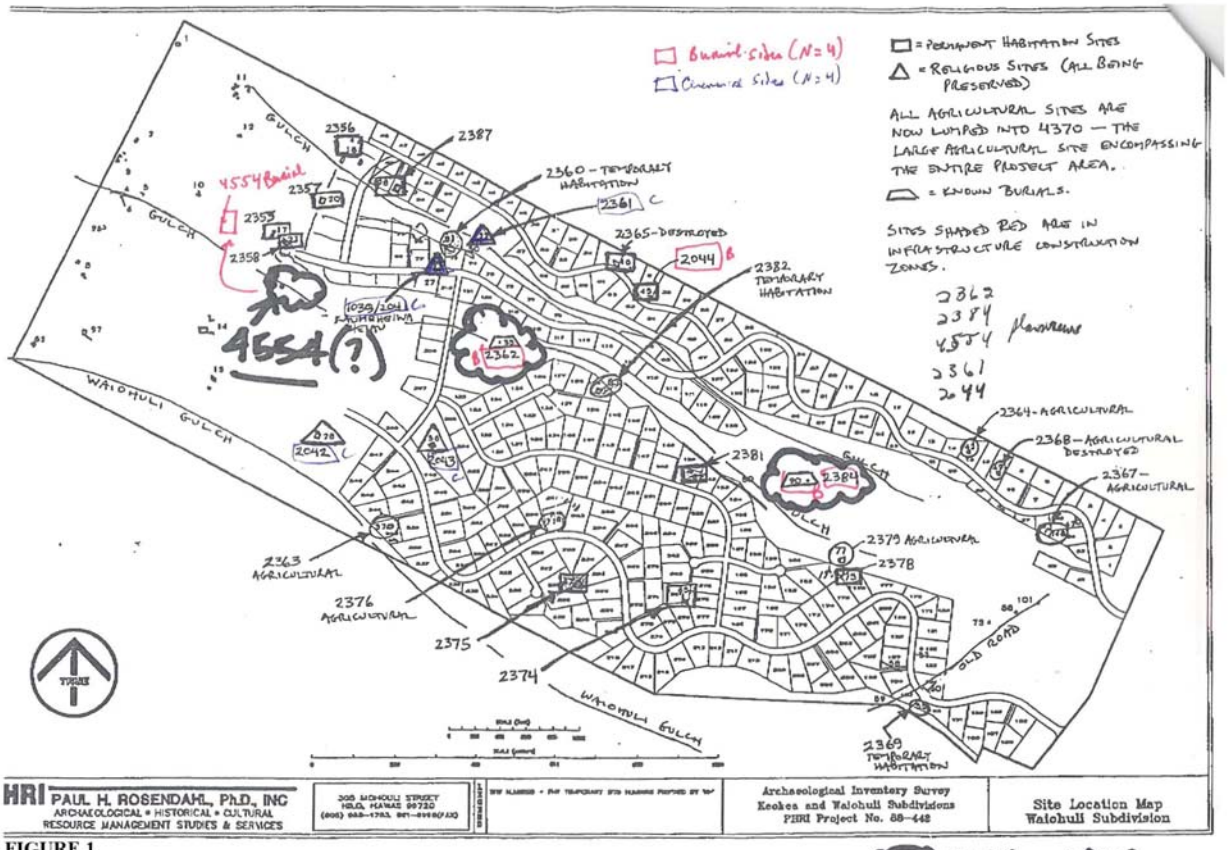
REFERENCES

Brown, R.S., A.E. Haun, and H. Wong-Smith
1989 *Archaeological Inventory Survey, Keokea and Waiohuli Subdivisions, Lands of Keokea and Waiohuli, Makawao District, Island of Maui* (TMK:2-2-02:55,56). Prepared for Department of Hawaiian Home Lands. Paul H. Rosendahl, Ph.D., Inc., Hilo, Hawai`i.

Cordy, R.
1997 *Archaeological Data Recovery DHHL Kula Residential Lots Unit 1 of Waiohuli Subdivisions, Waiohuli, Kula, Maui Island.* Ms. on file SHPD, Kapolei, Hawai`i.

Dunn, A., M.T. Carson, M.F. Dega, and R.L. Spear
1999 *Archaeological Data Recovery of the DHHL Kula Residential Lots, Unit 1 of Waiohuli Subdivision, Waiohuli, Kula, Maui Island, Hawai`i* [TMK:2-2-02:56]. Scientific Consultant Services, Inc., Honolulu.

Kolb, M.J., P.J. Conte, and R. Cordy
1997 *Kula: The Archaeology of Upcountry Maui in Waiohuli and Keokea. An Archaeological and Historical Settlement Survey in the Kingdom of Maui.* On file at State Historic Preservation Division, Department of Land and Natural Resources, Kapolei, Hawai`i.



HRI PAUL H. ROSENDAHL, Ph.D., INC
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(808) 969-1763, 961-0999(FAX)

Archaeological Inventory Survey
Keokea and Waiohuli Subdivisions
PHRI Project No. 88-442

Site Location Map
Waiohuli Subdivision

FIGURE 1

ATA-KM
12/28/01

Appendix E

DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC REVIEW COMMENTS & RESPONSES

DAVID Y. IGE
GOVERNOR

DOUGLAS MURDOCK
Comptroller

AUDREY HIDANO
Deputy Comptroller

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

(P)1236.5

SEP 10 2015

MEMORANDUM

TO: Ms. Niniau Simmons
Department of Hawaiian Home Lands

FROM: James K. Kurata
Public Works Administrator

SUBJECT: Draft Environment Assessment for
Waiohuli Community Center Master Plan
Makawao, Maui, Hawaii
TMK: (2) 2-2-028: por 152

Thank you for the opportunity to comment on the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities and we have no comments to offer at this time as

If you have any questions, your staff may contact Ms. Dora Choy of the Planning Branch at (808) 586-0488.

