



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor

STEPHANIE AVEIRO
Director

HENRY OLIVA
Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

RECEIVED

(808) 243-7805

February 24, 1997

'97 FEB 26 AM 11:48

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Central Pacific Plaza, Suite 400
Honolulu, HI 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Mr. Gill:

Re: Final Environmental Assessment/Negative Declaration
(Applicant: Hale Mahaolu, Inc.)-- Proposed 5-unit addition to
the Home Pumehana Elderly Housing Project, TMK 5-3-02: 168,
Kaunakakai, Island of Molokai (Approving Agency: Department
of Housing and Human Concerns, County of Maui)

In accordance with Act 241, SLH 1992, the Department of Housing and
Human Concerns, County of Maui, has completed the formal 30-day public
review of the draft environmental assessment for the above project. Written
responses to public and agency comments were prepared and are incorporated
in the Final Environmental Assessment.

Based on this assessment, the agency has determined that the proposed
action will not have a significant environmental effect and hereby files this
Negative Declaration.

Enclosed herewith are the original and four (4) copies of the Final
Environmental Assessment and a completed OEQC form for publication in
the OEQC Bulletin.

Should you have any questions, please contact Mr. Mark Percell,
Deputy Director, or Mr. John Min, Planning Consultant with the firm of
Chris Hart & Partners (ph. 242-1955).

Very truly yours,

Stephanie Aveiro
Director

encl.

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

Printed on recycled paper



22

1997-03-08 - MO - FEA - Home Pumehana

MAR 8 1997

FILE COPY

Elderly Housing Project
**HRS CHAPTER 343
FINAL ENVIRONMENTAL
ASSESSMENT**

**Proposed 5-unit Addition to the
Home Pumehana Elderly Housing Project
Kaunakakai, Molokai, Hawaii
TMK 5-3-02: 168**



Prepared for:

Hale Mahaolu, a non-profit corporation
200 Hina Avenue
Kahului, HI 96732
Phone: 877-6242
Contact: Mr. Roy Katsuda, Executive Director

Prepared By:

Chris Hart & Partners; Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793-1706
Phone: (808) 242-1955 Fax: (808) 242-1956
Contact: Mr. John E. Min, Planner

FEBRUARY 1997

**HRS CHAPTER 343
FINAL ENVIRONMENTAL
ASSESSMENT**

**Proposed 5-unit Addition to the
Home Pumehana Elderly Housing Project
Kaunakakai, Molokai, Hawaii
TMK 5-3-02: 168**



Prepared for:

Hale Mahaolu, a non-profit corporation
200 Hina Avenue
Kahului, HI 96732
Phone: 877-6242
Contact: Mr. Roy Katsuda, Executive Director

Prepared By:

Chris Hart & Partners; Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793-1706
Phone: (808) 242-1955 Fax: (808) 242-1956
Contact: Mr. John E. Min, Planner

FEBRUARY 1997

TABLE OF CONTENTS

I.	Project Overview	1
II.	Consulted Agencies.....	3
III.	Description of the Site.....	3
IV.	Description of the Proposed Action.....	6
V.	Relationship of the Proposed Action to Objectives and Policies of the General Plan, Molokai Community Plan and Other Applicable Land Use Regulations.....	7
	A. Maui County General Plan.....	7
	B. Molokai Community Plan (Ordinance No. 1357/1984).....	7
	C. Zoning and Other Applicable Regulations.....	8
VI.	Identification and Summary of Major Impacts.....	8
	A. Short Term.....	8
	B. Long Term.....	9
VII.	Relationship of Proposed Action to the Special Management Area Objectives, Policies and Guidelines, Pursuant to HRS Chapter 205A and Subchapter 2, Special Management Area Rules and Regulations, Molokai Planning Commission.....	13
	A. Special Management Area Objectives and Policies.....	13
	B. Special Management Area Guidelines.....	21
VIII.	Significance Criteria	21
IX.	Conclusions.....	22
X.	References.....	23

EXHIBITS

- Project Plans
- Site Photographs
- List of Property Owners and Lessees Within 500 Feet of the Project Site and Tax Map Keys
- Agency Documents
- Written Responses to Public Comments During the 30-Day Draft E.A. Review Period

FINAL
ENVIRONMENTAL ASSESSMENT
5- UNIT ADDITION
HOME PUMEHANA ELDERLY HOUSING PROJECT
TMK 5-3-02: 168, KAUNAKAKAI
ISLAND OF MOLOKAI, STATE OF HAWAII

I. Project Overview

District	Kaunakakai, Molokai
Tax Map Key (TMK)	5-3-02: 168
Applicant	Hale Mahaolu, a non-profit Hawaii corporation, 200 Hina Avenue, Kahului, Hawaii 96732 Contact: Mr. Roy Katsuda, Executive Director (Ph. 877-6242)
Approving Agency	Environmental Assessment Determination: Department of Housing and Human Concerns, County of Maui, 200 S. High Street, Wailuku, Hawaii 96793 Special Management Area Permit: Molokai Planning Commission
Planning Consultant	Chris Hart & Partners; Landscape Architecture and Planning, 1955 Main Street, Suite 200, Wailuku, Hawaii 96793 Contact: Mr. John Min, Planner (Ph. 242-1955/Fax 242-1956)
Landowner	County of Maui
Lessee	Hale Mahaolu, a non-profit Hawaii corporation, under a 99-year renewable lease executed on December 4, 1980
Land Area	9.899 acres

FINAL ENVIRONMENTAL ASSESSMENT
5-unit Addition to Home Pumehana Elderly Housing Project
TMK 5-3-02: 168, Kaunakakai, Molokai

Land Use Designations	Community Plan: Multi-Family State Land Use District: Agricultural County Zoning: Interim Other: Special Management Area
Prior Land Use Approval	State Land Use Commission Special Use Permit (SP76-244) approved on August 5, 1976 for use as an elderly housing project
Previous Determination	Environmental Assessment and Negative Declaration filed by the County of Maui for the 80-unit Molokai Elderly Housing Project. Published in the OEQC Bulletin on August 8, 1976
Public Comment Deadline on Draft E.A.	February 7, 1997

Summary

Hale Mahaolu, a non-profit Hawaii corporation, is proposing a 5-unit addition to its existing 80-unit elderly housing project, Home Pumehana, at Kaunakakai, Molokai. The project site is situated west of the Mitchell Pauole Community Center and *makai* of Kolapa Place. The property is owned by the County of Maui and under a 99-year lease to Hale Mahaolu to the Year 2079.

The Home Pumehana elderly housing project opened in 1980 with 80 one bedroom units and designed to be expanded, as needed. The existing project consists of 16 one-story buildings, a laundry/meeting facility, and paved parking stalls on approximately 55 percent of the 9.899 acre parcel. The remaining 45 percent of the property is undeveloped and maintained as lawn or garden area.

The proposed project will be sited within an open lawn area and consist of a one-story building with five (5) one-bedroom apartment units, 5 paved parking stalls, and related improvements. The project will be operated by Hale Mahaolu to provide affordable housing for elderly persons with incomes in the range of 60 percent or below of median income.

II. Consulted Agencies

A. County of Maui

1. Department of Planning
2. Department of Public Works and Waste Management
3. Department of Water Supply
4. Department of Housing and Human Concerns

B. State of Hawaii

1. Department of Land and Natural Resources, Historic Preservation Office

III. Description of the Site

A. Location

The subject parcel ("Site") is located in the central leeward portion of the Island of Molokai at the town of Kaunakakai, which is the major business and civic center of the island. More particularly, the site is situated *mauka* of Kamehameha V Highway on the *makai* side of Kolapa Place and immediately east of the County of Maui's Mitchell Pauole Community Center. The site is identified as Second Division, TMK 5-3-02: 168, portion of Kaunakakai, Molokai.

- See Location Map

B. Site Description

The site is comprised of an area of 9.899 acres and is currently improved with an 80 unit elderly housing project, known as Home Pumehana Elderly Housing Project. Existing improvements include 16 one-story building clusters, a laundry/meeting facility, paved parking stalls and related improvements. Approximately 45 percent of the site is undeveloped and maintained as lawn and garden area. The proposed project will be situated with a *mauka* portion of the site that is flat and maintained as open lawn area.

The annual rainfall in the Kaunakakai area ranges from 10 to 25 inches, usually between the months of November and April.

The soils on the site and surrounding area are classified as Mala silty clay (MmA). According to the Soil Conservation Service, this soil is poorly drained and has a high salt content. Permeability is

moderately rapid, and run-off is very slow. This soil is used for wildlife habitat and pasture with low grazing value. The soil is suitable for urban development. This slope ranges from 0 to 3%.

- See Topographic Survey Map
- See Photographs of subject parcel and surrounding area.

C. Surrounding Land Uses

- North across Kolapa Place - Residential subdivision (Molokai Community Plan: Single Family/Zoning: County Interim).
- East - Residential subdivision and park (Molokai Community Plan: Single Family and Park/Zoning: County Interim.)
- South - Park (Molokai Community Plan: Park/Zoning: County Interim.)
- West - Maui County's Mitchell Pauole Community Center (Molokai Community Plan: Public/Quasi Public/Zoning: County Interim.)

D. Land Use History

1. Molokai Community Plan: "Multi-Family" designation (1984)
2. State Land Use Classification: Agricultural District (@1960's)
3. County Zoning: County Interim
4. Federal Flood Insurance Rate Maps: The portion of the site proposed for development is situated within Zone "C" (minimal flood hazard potential).
5. County Special Management Area: The proposed project is subject to the SMA permit requirements, pursuant to HRS Chapter 205A.
6. Record of Code Violations: None
7. Current Use: Elderly Housing Project, since 1980.
8. Land Use Approvals: State Land Use Commission (LUC) Special Use Permit (SP76-244) approved on August 5, 1976, to allow the construction of an elderly housing project.

9. Previous Determinations: Negative Declaration filed by the County of Maui for the Molokai Elderly Project. Published in the OEQC Bulletin on August 8, 1976.

E. Existing Utilities and Public Infrastructure

1. Water:

The water distribution system for Kaunakakai consists of a 1.0 million gallon reinforced concrete reservoir at an elevation of 232 feet. It is located approximately 2,500 feet northeast of the site. A network of 12, 8, and 6-inch waterlines transport water from the reservoir through residential areas to the commercial area of Kaunakakai.

An existing 12-inch waterline is situated along Kamehameha V Highway with an 8-inch waterline along Kolapa Place.

2. Access:

Access to the site is from Kolapa Place with a 40 foot wide right-of-way.

3. Sewer:

Kaunakakai Town is serviced by a County-operated sewerage system. Waste water is collected by gravity systems and transmitted to the Kaunakakai waste water treatment facility, located approximately one mile southwest of the project site.

There is an existing 8-inch sewer line along Ailoa Street. According to Dave Taylor, an engineer with the Department of Public Works, Waste Water Division, the present system is large enough to handle the five proposed units.

4. Drainage:

Onsite drainage improvements are installed for the existing 80-unit elderly housing project. In addition, existing storm water runoff sheetflows onto lawn areas and percolates into the ground.

5. Solid Waste:

The new County landfill opened in 1993 and is located approximately five miles west of Kaunakakai.

6. Electricity and Power:

The site is presently serviced by overhead utility lines.

7. Fire and Police Protection:

The subject property is next to the County's police and fire station headquartered at the Mitchell Pauole Community Center. A fire hydrant is situated within the project off of Kolapa Place.

IV. Description of the Proposed Action

- A. The Applicant is proposing to build a five (5) unit addition to the Home Pumehana Elderly Housing Project. Proposed improvements will consist of a one-story building measuring approximately 33 ft. 4 in. by 108 ft. 4 in., containing five (5) one-bedroom apartment units. Other improvements include 5 paved parking stalls and other site utility improvements, including landscaping plants.