DC:lnn
c: Mr. Roy Takemoto, Planner, PBR Hawaii & Associates, Inc.
Mr. Wade Shimabukuro, DAGS-MDO

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& ASSOCIATES, INC.

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September 28, 2015

James K. Kurata
Public Works Administrator
State of Hawai'i
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawai'i 96810-0119

Attn: Ms. Dora Choy, Planning Branch

SUBJECT: COMMENT ON DRAFT ENVIRONMENTAL ASSESSMENT FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Kurata,

Thank you for your letter dated September 10, 2015 (Reference number (P)1236.5), regarding the Draft Environmental Assessment (EA) for the Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we acknowledge your confirmation that the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and that you have no comments to offer at this time. Your letter will be included in the Final EA.

We value your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

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

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

Ref. No. P-14889

September 1, 2015

To: Jobie Masagatani, Chair
Department Hawaiian Home Lands

From: Leo R. Asuncion, Acting Director

Attention: Niniau Simmons

Subject: Draft Environmental Assessment for the Waiohuli Community Center Master Plan, Makawao, Maui; Tax Map Key (2) 2-2-028:152

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the Waiohuli Community Center Master Plan, which was transmitted to our office by letter dated August 5, 2015.

It is our understanding that the Master Plan developed for the Waiohuli Community Center proposes the construction a community center, related amenities to sustain the facility, and the needed support infrastructure. Features planned for this community center include a kitchen, common areas, gardens, an athletic field, archeological sites to foster community gathering, cultural education, recreational areas, and economic development.

The Draft EA addresses our comments made in a previous pre-consultation letter dated June 17, 2015 (reference number P-14778). The Draft EA addresses the project's consistency with the Hawaii State Plan objectives and policies listed in Hawaii Revised Statutes (HRS) Chapter 226; the enforceable policies of the Hawaii Coastal Zone Management Act listed in HRS 205A-2; examines coastal erosion and sediment loss issues; considers stormwater runoff impact on surface water resources; and it incorporates the use of Low-Impact Development design features to mitigate the negative effects of stormwater runoff. We have no further comments to offer at this time.

If you have any questions regarding this comment letter, please contact Josh Hekekia of our office at (808) 587-2845.

c: Roy Takemoto, PBR HAWAII & Associates, Inc

PBR HAWAII
& ASSOCIATES, INC.

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September 28, 2015

Leo R. Asuncion
Acting Director
State of Hawai'i, Office of Planning
P.O. Box 2359
Honolulu, HI 96804

Attn: Josh Hekekia

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Asuncion,

Thank you for your letter dated September 1, 2015 (Reference number P-14889), confirming that the EA adequately addresses consistency with the Hawaii State Plan, Coastal Zone Management Act, and stormwater runoff mitigation policies.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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DAVID Y IGE
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MAJOR GENERAL ARTHUR J. LOGAN
DIRECTOR OF EMERGENCY MANAGEMENT

DOUG MAYNE
ADMINISTRATOR OF EMERGENCY MANAGEMENT

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STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF EMERGENCY MANAGEMENT / CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

August 24, 2015

Mr. Roy Takemoto, Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Takemoto:

Waiohuli Community Center Master Plan
Draft Environmental Assessment (DEA)

Thank you for the opportunity to comment on this proposed development.

The proposed multi-use community center site is currently not covered by an existing outdoor warning siren. Therefore, we recommend the installation of one (1) solar powered 121 db siren mounted on a 45 foot H2 rated composition pole. Hawaii Emergency Management Agency (HIEMA) will work with project development as to the location of the siren.

We defer to the appropriate state and federal agencies as to the protection of the cultural, historical, and archeological elements of the property.

If you have any questions please call Havinne Okamura, Hazard Mitigation Planner, at (808)733-4300, extension 556.

Sincerely,

VERN T. MIYAGI
Acting Administrator of Hawaii Emergency Management

PBR HAWAII
& ASSOCIATES, INC.

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September 28, 2015

Vern T. Miyagi
Acting Administrator of Hawai'i Emergency Management
State of Hawai'i, Department of Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96816-4495

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Miyagi,

As the planning consultant for the Department of Hawaiian Home Lands (DHHL), we thank you for your letter dated August 24, 2015, with comments on the Draft Environmental Assessment for the proposed Waiohuli Community Center.

The Final EA will include your recommendation to install one (1) solar powered 121 db siren mounted on a 45 foot H2 rated composition pole. DHHL will contact your agency to coordinate funding, timing, and location.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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DAVID Y. IGE
GOVERNOR OF HAWAII

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DIVISION
2015 AUG 14 PM 2:58

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:
EPO 15-193

August 10, 2015

Mr. Roy Takemoto
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Takemoto:

SUBJECT: Draft Environmental Assessment (DEA) for the Waiohuli Community Center, Makawao, Maui
TMK: (2) 2-2-028:152

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEA to our office via the OEQC link:
http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Maui/2010s/2015-08-08-MA-5B-DEA-Waiohuli-Community-Center-Master-Plan.pdf

EPO strongly recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: http://health.hawaii.gov/epo/home/landuse-planning-review-program/. Projects are required to adhere to all applicable standard comments.

EPO offers the following comments:

1. We suggest you review the requirements for the National Pollutant Discharge Elimination System (NPDES) permit. We recommend contacting the Clean Water Branch at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov after relevant information is reviewed at:
   a. http://health.hawaii.gov/cwb
   b. http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/standard-npdes-permit-conditions
   c. http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms

2. EPO recommends you review the need and/or requirements for a Clean Air Branch permit. The Clean Air Branch can be consulted via e-mail at: Cab.General@doh.hawaii.gov or via phone: (808) 586-4200.