The proposed building plans, including floor areas and interior layout are similar to the design of the 80 units built in 1979/80, except that the roof elevation is slightly higher. A hip roof design is incorporated to accommodate better air circulation and cooler temperatures within the units.

- See Partial Grading/Plot Plan, Floor Plan, Building Elevations and Concept Landscape Planting Plan.

- B. The Home Pumehana Elderly Housing Project was initiated in 1975 and completed in 1980 to serve the needs of the Molokai senior community and was originally designed to be expanded, as needed. The proposed 5-unit addition is within a portion of the site planned for future expansion.

This is the only elderly housing project on Molokai. The location is excellent, due to the close proximity of the Mitchell Pauole Community Center, Kaunakakai town

center, police and fire protection, and the Molokai General Hospital. Elderly tenants typically are those earning 60 percent or below of median income.

V. Relationship of the Proposed Action to Objectives and Policies of the General Plan, Molokai Community Plan and Other Applicable Land Use Regulations.

A. Maui County General Plan

The proposed action is related to the broad objectives and policies in the Maui County General Plan, and, more specifically, to the following policy: Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community. (§ I.B.b. Land Use).

B. Molokai Community Plan (Ordinance No. 1357/1984)

The proposed action is consistent with the "multi-family use" designation in the adopted Molokai Community Plan.

The proposed action, together with its LUC Special Use permit, relates to following policies in the current Molokai Community Plan:

- Retain Kaunakakai Town as the population center of the island. (§ VI.A.2.a. Population)
- Limit building height throughout the island to two stories or thirty feet above grade . . . (§ VI.B.3.a. Urban Design)
- Maintain the existing style of low-rise building as a design concept for . . . multi-family areas within Kaunakakai Town. (§ VI.B.3.b. Urban Design)
- Encourage development of multi-family housing in Kaunakakai and Maunaloa to provide local residents a choice in housing type (§VI.D.5.c. Housing)

C. Zoning and Other Applicable Regulations

The proposed action is an allowable use in the State Agricultural District, in accordance with a Land Use Commission Special Use Permit issued on August 5, 1976. Based on consultation with the Maui County Planning Department, it was determined that the addition of five (5) units is not a substantial increase in density and is within the approximate limits of the prior approved Special Use Permit. Since the subject parcel is 15 acres or less in size, this determination is within the jurisdiction of the County of Maui.

In 1976, a Negative Declaration was filed by the County of Maui for the 80-unit phase of the Home Pumehana Elderly Housing project. However since the environmental assessment was specific to an 80-unit project, a draft environmental assessment is filed for the proposed 5-unit addition.

In 1995, the County Planning Department initiated a rezoning program based on recently adopted community plans. It is anticipated that upon adoption of the updated Molokai Community Plan, the subject property will be reclassified to the Urban District and zoned A-1 Apartment District, in accordance with the current use and land use designation in the community plan.

The Applicant also intends to file a variance application to reduce the parking requirement from 10 stalls to 5 stalls. The reduction in parking is based on the fact that most elderly tenants do not own cars and use other available transportation services (i.e. Molokai Economic Opportunity, Inc.). The current parking requirement of two stalls per apartment unit is a general standard and does not reflect the unique circumstances of elderly housing projects.

VI. Identification and Summary of Major Impacts

A. Short Term

As typical of all projects, there will be limited employment opportunities and short-term impacts

during the construction phase related to increased dust, noise and localized traffic inconveniences.

The site preparation work will involve minimal grading and will not alter existing natural land forms nor affect existing drainage patterns.

During construction, proposed mitigative measures include the following: minimizing time of construction; retaining existing ground cover until the latest date to complete construction; providing a water truck onsite during the construction period for immediate sprinkling in active construction zones, as needed; and sodding or planting of cut and fill slopes immediately after grading work is completed.

Given the scale of the proposed project, standard mitigative measures, and other environmental requirements, the short-term construction related impacts will be minimal.

B. Long Term

1. Traffic:

The proposed 5-unit addition to the Home Pumehana Elderly Housing Project will not have a significant impact, since the majority of elderly tenants do not own automobiles. Transportation services are available on the island through MEO, Inc. for senior citizens.

2. Sewage Disposal:

The proposed project will connect to the existing sewer line that presently services the Home Pumehana Elderly Housing Project, the County's Kaunakakai wastewater treatment facility with a design capacity of 300,000 gallons per day (gpd). As of March 15, 1995, the allocated capacity in the Kaunakakai wastewater treatment plant is approximately 282,000 gpd. During 1995, the Wastewater Reclamation Division, Department of Public Works and Waste Management and the Department of Water Supply plan to implement a

pilot project to retrofit residences in Kaunakakai with low flow fixtures. This resulted in a sewage flow reduction of 15 to 16 percent (45,000 to 60,000 gpd) and a commensurate increase in available capacity at the treatment plant. The proposed 5-unit addition would have sewage flow requirements of 1,275 gallons per day. (255 gpd/unit * 5 units) This is based on the daily output for a multi-family unit from the Department of Public Works and Waste Water, County of Maui.

3. Relationship to Surrounding Land Uses:

The proposed 5-unit addition is consistent with land use policies in the existing Molokai Community Plan and has an approved LUC Special Use Permit, which permits an elderly housing project on the subject parcel. The addition of five units to the present 80 unit Home Pumehana Elderly Housing Project is compatible with surrounding land uses. It should be noted that the new hip-roof style will be five (5) feet higher than the roof styles of the original 80 units and may affect some views of two residences immediately *mauka* of the building site along Kolapa Place. This impact should not be significant, due to the higher elevation of Kolapa Place (22.5 feet) in relation to the finished floor of the proposed building (± 14.7 feet). Also, existing mature trees along Kolapa Place will be retained.

As previously mentioned, the construction site will be landscaped with plants similar to the existing project.

4. Drainage:

The minimal amount of additional storm water runoff will flow onto the lawn areas and percolate into the ground. As previously mentioned, approximately 45 percent of the subject parcel is open lawn and garden area.

The proposed building and improvements are situated within Zone C, an area of minimal flood hazard potential, and outside Zone AH flood hazard

district affecting the *makai* portion of the 9.899 acre parcel. The flood elevation for Zone AH1 is 5 feet. As previously noted, the finished elevation of the proposed building is ± 14.6 feet.

5. Archaeological/Historical Resources:

The proposed action will not adversely impact historic, archaeological or cultural resources for the following reasons:

- a. The site has been graded and maintained as lawn since 1980. Previously, the site was in seed corn cultivation.
- b. There was no evidence of cultural remains discovered during the construction of the previous 80 units in 1976.
- c. The site is not situated in the close proximity to known areas containing historic or archaeological sites.

In its letter dated April 22, 1976, the State Historic Preservation Division, Department of Land and Natural Resources, states that the project will have no effect upon any known historic or archaeological site.

6. Flora and Wildlife:

The site is an open lawn area and contains plants and wildlife species common to the area.

7. Public Facilities and Services:

Given the nature and scale of the proposed action, the 5 unit addition to the 80 unit Home Pumehana Elderly Housing Project will not unreasonably burden available public services and facilities, in terms of schools, parks, police, and fire protection, social services and medical services, all of which are available in Kaunakakai.

8. Public Infrastructure, Solid Waste Disposal and Utilities:

It is not expected that the proposed action will unreasonably burden existing public roadways, water supply, and electrical and telephone utilities in the area.

- a. Existing water, sewer, telephone and power lines are available on site from the earlier 80 unit phase of the Home Pumehana Elderly Housing Project.
- b. The new County landfill for solid waste disposal is currently in operation.
- c. As previously noted, a pilot project was initiated by the County in 1995 to retrofit residences in Kaunakakai with low flow fixtures. The proposed 5-unit addition would have sewage flow requirements of approximately 1,250 gpd and can be accommodated by the existing wastewater disposal system.
- d. The estimated water consumption for the five (5) additional units is approximately 2,250 gallons per day. Applicable requirements will be met during the building permit review. The County Department of Water Supply estimates water consumption for a low-rise multi-family residential project to be approximately 2,800 gallons per day. The two estimates are roughly equivalent. Calculations for consumption, irrigation, and fire flow will be submitted to the DWS during the building permit review to determine the water consumption figure.

9. Secondary Impacts:

Given the nature and scale of the proposed action, there will be minimal secondary impacts associated with population increases, demands on public services, and impacts on surrounding areas. The purpose of the project is to provide for the needs of the Molokai community.

10. Cumulative Impact:

The proposed action will not result in a commitment to larger actions. The expansion of elderly housing units was previously considered in the planning of the Home Pumehana Project.

VII. Relationship of Proposed Action to the Special Management Area Objectives, Policies and Guidelines, Pursuant to HRS Chapter 205A and Subchapter 2, Special Management Area Rules and Regulations, Molokai Planning Commission.

A. Special Management Area Objectives and Policies

The following is a review of the proposed project within the context of the SMA objectives, policies and guidelines, pursuant to HRS Section 205 A-2 and Section 12-2-8 or the SMA Rules and Regulations of the Molokai Community Plan:

1. Recreation Resources:

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- Improve coordination and funding of coastal recreation planning and management; and
- Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - Protecting coastal resources uniquely suited recreation activities that cannot be provided in other areas;
 - Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy 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;
 - Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

- Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;
- Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters; and
- Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

Since the project is situated approximately 1,700 feet *mauka* of the shoreline, the proposed action will not restrict nor impact public use and access to the shoreline or coastal resources. The project will not affect the nearby community gardens or other resident recreational uses on the property.

2. Historic Resources:

Objectives: Protect, preserve and, where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Policies:

- Identify and analyze significant archaeological resources;
- Maximize information retention through preservation of remains and artifacts or salvage operation; and

- Support state goals for protection, restoration, interpretation and display of historic resources.

Response: The State Historic Preservation Division states that the subject application will have "no effect" on historic sites.

3. Scenic and Open Space Resources:

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

Policies:

- Identify valued scenic resources in the coastal zone management area;
- Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of the natural land forms and existing public views to and along the shoreline;
- Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- Encourage those developments which are not coastal dependent to locate in inland areas.

Response:

The project site is situated on the *mauka* side of Kamehameha V Highway and will be located within the present Home Pumehana Elderly Housing Project. The proposed one-story, five unit addition will, therefore, not block existing public views to the ocean along the highway. As previously noted, the proposed one-story building will not be visually intrusive along Kolapa Street, which is situated at a higher elevation than the finished floor of the proposed building.

4. Coastal Ecosystems:

Objectives: Protect valuable coastal ecosystems from disruption and minimize significant impacts on all coastal ecosystems.

Policies:

- Improve the technical basis for mature resource management;
- Preserve valuable coastal ecosystems of significant biological or economic importance;
- Minimize disruption and degradation of coastal water ecosystems by effective regulation of stream diversions, channelization and similar land and water uses, recognizing competing water needs; and
- Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land water uses which violate state water quality standards.

Response:

Given the considerable distance from the shoreline and minimal site improvements proposed, it is reasonable to conclude that the proposed action will not degrade nor disrupt coastal ecosystems or water quality.

5. Economic Uses:

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

Policies:

- Concentration in appropriate areas the location of coastal dependent development necessary to the state's economy;
- Insure that coastal dependent development such as harbors and ports, visitor facilities, and energy-generating facilities are located, designed, and constructed to minimize significant social, visual and environmental impacts in the coastal zone management areas; and
- 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:

- Utilization of presently designated locations is not feasible,
- Adverse environmental effects are minimized, and
- The development is important to the State's economy.

Response:

The proposed action is appropriately located on a parcel with a LUC Special Use Permit and Molokai Community Plan "Multi-Family" designation. It is continuing the present use of an elderly housing project to provide for social needs of the community.

6. Coastal Hazards:

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

Policies:

- Develop and communicate adequate information on storm wave, tsunami, flood, erosion and subsidence hazard;
- Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence hazard;
- Ensure that development complies with requirements of the Federal Flood Insurance Program; and
- Prevent coastal flooding from inland projects.