3. If noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor and Radiological Health Branch at (808) 586-4700 and review relevant information online at: http://health.hawaii.gov/irhb/noise

EPO also suggests that the Hazard Evaluation and Emergency Response (HEER) Office's Site Discovery and Response (SDAR) Section be contacted. The SDAR section protects human health and the environment by identifying, investigating, and remediating sites contaminated with hazardous substances (non-emergency site investigations and cleanup). The HEER Office's SDAR Section can be contacted at: (808) 586-4249 and relevant information can be reviewed at: http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/site-assessment-and-cleanup-programs

EPO encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: https://eha-cloud.doh.hawaii.gov

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

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

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

c: Stewart Matsunaga, Dept. of Hawaiian Home Lands
DOH: DHO Maui, CWB, WWB (via email only)

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Hilo, Hawai'i 96720-1553
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printed on recycled paper

September 28, 2015

Laura Leialoha Phillips McIntyre, AICP
Program Manager
Environmental Planning Office
State of Hawai'i
Department of Health
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Ms. McIntyre,

Thank you for your letter dated August 10, 2015, (Reference number EPO 15-193) with comments on the Draft Environmental Assessment for the proposed Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we respond to your comments as follows:

1. The Final EA will discuss applicable standard comments and available strategies to support sustainable and healthy design, as provided on the Department of Health's Land Use Planning Review website.

2. The Final EA will include the National Pollutant Discharge Elimination System (NPDES) permit on the list of approvals applicable to this project.

3. The Final EA will discuss the applicability of a Clean Air Branch permit to this project. A permit will be obtained if necessary. Regarding air pollution during the construction phase of the project, mitigation measures will be taken, as indicated in Section 4.5 ("Air Quality") of the Final EA.

4. Regarding noise created during the construction phase of the project, mitigation measures will be taken, as indicated in Section 4.4 ("Noise") of the Final EA. If noise levels from the construction activities are expected to exceed the allowable levels of the rules, the contractor will obtain a noise permit.

5. The Final EA will report whether the Site is included on lists maintained by the Hazard Evaluation and Emergency Response (HEER) Office's Site Discovery and Response (SDAR) Section for contamination with hazardous substances.

6. The Final EA will report whether any of the various resources available via the Hawai'i Environmental Health Portal website are applicable to the project.

7. The Final EA will report the applicability of the Water Quality Standards Maps to the project.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

O:\Job31\3150.03 Waiohuli Community Ctr. (Maui)\343 EA\Comments & Responses\Comment Response DOH.docx

DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

DEPT. OF HAWAIIAN HOME LANDS
2015 AUG 28 PM 3: 29

August 26, 2015

Mr. Roy Takemoto
Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Niniau Simmons
Department of Hawaiian Home Lands
State of Hawaii
91-5420 Kapolei Parkway
Kapolei, HI 96707

Dear Mr. Takemoto and Niniau Simmons:

Subject: Draft Environmental Assessment for Waiohuli Community Center Master Plan
TMK: (2) 2-2-028:152

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 project must comply with all the requirements of Hawaii Administrative Rules, Chapter 11-62, Wastewater Systems. If you have any questions, please call Roland Tejano, Environmental Engineer, at 808 984-8232.

3. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch 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 contact me at 808 984-8230.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c EPO

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& ASSOCIATES, INC.

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September 28, 2015

Patti Kitkowski
District Environmental Health Program Chief
Maui District Health Office
State of Hawai'i Department of Health
54 High Street
Wailuku, Hawaii 96793-3378

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Ms. Kitkowski,

Thank you for your letter dated August 26, 2015, with comments on the Draft Environmental Assessment for the proposed Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we respond as follows:

1. The Final EA will include the National Pollutant Discharge Elimination System (NPDES) permit on the list of approvals applicable to this project.

2. The project will adhere to the requirements of Hawaii Administrative Rules, Chapter 11-62, regarding wastewater systems. As mentioned in Section 4.7.2 ("Wastewater System") of the Final EA, the Department of Health will review and approve the septic system design to ensure that the system will not cause public health or environmental impacts.

3. Measures will be taken to mitigate noise impacts during the construction phase of the project, as indicated in Section 4.4 ("Noise") of the Final EA. If noise levels from the construction activities are expected to exceed the allowable levels of the rules, the contractor will obtain a noise permit before the commencement of work.

4. The Final EA will discuss applicable standard comments and available strategies to support sustainable and healthy design, as provided on the Department of Health's Land Use Planning Review website,

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

O:\Job31\3150.03 Waiohuli Community Ctr. (Maui)\343 EA\Comments & Responses\Comment Response DOH Maui County.docx

David Y. IGE
GOVERNOR

RACHAEL WONG, DrPH
DIRECTOR

PANKAJ BHANOT
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment & Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

August 17, 2015

Re: 15-0476

PBR Hawaii & Associates, Inc.
Attn: Roy Takemoto, Planner
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Takemoto:

Subject: Waiohuli Community Center Master Plan, Makawao Maui

This is in response to your letter dated August 5, 2015 requesting the Department of Human Services' (DHS) input on the Draft Environmental Assessment (EA) on the Waiohuli Community Center located in Makawao, Maui.

The DHS has reviewed the attached CD and has no comment at this time.

If you have any questions or need further information, please contact Ms. Jill Arizumi, Child Care Program Specialist, at (808) 586-5240.