Response:

The proposed project site is not situated within a tsunami inundation or flood hazard area.

7. Managing Development:

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

Policies:

- Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
- Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle, and in terms understandable to the general public, to facilitate public participation in the planning and review process.

Response:

The proposed action is subject to review by various government agencies and public hearing final approval by the Molokai Planning Commission.

8. PUBLIC PARTICIPATION

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

Policies:

- Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- 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 related issues, development, and government activities; and

- Organize workshops, policy dialogues, and site specific mediations to respond to coastal issues and conflict.

Response:

The Draft Environmental Assessment was subject to a 30-day public review and comment period. In addition, the proposed project is the subject of a Special Management Area Use Permit Application that will involve a public hearing before the Molokai Planning Commission.

9. BEACH PROTECTION

Objectives: Protect beaches for public use and recreation.

Policies:

- Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- 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
- Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response:

As noted earlier, the subject property is located approximately 1,700 feet inland from the shoreline. Accordingly, the proposed action does not involve construction of any structures within the shoreline area and will not have an impact upon any public beaches.

10. MARINE RESOURCES

Objective: Implement the State's ocean resource management plan.

Policies:

- Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- 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 the ocean and coastal resources; and
- Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

As noted earlier, the subject property is located approximately 1,700 feet inland from the shoreline and is separated from the coastline by Kamehameha V Highway and developed areas. The proposed project will have no impact on the region's coastal or marine resources, and there will be no significant

impact to nearshore waters from point and non-point sources of pollution.

B. Special Management Area Guidelines

The proposed action is consistent with applicable guidelines, as follows:

1. Adequate provisions have been made for the disposal of solid and liquid waste generated by the project.
2. The site is relatively flat, and development will not involve alterations to natural land forms. Furthermore, practices can be implemented to minimize the short-term impact of site grading and construction.
3. The project site is not situated within a potential flood hazard zone and is located sufficiently far enough from the shoreline (1,700 feet, or slightly over 560 yards) to preclude adverse impacts on public beaches and coastal waters or ecosystems.
4. Given the location and being an addition to an existing elderly housing project, any visual impacts of the project will be minimal.
5. The site is substantially improved with buildings and landscaping and is not a wetland or habitat for rare, endangered or threatened wildlife or plant species.

VIII. Significance Criteria

In accordance with Subsection 2, Section 12-2-0 (d), Significance Criteria, Special Management Area Rules, Molokai Planning Commission and Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules, the following are conclusions:

- A. The proposed action will not result in an irrevocable commitment to loss or destruction of any natural or cultural resources.
- B. The proposed action will not curtail the range of beneficial uses of the environment within the context of the

adopted state and county land use policies and existing development patterns of Kaunakakai Town.

- C. The proposed action will not conflict with state or county environmental policies or goals.
- D. The proposed action will not substantially affect the economic or social welfare and activities of the community, county or state. Conversely, the proposed action will be socially beneficial by providing affordable housing for elderly persons on Molokai.
- E. The proposed action will not result in substantial secondary impacts associated with population increases or changes and increased effects on public infrastructure and services.
- F. The proposed action will not result in a commitment to larger actions. The expansion of elderly housing units was considered in the early planning of the Home Pumehana project.
- G. The proposed action will not affect rare, threatened or endangered plants or animal species or wildlife habitat.
- H. The proposed action will not substantially and adversely affect air and water quality or ambient noise levels.
- I. The proposed action will not substantially affect an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, or coastal waters.
- J. The proposed action will not substantially alter existing natural land forms and existing public views to and along the shoreline.

IX. Conclusions

Based on the foregoing, the following are conclusions:

- A. The proposed action is a five unit addition to an existing elderly housing project in an area that is appropriate and suitable for such development.

- B. The proposed action is consistent with the provisions of the adopted Maui County General Plan and Molokai Community Plan and is an allowable use, in accordance with the LUC Special Use Permit approved in 1976.
- C. The application, if granted, would not adversely affect nor interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences or improvements.
- D. The application, if granted, would not result in substantial adverse social, cultural, economic, or environmental impacts.
- E. The proposed action is consistent with the objectives, policies and guidelines of HRS Chapter 205A and Subchapter 2, Section 12-2-8, Special Management Area Rules, Molokai Planning Commission and Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules.

X. References

- Maui County General Plan (1992)
- Molokai Community Plan, County of Maui (1984)
- Atlas of Hawaii: Second Edition. Department of Geography, University of Hawaii, University of Hawaii Press, 1983.
- Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. United States Department of Agriculture, Soil Conservation Services, August 1972.
- Environmental Assessment for the Molokai Elderly Project, prepared for the County of Maui, 1976.

PROJECT PLANS

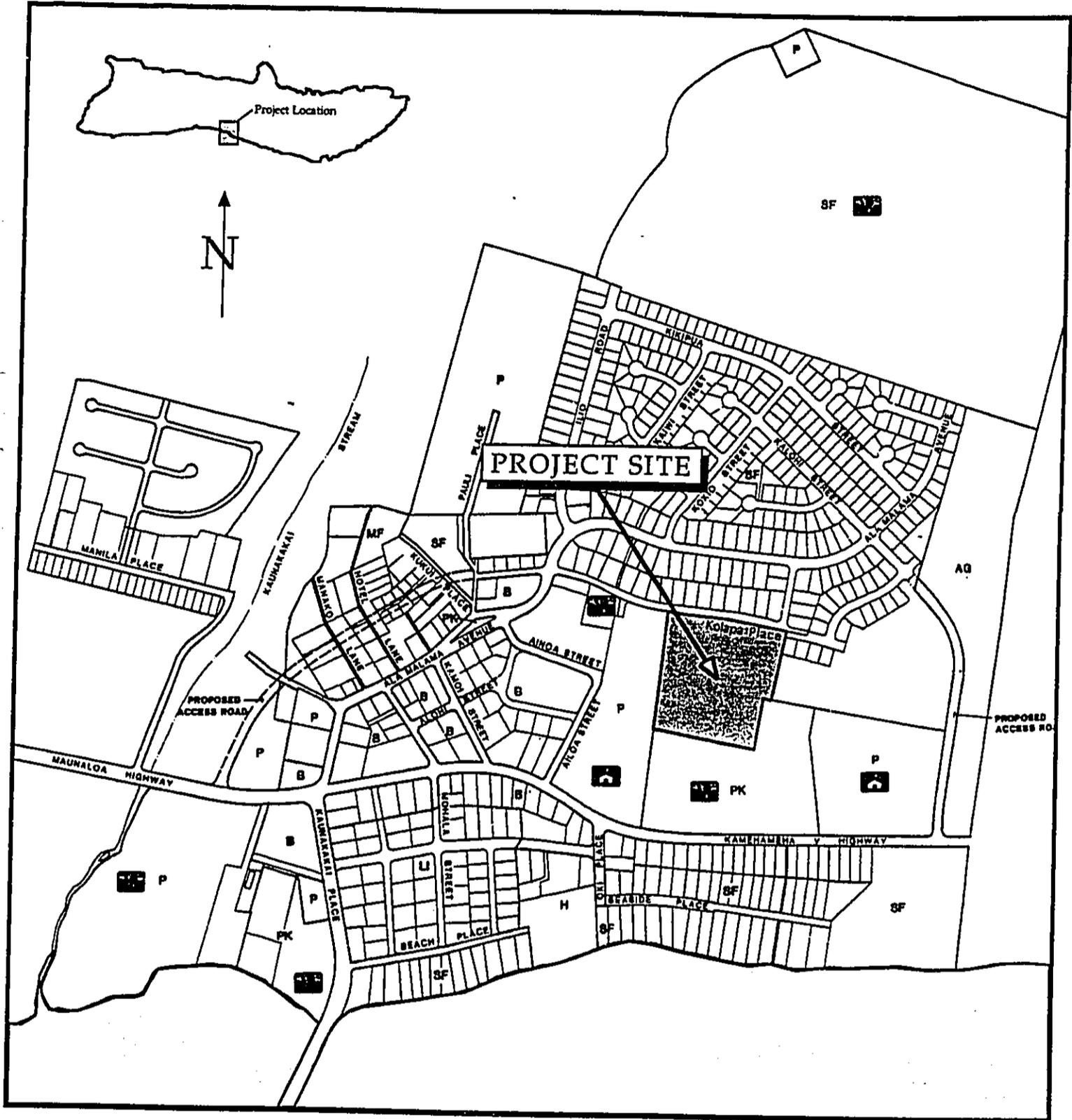
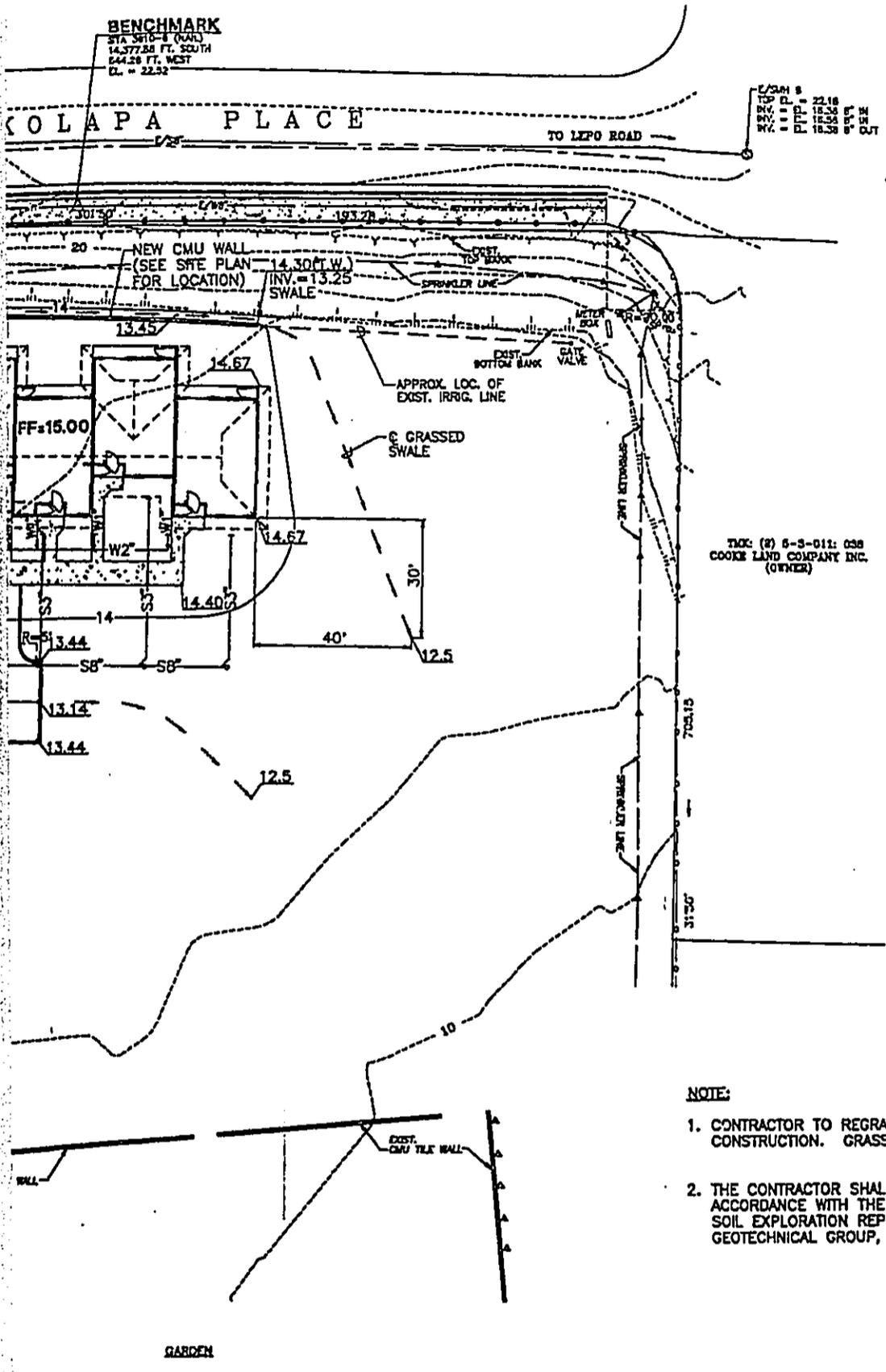