Sincerely,

Scott Nakasone
Assistant Division Administrator

c: Rachael Wong, DrPH, Director

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Hilo, Hawai'i 96720-1553
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September 28, 2015

Scott Nakasone
Assistant Division Administrator
State of Hawai'i
Department of Human Services
Benefit, Employment & Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawai'i 96813

SUBJECT: COMMENT ON DRAFT ENVIRONMENTAL ASSESSMENT FOR THE WAIOHULI COMMUNITY CENTER MASTER PLAN LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Nakasone,

Thank you for your letter dated August 17, 2015 (Reference number 15-0476), with comments on the Draft Environmental Assessment (EA) for the Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we acknowledge that you have no comments to offer at this time. Your letter will be included in the Final EA.

We value your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

September 4, 2015

Department of Hawaiian Home Lands
Attention: Niniau Simmons
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707
via email: niniau.simmons@hawaii.gov

PBR Hawaii & Associates, Inc.
Attention: Roy Takemoto
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
via email: rtakemoto@pbrhawaii.com

Dear Ms. Simmons and Mr. Takemoto:

SUBJECT: Waiohuli Community Center Master Plan

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, enclosed are comments from the (a) Engineering Divison and (b) State Historic Preservation Division 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(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

'15 AUG 11 PM 3 57 ENGINEERING

SUZANNE D. CASE
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

August 11, 2015

MEMORANDUM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X 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

RECEIVED LAND DIVISION 2015 SEP -1 AM 10:57 DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Waiohuli Community Center Master Plan
LOCATION: Waiohuli, Makawao, Island of Maui; TMK: (2) 2-2-028:152
APPLICANT: Department of Hawaiian Home Lands

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by **September 3, 2015**.

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on the Current Environmental Notice under Quick Links on the right.)

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.
( ) We have no comments.
(✓) Comments are attached.

Signed:
Print Name: Carty S. Chang, Chief Engineer
Date: 8/28/15

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/ Russell Y. Tsuji
Ref.: Waiohuli Community Center Master Plan, Waiohuli, Makawao
Maui.023

COMMENTS

( ) We confirm that part of the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.

( ) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is also located in Zone ____.

(X) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is Flood Zone X.

( ) Please note that the project site must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

( ) Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
( ) Mr. Carter Romero (Acting) at (808) 961-8943 of the County of Hawaii, Department of Public Works.
( ) Ms. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
( ) Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: _____

( ) Other: _____

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 9/1/15

State of Hawaii
FLOOD HAZARD ASSESSMENT REPORT

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

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

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

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

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

OTHER FLOOD AREAS

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

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 2-2-028-152
PARCEL ADDRESS:	LAUIE DR KULA, HI 96790
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030595E
PANEL EFFECTIVE DATE:	SEPTEMBER 25, 2009

PARCEL DATA FROM:	JULY 2013
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

County NFIP Coordinator	
County of Maui	
Carolyn Cortez	(808) 270-7253
State NFIP Coordinator	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and shall not be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

W. ROY HARDY
ACTING 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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

RECEIVED
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2015 SEP -3 AM 1:23
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NATURAL RESOURCES
STATE OF HAWAII

June 17, 2015

Roy Takemoto, Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
rtakemoto@pbrhawaii.com

Log No: 2015.02016
Doc No: 1506MD26
Archaeology

Aloha Mr. Takemoto:

SUBJECT: Chapter 6E-8 Historic Preservation Review – Maui County
Early Consultation for a Supplemental EA for DHHL
Waiohuli Ahupua'a, Makawao District, Island of Maui
TMK (2) 2-2-028:152 (por.)

Thank you for the opportunity to comment on the subject project, which we received on May 27, 2015. The Department of Hawaiian Home Lands is conducting an environmental assessment for the proposed Waiohuli Community Center Master Plan. Depending on funding sources, this may also be a federal undertaking as defined by 36 CFR 800.16(y), which would require historic preservation review under Section 106 of the National Historic Preservation Act (NHPA) and compliance with the National Environmental Policy Act (NEPA).

Your firm has requested comments from the State Historic Preservation Division in support for an upcoming environmental assessment. Although this project has already undergone the Chapter 343 process in 1996, an additional supplemental assessment is now required due to a change in project scope.

The proposed community center, to be located in what was previously identified as the Kula Residential Lots, Unit 1 was previously identified as a park. The new community center has prepared a master plan that includes a kitchen house; hale; community center; gardens; athletic field; and archaeological site to foster community gathering, cultural education, recreation, and economic capacity building.

These DHHL lands have been subject to archaeological surveys as well as associated mitigation including archaeological data recovery, and preservation plans (both archaeological and burial)(*Log 15139, Doc 9507RC40; Log 2004.0628, Doc 0403CD03*). Habitation, agricultural sites, and Kaumeheiwa Heiau (State Inventory of Historic Places site number 1039) are located on the subject parcel. Many of the previously-documented features are designated for permanent preservation and should be mapped, including their SIHP numbers and approved buffer zones, on any plan maps associated with this project.

An archaeological monitoring plan was reviewed and approved for this project in 2013 (Chaffee and Dega; *Log No. 2013.1660, Doc No. 1303JP12*). This is to include a field survey of the proposed community center footprint prior to initiating construction in order to determine the presence/absence of any additional surface features.

Please contact me at (808) 243-4641 or Morgan.E.Davis@hawaii.gov if you have any questions or concerns regarding this letter.

Mahalo,

Morgan E. Davis
Lead Archaeologist, Maui Section

cc: County of Maui
Department of Planning
(Planning@co.maui.hi.us)

County of Maui
Department of Public Works – DSA
(Renee.Segundo@co.maui.hi.us)

County of Maui
Cultural Resources Commission
(Annalise.Kehler@co.maui.hi.us)

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& ASSOCIATES, INC.