Figure 1 - Project Location Map
 Home Pumehana Elderly Housing Project
 Kaunakakai, Molokai, Hawaii

Source: Molokai Community Plan, County of Maui



LEGEND

- E/WV — EXIST. WATERLINE AND SIZE
- E/SMH — EXIST. SEWER MANHOLE
- E/TH — EXIST. FIRE HYDRANT
- E/COTC — EXIST. CLEANOUT TO GRADE
- E/WV — EXIST. WATER VALVE
- E/GV — EXIST. GATE VALVE
- E/PP — EXIST. POWER POLE
- E/LP — EXIST. LIGHT POLE
- 40 — EXIST. CONTOUR LINE
- △ — EXIST. SPRINKLER
- — EXIST. FENCE
- WS — NEW WATERLINE AND SIZE
- SS — NEW SEWERLINE AND SIZE
- SMH — NEW SEWER MANHOLE
- FH — NEW FIRE HYDRANT
- COTC — NEW CLEANOUT TO GRADE
- WV — NEW WATER VALVE
- GV — NEW GATE VALVE
- PP — NEW POWER POLE
- LP — NEW LIGHT POLE
- 40 — NEW CONTOUR LINE
- TC — TOP CURB
- BC — BOTTOM CURB
- TW — TOP OF WALL
- BF — BACK FACE

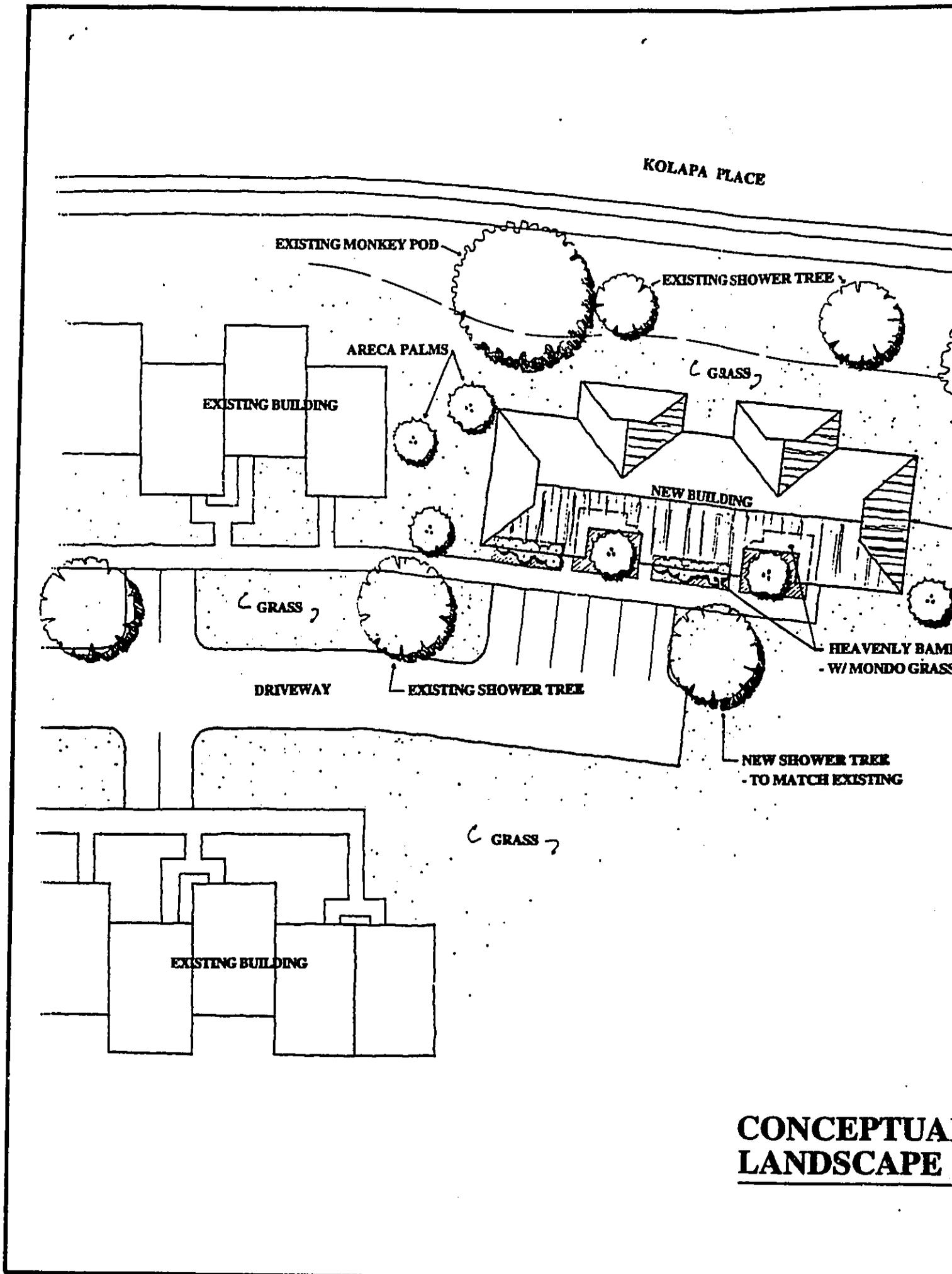
TICK (#) 5-3-011: 038
 COOKE LAND COMPANY INC.
 (OWNER)

NOTE:

1. CONTRACTOR TO REGRASS AREAS DISTURBED BY CONSTRUCTION. GRASSING SHALL MATCH EXISTING.
2. THE CONTRACTOR SHALL PERFORM ALL GRADING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL EXPLORATION REPORT PREPARED BY HAWAII GEOTECHNICAL GROUP, INC. DATED NOVEMBER 1, 1996.

GRADING PLAN

SCALE: 1" = 40'



KOLAPA PLACE

EXISTING MONKEY POD

EXISTING SHOWER TREE

ARECA PALMS

EXISTING BUILDING

GRASS

NEW BUILDING

GRASS

DRIVEWAY

EXISTING SHOWER TREE

HEAVENLY BAMBOO
- W/ MONDO GRASS

NEW SHOWER TREE
- TO MATCH EXISTING

GRASS

EXISTING BUILDING

**CONCEPTUAL
LANDSCAPE**

LACE

SHOWER TREE

ASS

DING

NEW SHOWER TREE
- TO MATCH EXISTING

HEAVENLY BAMBOO
- W/ MONDO GRASS UNDER ROOF

ARECA PALMS

18" GRAVEL MAINTENANCE STRIP
AROUND BUILDING

EXISTING MONKEY PODS

TOE OF SLOPE

FUTURE ROAD

GIMA ARCHITECTS, INC.
305 S. High St., Ste 203
Wailuku, HI 96793
Phone: (808) 249-0026
Fax: (808) 249-0277

ADDITION TO HOME PUMEHANA
KAUNAKAKAI, MOLOKAI, HAWAII
FOR HALE MAHAOLU

STAMP

This work was prepared by me or
under my supervision and
construction of this project will be
under my observation.
(Observation of construction as
defined under Section 10-115-2 of
Hawaii Administrative Rules,
Professional Engineers, Architects,
Surveyors, and Landscape
Architects.)

Signature

Note: Contractor shall check and
verify all dimensions at job before
proceeding with work.

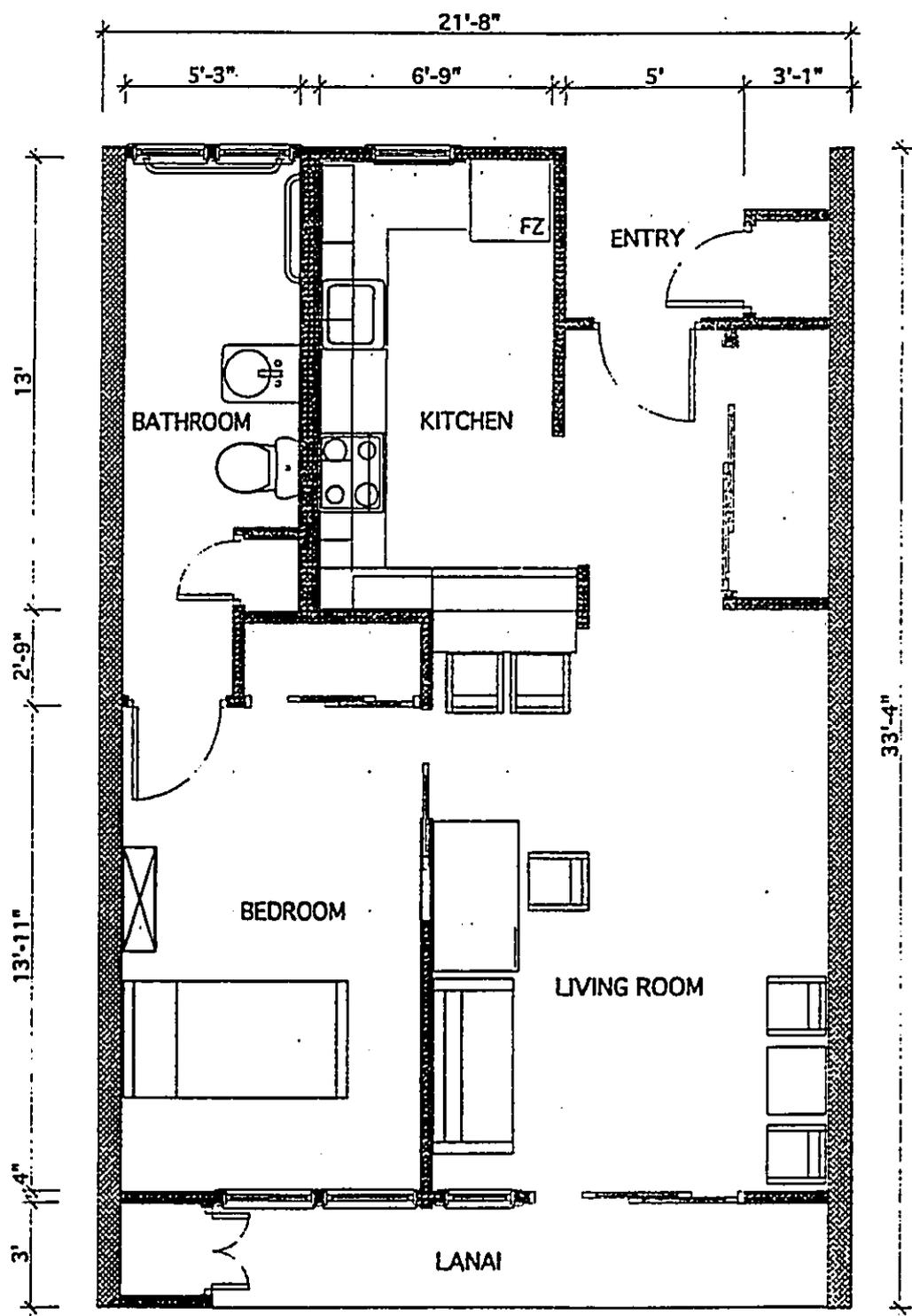
CONCEPTUAL LANDSCAPE PLAN



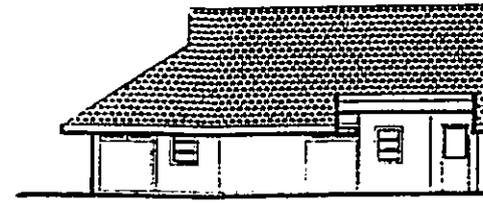
SCALE : 1" = 20' - 0"