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printed on recycled paper

September 28, 2015

Russell Y. Tsuji, Land Administrator
State of Hawai'i
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Attn: Lydia Morikawa

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Tsuji,

Thank you for your letter dated September 4, 2015, with comments on the Draft Environmental Assessment (EA) for the proposed Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we respond as follows to the comments from the various divisions:

1. **Flood Zones (Engineering Division).** The Final EA will correct the Flood Insurance Rate Map (FIRM) designation to Flood Zone X.

2. **Archaeological Resources (State Historic Preservation Division)**. The Final EA will acknowledge your comment that, depending on funding sources, this project may also be a federal undertaking as defined by 36 CFR 800.16(y), which would require historic preservation review under Section 106 of the National Historic Preservation Act (NHPA) and compliance with the National Environmental Policy Act (NEPA). However, current funding plans involve only State funds.

   We also acknowledge that habitation, agricultural sites, and Kaumeheiwa Heiau (State Inventory of Historic Places site number 1039) are located on the subject parcel. As noted in the EA, many of the previously-documented features are designated for permanent preservation and will be mapped, including their SIHP numbers and approved buffer zones, on any plan maps associated with this project.

   We acknowledge your comment that an archaeological monitoring plan was reviewed and approved for this project in 2013 (Chaffee and Dega; *Log No. 2013.1660, Doc No. 1303JP12*). As noted in the EA, this is to include a field survey of the proposed community center footprint prior to initiating construction in order to determine the presence/absence of any additional surface features.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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DAVID Y. IGE
GOVERNOR OF HAWAII

JESSICA E. WOOLEY
DIRECTOR

STATE OF HAWAI'I
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Email. oeqchawaii@doh.hawaii.gov

September 8, 2015

Mr. Jobie Masagatani, Chairperson
Department of Hawaiian Home Lands
State of Hawai`i
P.O. Box 1879
Honolulu, HI 96805

Attn: Stewart Matsunaga, Project Manager

Dear Mr. Masagatani,

SUBJECT: Draft Environmental Assessment (EA) for Waiohuli Community Center Master Plan, Makawao, Maui, Hawai`i

The Office of Environmental Quality Control reviewed the Draft EA prepared for the subject project, and offers the following comments for your consideration.

On page 1, the Draft EA refers to Subchapter 10 of the Hawai`i Administrative Rules, Chapter 11-200, "Supplemental Statements," to rationalize the need to prepare the document. Supplemental Statements, in this context, only applies to Environmental Impact Statements, rather than Environmental Assessments such as the present document. Elsewhere, the Draft EA correctly notes the preparation of the document was triggered by the proposed use of State lands, and that the previous EA for the Kula Lots project did not address the scope and intensity of the presently proposed Community Center.

The Alternatives section introduces the fact that alternative designs were developed during planning charrettes and stakeholder meetings, yet no detail was provided. This section of the EA should be enhanced by including a discussion of such designs.

Should you have any questions, please contact Tom Eisen of our office at (808) 586-4185.

Sincerely,

Jessica Wooley
Director

cc: Roy Takemoto (Consultant)

PBR HAWAII
& ASSOCIATES, INC.

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September 28, 2015

Jessica Wooley, Director
Office of Environmental Quality Control
Department of Health
235 South Beretania Street, Suite 702
Honolulu. Hawai'i 96813

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Director Wooley,

Thank you for your letter dated September 8, 2015, with comments on the Draft Environmental Assessment (EA) for the proposed Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we respond to your comments as follows:

- The Final EA will omit citation to the EIS Rules relating to "Supplemental Statements" since this section applies only to Environmental Impact Statements.
- The Final EA will expand discussion of alternative designs.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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DISABILITY AND COMMUNICATION ACCESS BOARD

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

September 3, 2015

Mr. Stewart Matsunaga
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Regarding: Waiohuli Community Center Master Plan

Dear Mr. Matsunaga,

The Disability and Communication Access Board (DCAB) would like to thank you for the opportunity to review the Waiohuli Community Center Master Plan. The purpose of this review is to ensure that this project will take into account accessibility design requirements for persons with disabilities.

While DCAB is not an approval agency, we recommend the Plan include the general statement below with regards to construction projects that may be developed for the Waiohuli Community Center.

> *"All buildings, facilities, and sites shall conform to applicable federal, state, and county accessibility guidelines and standards. Hawaii Revised Statutes §103-50 requires all State of Hawaii or County government buildings, facilities, and sites to be designed and constructed to conform to the Americans with Disabilities Act Accessibility Guidelines, the Federal Fair Housing Amendments Act, and other applicable design standards as adopted and amended by the Disability and Communication Access Board. The law further requires all plans and specifications prepared for the construction of State of Hawaii or County government buildings, facilities, and sites to be reviewed by the Disability and Communication Access Board for conformance to those guidelines and standards."*

New construction and alterations of buildings and facilities (community center, restrooms, meeting place, parking, recreation fields, etc.) are required to comply with the Department of Justice's (DOJ) 2010 ADA Standards for Accessible Design (2010 Standards). The standards can be viewed at http://www.ada.gov/2010ADAstandards_index.htm.

To be consistent with the DOJ's standard, DCAB adopted the 2004 Americans with Disabilities Act Accessibility Guidelines (ADAAG) as of January 1, 2011 and passed interpretive opinions consistent with the 2010 ADA Standards. All of DCAB's Interpretive Opinions can be viewed or downloaded at http://www.health/hawaii.gov/dcab/facility-access/interpretive-opinions.

In reviewing the Waiohuli Community Center Master Plan there is a reference that appears to conflict with the 2010 Standards:

- "Shared Parking": It is required that accessible parking be provided in each designated parking area per the ADAAG 2010 Standards.

The Plan describes proposed improvements to provide passive open areas for walking, new beach public right-of-way, and a new playfield. DCAB strongly encourages the use of the following accessibility guideline related to outdoor developed areas when newly built or altered as best practice:

- Final Guidelines, Architectural Barriers Act Accessibility Guidelines (ABAAG); Outdoor Developed Areas; published September 26, 2013. These guidelines became effective for federal agencies on November 25, 2013 and provide scoping and technical provisions for accessible trails, picnic and camping areas, viewing areas, beach access routes and other components of outdoor developed areas.

Improvements to existing roadways, access roads, intersections and other areas of the public right-of-way are covered by Hawaii Revised Statutes (HRS) §103-50.

The above comments reflect DCAB's advice and recommendations for the Department of Hawaiian Home Lands. Please note that the Waiohuli Community Center project must still be submitted to DCAB for review per HRS §103-50.

Thank you again for allowing DCAB the opportunity to provide these comments. Should you have any further questions, feel free to contact Mona Higa, Facility Access Coordinator at 586-8121 or via email at mona.higa@doh.hawaii.gov.

Sincerely,

FRANCINE WAI
Executive Director

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& ASSOCIATES, INC.

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September 28, 2015

Francine Wai, Executive Director
State of Hawaii, Department of Health
Disability and Communication Access Board
919 Ala Moana Boulevard, Room 101
Honolulu, Hawaii 96814

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Ms. Wai,

On behalf of the Department of Hawaiian Home Lands, thank you for your letter dated September 3, 2015, commenting on the Draft Environmental Assessment (EA) for the proposed Waiohuli Community Center. As the planning consultant for the subject project, we will address your comments in the Final EA as follows:

1. *DCAB Review.* The Final EA will include a mitigation measure using your proposed language requiring DCAB review of all construction plans.

2. *Applicable Standards.* The Final EA will cite the Department of Justice's (DOJ) 2010 ADA Standards for Accessible Design (2010 Standards), as well as the 2004 Americans with Disabilities Act Accessibilities Guidelines (ADAAG) passed by DCAB as design standards applicable to new construction and alterations of buildings and facilities.

3. *Parking.* The Final EA will clarify that accessible parking will be required in each designated area per the ADAAG 2010 Standards.

4. *Outdoor Developed Areas.* In designing the outdoor areas such as trails, gardens, picnic areas, and parks, the Final EA will encourage following the Final Guidelines, Architectural Barriers Act Accessibility Guidelines (ABAAG) for Outdoor Developed Areas (2013).

5. *Right-of-Way Improvements.* The Final EA will cite the applicability of Hawai'i Revised Statutes (HRS) §103-50 in the design of access roads, intersections, and other areas of the public rights-of-way.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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ALAN M. ARAKAWA
Mayor

KYLE K. GINOZA, P.E.
Director

MICHAEL M. MIYAMOTO
Deputy Director

MICHAEL RATTE
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2050 MAIN STREET, SUITE 1C
WAILUKU, MAUI, HAWAII 96793

August 27, 2015

Department of Hawaiian Home Lands
Attn: Niniau Simmons
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

SUBJECT: WAIOHULI COMMUNITY CENTER MASTER PLAN DRAFT ENVIRONMENTAL ASSESSMENT TMK (2) 2-2-028:152, WAIOHULI, MAKAWAO, MAUI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. Estimate quantities of construction waste to be disposed of or recycled.

2. Wastewater Reclamation Division (WWRD) comments:

   a. There is no County wastewater system in the area of the subject project.

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: √PBR HAWAII & Associates, Inc.
ATTN: Roy Takemoto, Planner
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

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September 28, 2015

Kyle K. Ginoza, P.E.
Director of Environmental Management
County of Maui
Department of Environmental Management
2050 Main Street, Suite 1C
Wailuku, Maui, Hawai'i 96793

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Ginoza,

Thank you for your letter dated August 27, 2015, with comments on the Draft Environmental Assessment (EA) for the proposed Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we respond to your comments as follows:

1. *Construction Waste*. Since the quantities of construction waste to be disposed of or recycled will be dependent on the scope of the contracted work based on available funding and the construction methods of the selected contractor, the Final EA will include a mitigation measure for the construction documents to require the contractor to provide an estimate of construction waste to the Department of Environmental Management prior to commencing construction.

2. *Wastewater Disposal*. Recognizing that there is no County wastewater system in the area of the subject project, the wastewater plans for the site include an on-site septic system and leach field to treat and dispose of wastewater from the project. The Department of Health will review and approve the septic system design to ensure that the system has adequate capacity and will not cause public health or environmental impacts.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto, Planner

Cc: Department of Hawaiian Home Lands
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ALAN M. ARAKAWA
Mayor

KA'ALA BUENCONSEJO
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

August 19, 2015

PBR Hawaii & Associates, Inc.
Atten: Roy Takemoto, Planner
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Mr. Takemoto:

SUBJECT: Draft Environmental Assessment for the Waiohuli Community Center Master Plan, located in the Ahupua'a of Waiohuli, Makawao District, Island and County of Maui, TMK: (2) 2-2-028:152

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Waiohuli Community Center Master Plan. Our Department supports this effort and looks forward to its development.

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,

KA'ALA BUENCONSEJO
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

KB:RH:do

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& ASSOCIATES, INC.

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September 28, 2015

Ka'ala Buenconsejo, Director
Department of Parks & Recreation
County of Maui
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Buenconsejo,

Thank you for your letter dated August 19, 2015, in support of the proposed Waiohuli Community Center. Your letter will be included in the Final EA.