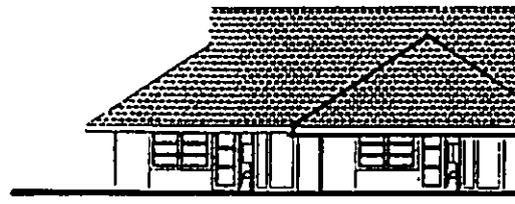
• REDUCTION



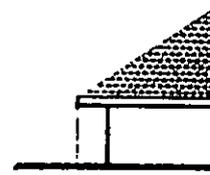
TYPICAL UNIT FLOOR PLAN
 SCALE: 1/4"=1'-0"
 INTERIOR FLOOR AREA = 565 SF



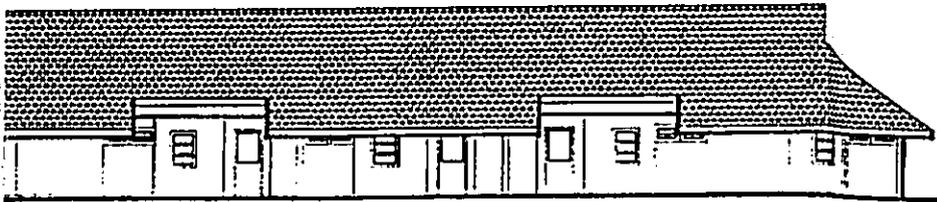
E
S



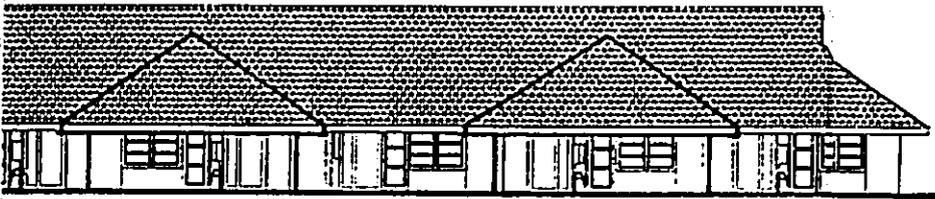
RE
SC



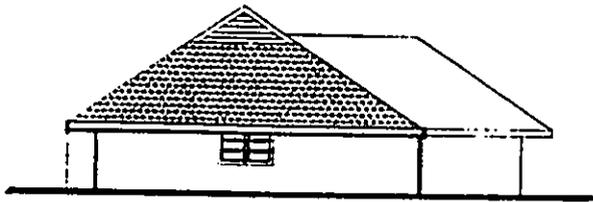
SID
SCA



ENTRY ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"



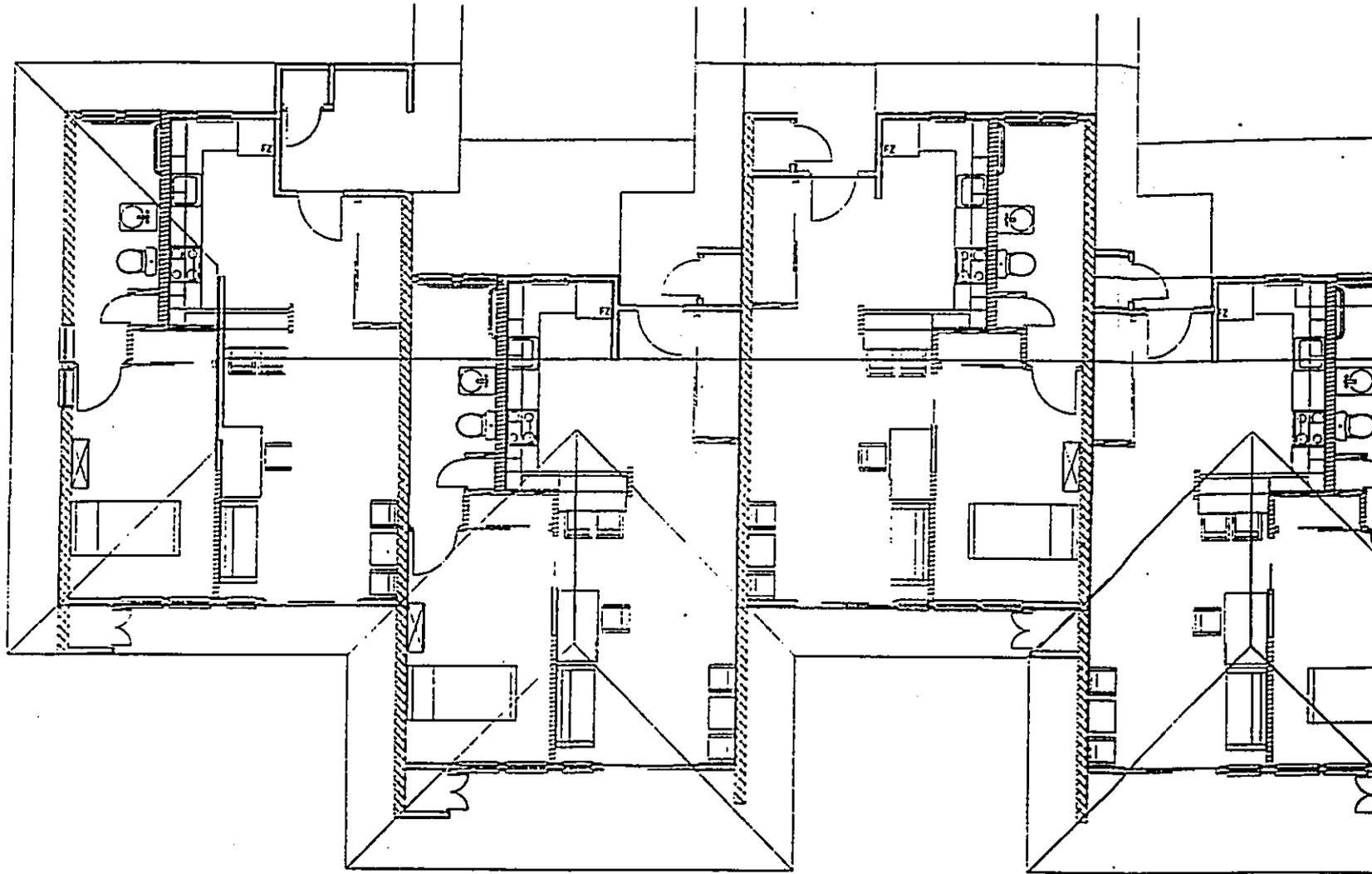
SIDE ELEVATION
SCALE: 1/16"=1'-0"

GIMA ARCHITECTS, INC.
305 S. High St., Ste 203
Wailuku, HI 96793
Phone: (808) 249-0026
Fax: (808) 249-0277

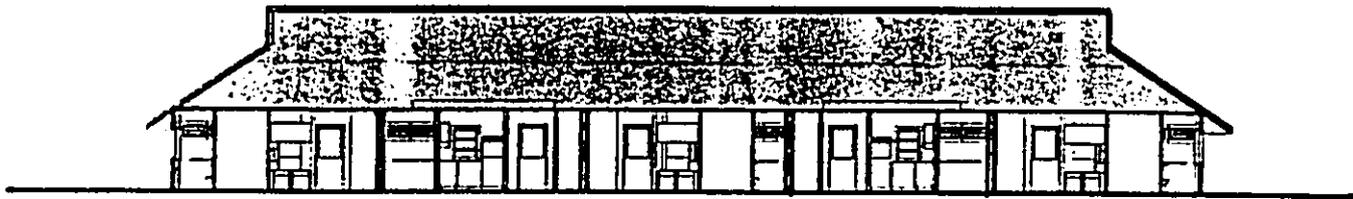
ADDITION TO HOME PUMEHANA
KAUNAKAKAI, MOLOKAI, HAWAII
FOR HALE MAHAOLU

3

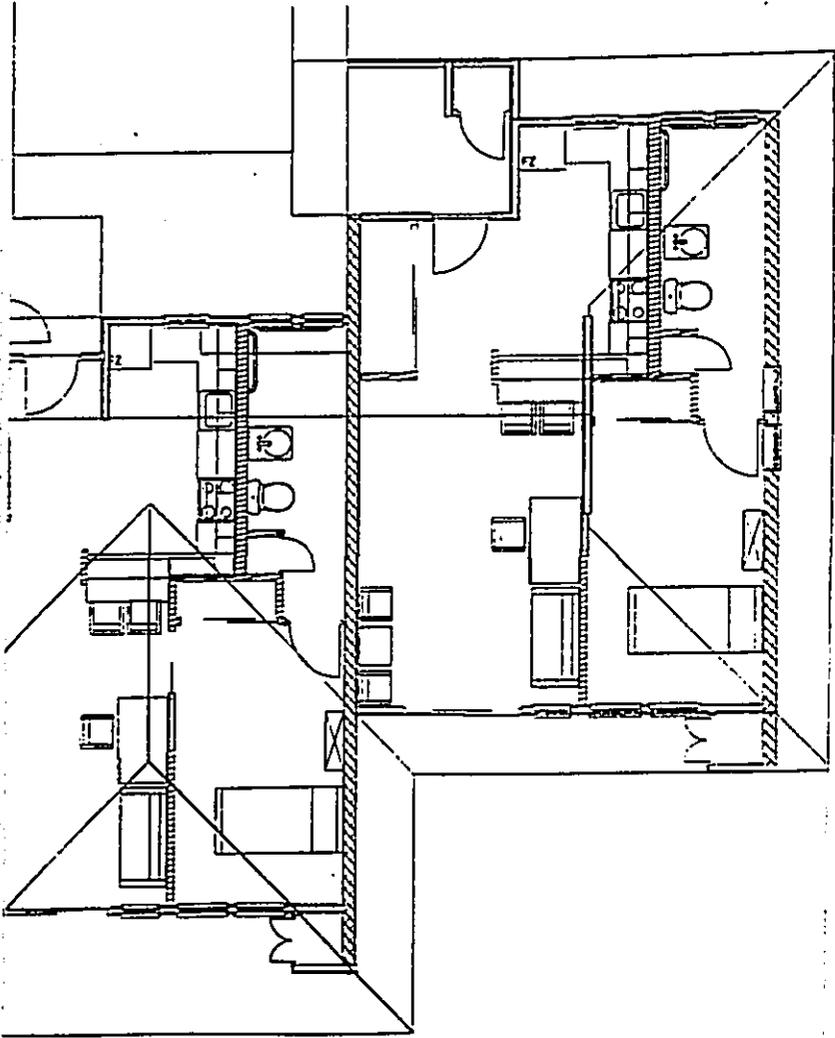
AUG. 30, 1996



BUILDING FLOOR PLAN
SCALE: 1/8"=1'-0"



LONGITUDINAL SECTION
SCALE: 1/16"=1'-0"