We value your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
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CAROL K. REIMANN
Director
JAN SHISHIDO
Deputy Director

2200 MAIN STREET • SUITE 546 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165
MAILING ADDRESS: 200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • EMAIL: director.hhc@mauicounty.gov

DEPT. OF HAWAIIAN HOME LANDS
2015 AUG 28 PM 3: 30

August 12, 2015

Mr. Roy Takemoto, Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Takemoto:

Subject: Draft Environmental Assessment (EA) for Waiohuli Community Center Master Plan, Makawao, Maui, Hawaii. TMK (2) 2-2-028:152

The Department has reviewed the Draft Environmental Assessment (EA) 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,

for WAYDE T. OSHIRO
Housing Administrator

cc: Director of Housing and Human Concerns
Department of Hawaiian Home Lands ✓

PBR HAWAII
& ASSOCIATES, INC.

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August 5, 2015

Dear Participant:

A Draft Environmental Assessment (EA) for Waiohuli Community Center Master Plan has been prepared pursuant to the State of Hawai'i EIS law (Hawai'i Revised Statutes, Chapter 343) and the State of Hawai'i EIS rules (Hawai'i Administrative Rules, Title 11, Chapter 200).

A digital copy of the Draft EA is enclosed with this letter. The Draft EA is also available for your review at the Office of Environmental Quality Control's website: http://oeqc.doh.hawaii.gov/.

Your comments must be received or postmarked by September 8, 2015, and must be accompanied with a full name and mailing address.

Name of Project: Waiohuli Community Center Master Plan

Location: Waiohuli **Island:** Maui **District:** Makawao

Tax Map Key: (2) 2-2-028:152

Agency Action: X **Applicant Action:** _____

Applicant: Department of Hawaiian Home Lands
Attn: Niniau Simmons
91-5420 Kapolei Parkway
Kapolei, HI 96707
Phone: (808) 620-9513
Fax: (808) 620-9529

Consultant: PBR HAWAII & Associates, Inc.
ATTN: Roy Takemoto, Planner
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

Please send comments to the Consultant and the Applicant.

Thank you for participating in the environmental review process.

PBR HAWAII
& ASSOCIATES, INC.

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September 28, 2015

Wayde T. Oshiro
Housing Administrator
Department of Housing and Human Concerns
County of Maui
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Oshiro,

As the planning consultant for the Department of Hawaiian Home Lands, we thank you for your letter dated August 12, 2015, with comments on the Draft Environmental Assessment for the proposed Waiohuli Community Center.

The Final EA will acknowledge your confirmation that the subject project is not subject to Chapter 2.96, Maui County Code (Residential Workforce Housing Policy).

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 17, 2015

Mr. Roy Takemoto
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Takemoto:

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE WAIOHULI AHAPUA'A, KULA, MAUI, HAWAII; TMK: (2) 2-2-028:152 (EAC 2015/0010)

The Department of Planning (Department) is in receipt of the above referenced request for comments on the proposed Waiohuli Community Center Master Plan. The Department is in support of this project and has no further comments at this time.

Thank you for the opportunity to review and comment on this project. Should you require further clarification, please contact Staff Planner Danny Dias at danny.dias@mauicounty.gov or at (808) 270-7557.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

xc: Danny A. Dias, Staff Planner (PDF)
EAC Project File
General File
WRS:CIY:DAD:nt
K:\WP_DOCS\PLANNING\EAC\2015\0010_WaiohuliCommunity\Comment_Letter.doc

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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

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September 28, 2015

William Spence, Director
Department of Planning
County of Maui
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Spence,

Thank you for your letter dated August 17, 2015 (Reference number EAC 2015/0010), in support of the Draft Environmental Assessment (EA) for the Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we acknowledge that you have no further comments at this time. Your letter will be included in the Final EA.

We value your participation in the environmental review process. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

August 19, 2015

Mr. Roy Takemoto, Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Takemoto:

SUBJECT: WAIOHULI COMMUNITY CENTER MASTER PLAN
TMK: (2) 2-2-028:152

This is in response to your letter dated August 5, 2015, requesting comments on the above subject.

Please refer to the enclosed copy of the to/from submitted by Officer Jan Pontanilla of our Community Policing office.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

Assistant Chief Victor K. Ramos
for: TIVOLI S. FAAUMU
Chief of Police

cc: Department of Hawaiian Home Lands

TO : **TIVOLI S. FAAUMU, CHIEF OF POLICE, COUNTY OF MAUI**

VIA : **CHANNELS**

FROM : **JAN PONTANILLA, POIII, COMMUNITY POLICE OFFICER** 8/18/15

SUBJECT : **DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR WAIOHULI COMMUNITY CENTER MASTER PLAN AT TMK (2) 2-2-028:152, WAIOHULI AHUPUA'A, MAKAWAO, ISLAND OF MAUI, MAKAWAO, HAWAII**

This communication is being submitted as a response to a Draft Environmental Assessment request for The Waiohuli Community Center Master Plan. The project is located in the Waiohuli ahupua'a, Makawao area on the Island of Maui. The request is being made by Niniau SIMMONS, Department of Hawaiian Home Lands, at 91-5420 Kapolei Parkway, Kapolei, HI 96707.

PROJECT	:	WAIOHULI COMMUNITY CENTER MASTER PLAN
TMK	:	(2) 2-2-028:152
APPLICANT	:	Department of Hawaiian Home Lands Attn: Niniau Simmons 91-5420 Kapolei Parkway Kapolei, HI 96707

The State Department of Hawaiian Home Lands prepared an Environmental Assessment for the Kula Residential lots, Unit 1, in April 1996. The Kula Lots Environmental Assessment identified a site for a future park. Subsequently, the Waiohuli Hawaiian Homesteaders Association, Inc. developed a master plan for a community center and park for this site. The Department of Hawaiian Home Lands owns 6,112 acres within the Waiohuli-Keokea area. The site for the Waiohuli Community Center is located in the Kula Residential Lots Subdivision, a 17-acre lot identified as TMK (2) 2-2-028:152, address of 881 Lauie Drive, Lot 273. The initial phases of the project have been constructed. Currently there is a gravel parking area, kitchen house, and gardens. Construction fencing surrounds the archeological site buffer for protection. The remainder of the site is vacant land. The construction is anticipated to begin December 2015.

The Department of Hawaiian Home Land is the fee simple landowner and has licensed the site to Waiohuli Hawaiian Homesteaders Association, a non-profit corporation. The license authorizes Waiohuli Hawaiian Homesteaders Association to maintain the archeological feature on the site, and establish, maintain and operate a recreational park and community center. The license term is 50 years effective from the 2007 date of the original agreement. The community center is intended to be utilized as a gathering place for the community for functions and cultural uses, services for senior activities, a multi-purpose playfield for children, provide a meeting place and office space and serve as an emergency shelter.

COMMENTS:

In review of the submitted documents, concerns from the Police perspective are upon the safety of pedestrian and vehicular movement. Currently the traffic flow in the area of the project are minimal as it is not fully developed however, when fully developed as planned the total of approximately 800 lots will increase the amount of vehicles, pedestrian traffic as well as an increase in the calls for service in this area.

RECOMMENDATIONS:

Recommendations from a police standpoint would be to increase lighting in this area for motorists and pedestrians. There are no other concerns for the proposed project.

Respectfully Submitted,

Officer J. PONTANILLA E15061
Community Oriented Police
08/18/15 @ 0800 hours

8/18/15

Concur w/ Ofc Pontanilla's assessment. This project will affect emergency services w/ an increase of homes.

Sgt [illegible] 10562
8-18-15 @ 0900 hrs

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& ASSOCIATES, INC.

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September 28, 2015

Tivoli S. Faaumu
Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, Hawai'i 96793

Attn: Victor K. Ramos, Assistant Chief

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Chief Faaumu,

Thank you for your letter dated August 19, 2015, with comments on the Draft Environmental Assessment (EA) for the proposed Waiohuli Community Center. As the planning consultant for the Department of Hawaiian Home Lands, we will include in the Final EA a mitigation measure for the design team to consider the safety of pedestrian and vehicular movements and the need for increased lighting within the project and on roads and pathways connecting to the site.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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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

DEPT. OF HAWAIIAN HOME LANDS
2015 AUG 28 PM 3: 30

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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

August 24, 2015

PBR HAWAII & ASSOCIATES, INC.
ATTN: Roy Takemoto, Planner
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Takemoto:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT FOR WAIOHULI COMMUNITY CENTER MASTER PLAN; TMK: (2) 2-2-028:152

We reviewed the subject application and have the following comments:

Comments from the Development Services Administration, Engineering Section:

1. The applicant shall be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code and rules and regulations.

2. As applicable, construction plans shall be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standard Details for Public Works Construction, 1984, as amended.

3. As applicable, worksite traffic-control plans/devices shall conform to "Manual on Uniform Traffic Control Devices for Streets and Highways", 2003.

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
Niniau Simmons, Department of Hawaiian Home Lands
S:\DSA\Engr\CZM\Draft Comments\22028152_waiohuli_community_cntr_dea.wpd

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September 28, 2015

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

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Mr. Goode,

Thank you for your letter dated August 24, 2015, with comments on the Draft Environmental Assessment for the proposed Waiohuli Community Center. The Final EA will include a mitigation measure to submit applicable driveway, road, and infrastructure plans to your department for review and approval to ensure conformance with the various codes, rules, regulations, specifications, and standard details administered by your department.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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Director of Council Services
David M. Raatz, Jr., Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

September 3, 2015

PBR HAWAII & ASSOCIATES, Inc.
ATTN: Roy Takemoto, Planner
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Dear Mr. Takemoto:

SUBJECT: WAIOHULI COMMUNITY CENTER MASTER PLAN; WAIOHULI, MAUI, TMK: (2) 2-2-028:152

I strongly believe the Waiohuli Community Center will greatly benefit my community and am writing to express my full support.

When fully developed as planned, the Waiohuli Community Center is intended to serve approximately 800 lots. The center will be a gathering place for performances; provide community services such as day care and senior activities; provide a place for small and large functions such as luau, parties, and weddings; provide an active multi-purpose playfield for keiki; provide a passive open area for gardens, walking, and cultural uses; reinforce the buildings to serve as emergency shelter; provide office and meeting space for nonprofits; and steward the archaeological resource.

If you have any questions, please feel free to contact me at (808) 270-7939. Thank you for your time and consideration.

Aloha,

Gladys C. Baisa

GLADYS C. BAISA
Councilmember

GCB:amm

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& ASSOCIATES, INC.

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September 28, 2015

Gladys C. Baisa
Councilmember
County Council
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

SUBJECT: COMMENT ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIOHULI COMMUNITY CENTER MASTER PLAN, LOCATED IN THE AHUPUA'A OF WAIOHULI, MAKAWAO DISTRICT, ISLAND AND COUNTY OF MAUI, TMK: (2) 2-2-028:152

Dear Councilmember Baisa,

On behalf of the Department of Hawaiian Home Lands, thank you for your letter dated September 3, 2015, expressing your full support for the proposed Waiohuli Community Center.

We value your participation in the environmental review process. Your letter will be included in the Final EA. If you have any questions or require more information, please do not hesitate to contact me at 521-5631 or rtakemoto@pbrhawaii.com.

Sincerely,

PBR HAWAII

Roy Takemoto

Roy Takemoto
Planner

Cc: Department of Hawaiian Home Lands

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