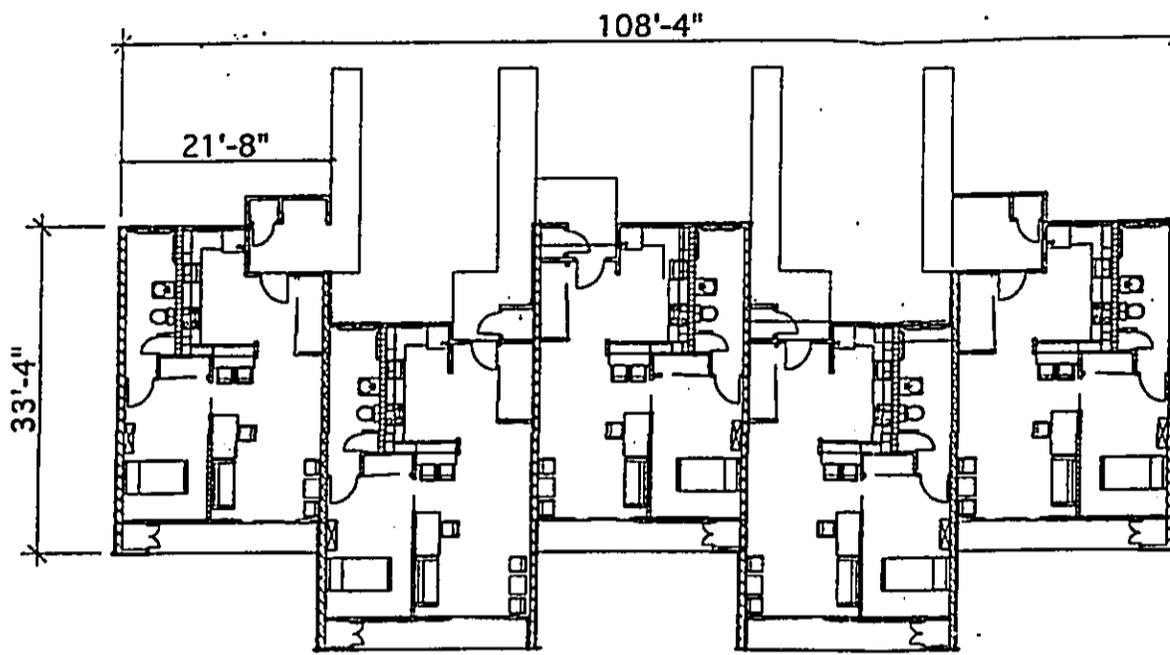


CROSS SECTION
SCALE: 1/16"=1'-0"

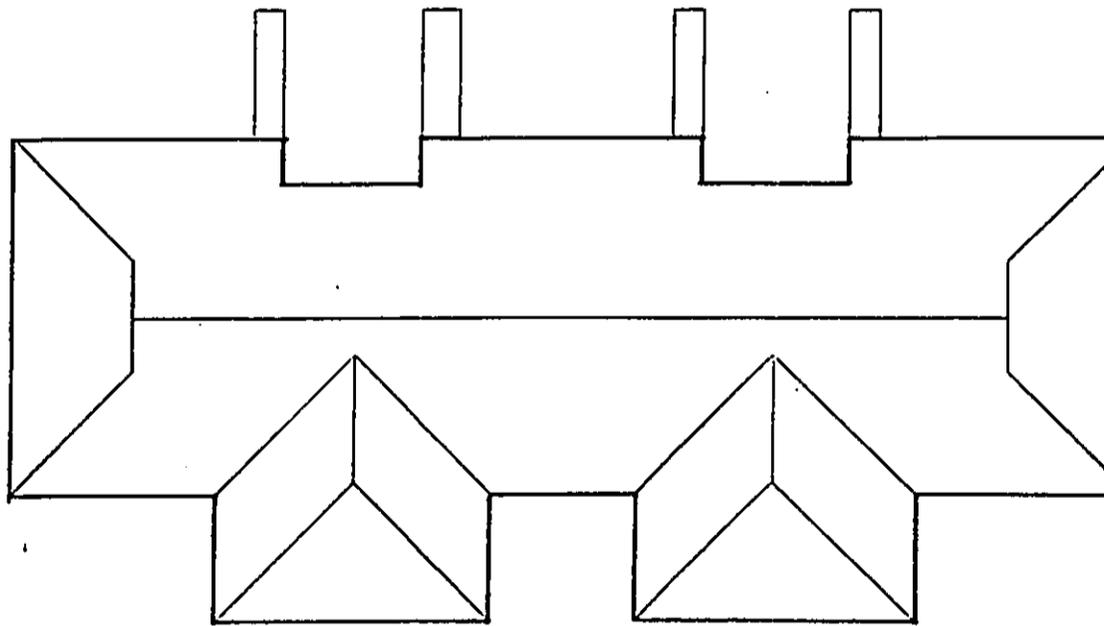
4
ADDITION TO HOME PUMEHANA
KAUNAKAKAI, MOLOKAI, HAWAII
FOR HALE MAHAOLU

GIMA ARCHITECTS, INC.
305 S. High St., Ste 203
Wailuku, HI 96793
Phone: (808) 249-0026
Fax: (808) 249-0277

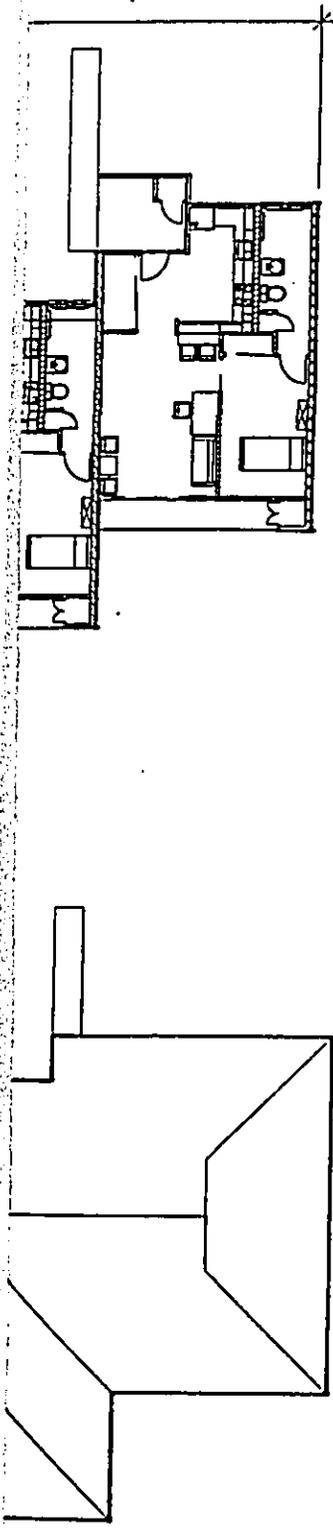
AUG. 30, 1996



BUILDING FLOOR PLAN
SCALE: 1/16"=1'-0"



BUILDING ROOF PLAN
SCALE: 1/16"=1'-0"



5

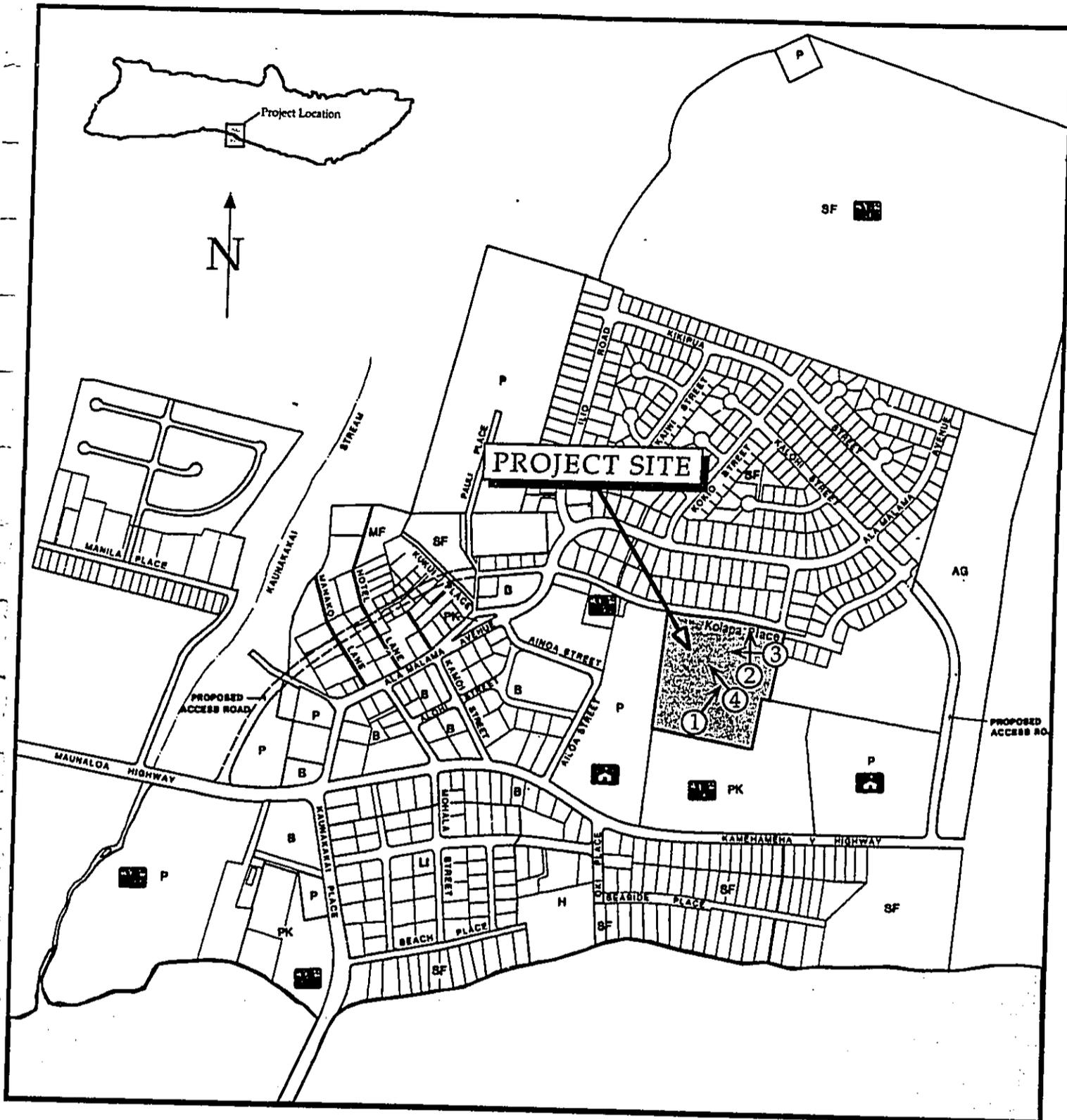
ADDITION TO HOME PUMEHANA
KAUNAKAKAI, MOLOKAI, HAWAII
FOR HALE MAHAOLU

GIMA ARCHITECTS, INC.
305 S. High St., Ste 203
Wailuku, HI 96793
Phone: (808) 249-0026
Fax: (808) 249-0277

AUG. 30, 1996

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

SITE PHOTOGRAPHS



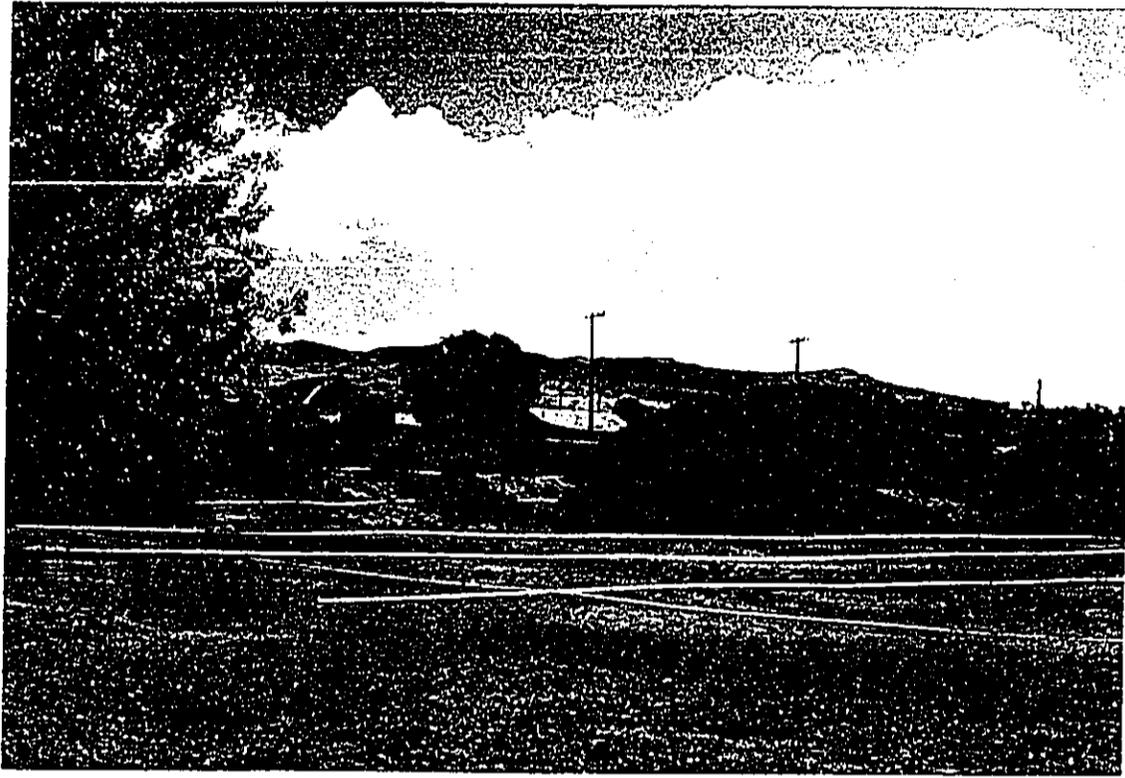
Source: Molokai Community Plan, County of Maui

Photograph Reference Map

Home Pumehana Elderly Housing Project
Kaunakakai, Molokai, Hawaii

Legend

Refers to
Photograph Number
and Direction
of Photograph



Photograph No.1 - View of Kolapa Place and Project Site



Photograph No.2 - View of Kolapa Place and Embankment



Photograph No.3 - View of Project Site and Existing Buildings



Photograph No.4 - View of Project Site and Existing Buildings

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

**LIST OF PROPERTY OWNERS AND LESSEES WITHIN 500 FEET
OF THE PROJECT SITE AND TAX MAP KEYS**

Hale Mahaolu - Molokai
Landowners within 500 Feet of Property

TMK 5-3-02: 105, 167
Molokai Ranch, Ltd.
P.O. Box 8
Maunaloa, HI 96770

TMK 5-3-08: 2
Vair, Putranato/Felicidad
Box 656
Kaunakakai, HI 96748

TMK 5-3-02: 5, 52, 105, 167
County of Maui
Dept. of Finance
200 S. High Street
Wailuku, HI 96793

TMK 5-3-08: 3
Juario, Constance
Kaunakakai, HI 96748

TMK 5-3-02: 117
Kaunakakai Baptist Church
P.O. Box 1016
Kaunakakai, HI 96748

TMK 5-3-08: 4
Motas, Fermin (Dec'd)
Quidangen, Felicitas Trust
P.O. Box 834
Kaunakakai, HI 96748

TMK 5-3-03: 1
Molokai Ranch, Ltd.
P.O. Box 8
Maunaloa, HI 96770

TMK 5-3-08: 5 & 28
Sanchez, Isaac/Elena
Sanchez, Isaac H., Jr.
Box 982
Kaunakakai, HI 96748

TMK 5-3-02: 131, 169
Cooke Land Company, Inc.
P.O. Box 8
Maunaloa, HI 96770

TMK 5-3-08: 6
Lenwai, Mathilda & Rin Gabino
P.O. Box 2634
Wailuku, HI 96793

TMK 5-3-08: 1
Daniel, Estanishlao Estate/
Nohoa Trust
P.O. Box 97
Kunia, HI 96759

TMK 5-3-08: 7
Sambajon, Jerry O.
P.O. Box 1078
Kaunakakai, HI 96748

Hale Mahaolu - Molokai
Landowners within 500 Feet of Property

TMK 5-3-08: 8
Tamura, Masae/Robert
P.O. Box 115
Kaunakakai, HI 96748

TMK 5-3-08: 14
Yamaguchi, Laurence Y./Annie K.
519 Kapaia St.
Honolulu, HI 96825

TMK 5-3-08: 9
Mokida, John K.
Diorec, Richelle N.
P.O. Box 144
Kaunakakai, HI 96748

TMK 5-3-08: 18
Angel, Damian/Catalina Trust
P.O. Box 755
Kaunakakai, HI 96748

TMK 5-3-08: 10
Pedro, Sam/Leimomi N.
P.O. Box 86
Kaunakakai, HI 96748

TMK 5-3-08: 19
Badua, Melecio/Lily M.
Mendija, Felisberto M.
P.O. Box 665
Kaunakakai, HI 96748

TMK 5-3-08: 11
Inouye, Shigenobu/Jane Trust
P.O. Box 457
Kaunakakai, HI 96748

TMK 5-3-08: 20
Cabral, Burnett H.
3558 Kaimuki Ave.
Honolulu, HI 96816

TMK 5-3-08: 12
Guerrero, Eladio R./Elvira D.
P.O. Box 858
Kaunakakai, HI 96748

TMK 5-3-08: 21 & 22
Limos, Prudencia A. Trust
P.O. Box 854
Kaunakakai, HI 96748

TMK 5-3-08: 13
Okano, Masaichi/Shizuko
P.O. Box 83
Kaunakakai, HI 96748

TMK 5-3-08: 23
Molokai Ranch, Ltd.
P.O. Box 8
Maunaloa, HI 96770

Hale Mahaolu - Molokai
Landowners within 500 Feet of Property

TMK 5-3-08: 24
Rabbon, Dionisio J.
Kula, Ronald E./Rufina R. Trust
P.O. Box 465
Kaunakakai, HI 96748

TMK 5-3-08: 32
Bautista, Simion Sr. Trust
P.O. Box 917
Kaunakakai, HI 96748

TMK 5-3-08: 25
Kobayashi, Randolph Y./Janice A.
P.O. Box 432
Kaunakakai, HI 96748

TMK 5-3-08: 33
Ocampo Family Trust
P.O. Box 804
Kaunakakai, HI 96748

TMK 5-3-08: 26 & 27
Imamura, Wilfred T./Jane S.
P.O. Box 129
Kaunakakai, HI 96748

TMK 5-3-08: 34 & 35
Apostolic Faith Church Trust
P.O. Box 216
Kaunakakai, HI 96748

TMK 5-3-08: 29
Dudoit, John K./Lorna A.
P.O. Box 381
Kaunakakai, HI 96748

TMK 5-3-08: 36
Rego, Amelia K.
c/o Gandia, Joycelynne K.
91-1025 Muiona St.
Ewa Beach, HI 96708

TMK 5-3-08: 30 & TMK 5-3-011: 17
Pacleb, Cipriano P./Primitiva P. Trust
Box 904
Kaunakakai, HI 96748

TMK 5-3-08: 37
Kapuni, Gregory K.
519 Oneawa St., #A
Kailua, HI 96734

TMK 5-3-08: 31
Acdal, Rosaline B. Trust
Box 766
Kaunakakai, HI 96748

TMK 5-3-08: 38
Subia, Thomas G./Lily A.
2321 Morena Blvd., Ste. #F
San Diego, CA 92110

Hale Mahaolu - Molokai
Landowners within 500 Feet of Property

TMK 5-3-08: 39
Mina, Paulino D. Sr./Adelina
Box 1217
Kaunakakai, HI 96748

TMK 5-3-08: 45
Narikiyo, Katsumi/Yoshiko
Kaunakakai, HI 96748

TMK 5-3-08: 40
Reyes, Christita/Lawrence
P.O. Box 714
Kaunakakai, HI 96748

TMK 5-3-08: 46
Gabel, Francisco C./Cresencia G.
P.O. Box 944
Kaunakakai, HI 96748

TMK 5-3-08: 41
Friel, Cornwell S./Yvonne G.
P.O. Box 102
Kaunakakai, HI 96748

TMK 5-3-08: 58
Lalim Family Trust
P.O. Box 23
Kaunakakai, HI 96748

TMK 5-3-08: 42
Kanemaru, Vivian K./Gordon M.
P.O. Box 153
Pearl City, HI 96782

TMK 5-3-08: 59
Augustiro Family Trust
P.O. Box 843
Kaunakakai, HI 96748

TMK 5-3-08: 43
Asuncion, Pedro M./Erlinda E.
Box 1007
Kaunakakai, HI 96748

TMK 5-3-08: 60
Ogata, Shogo
P.O. Box 249
Kaunakakai, HI 96748

TMK 5-3-08: 44
Gomez, Teopilo A./Ferminia S.
P.O. Box 708
Kaunakakai, HI 96748

TMK 5-3-08: 61
English, Audrey K. Trust
19251 Ashwater Ave. N.
Seattle, WA 98133

Hale Mahaolu - Molokai
Landowners within 500 Feet of Property

TMK 5-3-08: 62 & 63
County of Maui

TMK 5-3-011: 104
Ignacio, Nathan D./Eliza
P.O. Box 1332
Kaunakakai, HI 96748

TMK 5-3-011: 16
Luczon, Mose G./Estrelita P.
P.O. Box 2048
Kaunakakai, HI 96748

TMK 5-3-011: 105
Dumag, Juanito L.
P.O. Box 1686
Kaunakakai, HI 96748

TMK 5-3-011: 18
Venenciano, Justiniano/Nelie P.
P.O. Box 1247
Kaunakakai, HI 96748

TMK 5-3-011: 106
Loo, Clarence L./Dorothea
P.O. Box 1585
Kaunakakai, HI 96748

TMK 5-3-011: 19
Oliveros, Antonio R./Felisa G.
P.O. Box 242
Kaunakakai, HI 96748

TMK 5-3-011: 111
Pali, Henry K., Jr./Sherilyne L.
P.O. Box 154
Kaunakakai, HI 96748

TMK 5-3-011: 102
Molina, Juan V./Anastacia M.
P.O. Box 428
Kaunakakai, HI 96748

TMK 5-3-011: 112
Gomard, John C./Roberta A.P.
P.O. Box 1396
Kaunakakai, HI 96748

TMK 5-3-011: 103
Gonzalez, Peter O./Valerie M.
P.O. Box 896
Kaunakakai, HI 96748

TMK 5-3-011: 113
Cabanting, John D./Olivia N.
P.O. Box 1926
Kaunakakai, HI 96748

Hale Mahaolu - Molokai
Landowners within 500 Feet of Property

TMK 5-3-011: 114
Ammasi, Esteban/Sofia S.
P.O. Box 333
Kaunakakai, HI 96748

TMK 5-3-011: 123
Souza, Paul A./Geraldine M.
P.O. Box 1792
Waianae, HI 96792

TMK 5-3-011: 115
Kalua, Sterling J.B.
Lalim, Lydia R.
P.O. Box 234
Kaunakakai, HI 96748

TMK 5-3-011: 124
Young, Bonnie K. Trust
P.O. Box 1496
Kaunakakai, HI 96748

TMK 5-3-011: 116
Calairo, Rufina L.
Solomon, James R.
812 Lono Ave.
Kahului, HI 96732

TMK 5-3-011: 125
Ahina, Mildred
P.O. Box 1252
Kaunakakai, HI 96748

TMK 5-3-011: 120
Magdirila, Ciriaco A./Basilis P.
P.O. Box 749
Kaunakakai, HI 96748

TMK 5-3-011: 126
Greenleaf, Edwin C. Sr./Beverly A.
P.O. Box 344
Kaunakakai, HI 96748

TMK 5-3-011: 121
Reinhard, James F.
P.O. Box 610
Kaunakakai, HI 96748

TMK 5-3-011: 122
Seguritan, Paul S./Dolores F.
P.O. Box 1327
Kaunakakai, HI 96748



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
Governor
EDDIE TANGEN
Chairman
STANLEY SAKAHASHI
Vice Chairman

COMMISSION MEMBERS:

James Carras
Charles Duke
Colette Machado
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

AH SUNG LEONG
Acting Executive Officer

August 10, 1976

file

Maui Planning Commission
200 South High Street
Wailuku, Maui, Hawaii 96793

Attention: Mr. Tosh Ishikawa, Planning Director

Gentlemen:

At its meeting on August 5, 1976, the Land Use Commission voted to approve a Special Permit submitted by Edwin T. Okubo for the County of Maui (SP76-244) to allow the construction of approximately 80 rental units for the elderly, together with accessory facilities such as recreational and community areas, parking, landscaping and community gardens within the State Land Use Agricultural District located at Kaunakakai, Molokai, identified by Tax Map Key 5-3-3: portion of 1; subject to the conditions imposed by the Maui County Planning Commission, and subject to the further condition that upon completion of the Molokai General Plan, the County of Maui will petition the Land Use Commission for a boundary amendment from Agricultural to Urban for this parcel.

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk
Encls.

cc: Edwin T. Okubo, Federal Programs & Housing Coordinator
Department of Taxation, Maui
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Plan. & Econ. Development
Office of Environmental Quality Control

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 5, 1976
9:30 a.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: SP76-244 - Edwin T. Okubo for County of Maui

Mr. Edwin T. Okubo, Federal Programs and Housing Coordinator of the County of Maui requests a Special Permit to construct approximately 80 rental units for the elderly, together with accessory facilities such as recreational and community areas, parking, landscaping and community gardens, on approximately 10 acres of land in the Agricultural District at Kaunakakai, Molokai. The parcel is identified as Tax Map Key 5-3-3: portion of 1 and is owned by Molokai Ranch, Ltd. By letter dated February 1, 1976, the landowner has authorized the County to file the Special Permit but with the understanding that it does not commit Molokai Ranch to the project or to transfer the subject land. The property is located to the east of the Molokai Community Center at a distance of approximately 350 feet. It directly abuts the Kaunakakai Urban District along its mauka boundary.

In substantiation of the request, the petitioner has submitted a 16 page preliminary report entitled "Molokai Elderly Housing" dated December 29, 1975 which indicates the following:

1. The need for elderly and low and moderate income housing is apparent, not only in Maui County but on a Statewide basis. Due to the phase-out of Dole's pineapple operation in 1975 and the potential phase-out of Del Monte in 1978, the housing situation on Molokai is of particular concern. A major problem in implementing housing projects has been the lack of long term mortgage financing. However, the Farmers Home Administration and Federal Housing Administration's Sec. 202 Housing Program would now provide adequate financing. Seed money in the amount of \$500,000 has been appropriated by the County for various housing projects for FY 1975-76. In addition, rental subsidies from HUD will be used to reduce rentals for qualifying families. The County has also received a \$485,000 grant from HUD for the Molokai elderly housing project. Together with the 88-unit Puu Hauoli subdivision in Kaunakakai, this development will have a major impact on housing in Molokai.
2. A survey by Maui's Commission on Aging, involving Mr. Louis Hao (Executive Assistant to the Mayor for Molokai), the Molokai Community Action Council and Neei Imua (a senior citizens group), showed that of 119 respondents:
 - a) 61% now live at Mauna Loa or Kualapuu.

- b) 29% are age 70 or older and 65% are between ages 60-69.
 - c) 62% are married, and 36% of the potential occupants are single.
 - d) 32% of the respondents live in households with three or more persons.
 - e) 62% of the wives are less than 60 years of age.
 - f) 69% are presently in a rental situation; 12% own their own homes; 15% are on Hawaiian Home Lands leases; and 5% live with relatives.
 - g) 40% have incomes of \$3,000 to \$4,000; 29% have incomes of \$4,000 to \$6,000 and only 4% have incomes of over \$8,000.
 - h) 68.9% preferred to live in Kaunakakai or "Central" area.
 - i) 39% desire 1-bedroom units; 34% desire 2-bedrooms; and 23% desire 3-bedrooms.
3. Since the survey indicated a strong preference for a project site in Kaunakakai, several sites in the vicinity were evaluated, utilizing the criteria of zoning and General Plan, existing use, proximity to required utilities, slope and drainage, ease of development, convenience to facilities and amenities, and development costs. It became apparent that the site now under petition is most suitable and most preferred by the community. It is in close proximity to water and sewer lines, and level and non-stony, thereby reducing development costs; it is convenient to shopping, medical, recreational and community facilities; designated Residential on the General Plan and is a logical extension of the Urban District.
4. Problems with the site and anticipated solutions are:
- a) The present use of the property by Hawaiian Research, Ltd. for seed corn production is a problem that can be resolved since both Molokai Ranch and the County have offered suitable replacement lands.
 - b) Dust and chemical spray from the seed corn operation can be alleviated by a buffer strip, suitably planted. The Department of Agriculture should be requested to monitor aerial spraying in view of past complaints from the area.
 - c) A large drainage swale adjacent to the Community Center from the mauka residential area "will probably not be a major problem", although careful engineering is required. The present flow may ultimately be diverted to a proposed flood control project a short distance to the east.
5. The project has received substantial support and input from the Molokai community including the Molokai Task Force Housing Sub-committee and Neei Imua Special Committee.
6. It was concluded that the subject site should be acquired as soon as possible; that 80 one-bedroom and studio units

be constructed for the elderly and adequate land be set aside for expansion; that the project be coordinated with construction of the new Molokai Community Center; that the County assist the relocation of the seed corn operation; that it would not be desirable to include families with young children but that these families be accommodated in the Puu Hauoli Project now under development above Manila Camp, or develop additional lots nearby for single family rentals; and that the County should continue to work with the community on this project.

On March 22, 1976, the Molokai Advisory Committee conducted a public hearing on this Special Permit. It was anticipated by the petitioner that the use of Federal programs will allow the elderly to pay only 25% of the rent and the project would be started this year. Further, Mr. Louis Hao, Chairman of the Molokai Task Force, indicated that the agency is in support of the project.

Records transmitted included a letter dated January 29, 1976 from Mr. Howard Nakamura, project consultant, to Mr. Louis Hao, Chairman of the Molokai Task Force, inquiring whether the agricultural subdivision proposed by the Task Force could accommodate the seed corn operation. Mr. Hao's letter of reply confirmed that the Agricultural Park lands in Hoolehua would be available.

COUNTY RECOMMENDATIONS

At its meeting on June 23, 1976 the Maui County Planning Commission voted unanimously to recommend approval of the Special Permit and concurred with the Molokai Advisory Committee:

- "a. That the desired use would not adversely affect the surrounding properties.
- b. Such use would not unusually burden public agencies to provide undue services and utility improvements.
- c. The proposed use will make the highest and best use of the land involved for the public welfare."

It also agreed that there is a definite need for elderly housing on Molokai, and that the proposed project would not substantially alter the existing character of the area nor would it create any adverse impacts on the environment.

Recommendation for approval was made with the following conditions:

- "1. All State and County requirements be met.
2. Construction for the proposed project be initiated within one year upon approval of the request.
3. The detailed site development plans be reviewed and approved by the Planning Department."

June 25, 1976

Mr. Ah Sung Leong
Acting Executive Officer
Land Use Commission
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

Dear Mr. Leong:

SUBJECT: Request by Edwin Okubo, Federal Programs and Housing Coordinator, County of Maui for a Special Permit to construct approximately 80 rental units for the elderly, together with related accessory facilities at Kaunakakai, Molokai, TMK 5-3-03:01 (portion of)

The Maui Planning Commission at its meeting of June 23, 1976, voted unanimously to recommend approval of the above request for a LUC Special Permit.

On March 22, 1976, the Molokai Advisory Committee conducted a public hearing on the subject request. Testimony in favor of the project was presented with a majority of the people present indicating their support for the project. No testimony was presented against the request. In addition, no letters of protest or support have been received to date.

The Commission concurred with the recommendations of the Molokai Advisory Committee that the request meets the following LUC Special Permit guidelines:

- a. That the desired use would not adversely affect the surrounding properties.
- b. Such use would not unusually burden public agencies to provide undue services and utility improvements.
- c. The proposed use will make the highest and best use of the land involved for the public welfare.

They also agreed that there is a definite need for elderly housing on Molokai, and that the proposed project would not substantially alter the existing character of the area nor would it create any adverse impacts on the environment.

Recommendation for approval was made with the following conditions:

1. All State and County requirements be met.
2. Construction for the proposed project be initiated within one year upon approval of the request.
3. The detailed site development plans be reviewed and approved by the Planning Department.

Enclosed for your information and review are the application and other pertinent data.

Should there be any questions please feel free to contact our office.

Yours very truly,

TOSH ISHIKAWA
Planning Director

Encl.

cc E. Okubo
cc LUCA

March 22, 1976

STAFF REPORT

APPLICANT: County of Maui
Edwin T. Okubo
Federal Programs & Housing Coordinator
200 S. High Street
Wailuku, Maui 96793

PROJECT: Molokai Elderly Housing
Kaunakakai, Molokai
TMK 5-3-03: Parcel 1 (portion of)

AREA: Approximately 10 acres

PRESENT ZONING: State Land Use: Agriculture

GENERAL PLAN DESIGNATION: Residential

REQUEST: A Land Use Commission Special Permit is requested to construct approximately 80 rental units for the elderly, together with related accessory facilities such as recreational and community areas, parking, landscaping and community gardens.

EXISTING CONDITIONS:

The proposed site is a portion of an approximately 44 acre plot currently under lease to Hawaiian Research, Limited from Molokai Ranch, Limited for the production of seed corn. The soil is classified as Mala silty clay by the Soil Conservation Service and is highly suitable for agricultural use. The slope ranges from 0 to 3%. (M-1)

Water and sewer lines are available to the site. Access is from Ranch Camp Road.

The proposed site is bounded by the Community Center to the west, Ranch Camp Subdivision to the north, and cornfields to the east and south.

A large swale runs between the site and the Community Center from the mauka subdivisions.

DESCRIPTION OF THE PROJECT:

The County of Maui, in conjunction with the Molokai Task Force, has initiated this project to provide elderly housing within the community. Recently, a housing needs survey was conducted which indicated that immediate need existed for at least 80 dwelling units within the Kaunakakai area.

As discussed in the attached report (exhibit "B") a number of alternate sites were studied and the proposed site was determined to be the most desirable.

Phase I of the proposed project would provide 80 one bedroom and studio units for elderly individuals and families, together with paved parking areas for approximately 40 vehicles, walkways, landscaping and open space, individual and community gardens, and recreation and service buildings. Approximately 6 acres of the 10 acre site will be for the first phase of development. The remaining area would be set aside for future expansion.

Further details on this project can be obtained through the attached report - Exhibit "B".

ANALYSIS OF THE REQUEST:

1. The proposed project would remove productive land from agriculture. However, Molokai Ranch Limited has indicated that suitable lands have been provided as replacement. (See attached letter from L. Hao to H. Nakamura, Exhibit "C")

2. The proposed use would be compatible with the existing and proposed uses within the surrounding area. The site is relatively close to commercial, medical and recreational facilities. In addition, plans are being prepared by the County for the construction of a new community center, Police/Fire Station, and County Building within the present community center site. Plans for this project are being closely coordinated with the proposed elderly housing project to encourage joint use and compatibility of the proposed facilities and uses.

Some conflicts are anticipated temporarily until the seed corn farm is relocated between the seed corn operation and the proposed project, relative to dust and periodic spray drift. However, these problems will be mitigated in the following manner:

- a. A buffer area and windbreak planting is proposed.
 - b. Spraying practices would be controlled by Department of Health and Department of Agriculture regulations.
3. The proposed project is in conformance with the General Plan and is a logical extension for residential uses. The subject site as well as the remainder of the 44 acre plot currently utilized for seed corn is designated as residential by the General Plan.
4. The proposed project would not unusually burden public utilities and services.
5. No letters of support or protest have been received to date.
6. A minimum period of 15 days must elapse before any recommendations can be made for LUC special permits. The subject request should therefore be taken under advisement.

April 21, 1976

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff

Applicant: County of Maui, Edwin T. Okubo, Federal Programs and
Housing Coordinator
Project: Molokai Elderly Housing, Kaunakakai, Molokai
TMK 5-3-03: Parcel 1 (portion of)
Present zoning: State Land Use: Agriculture
General Plan Designation: Residential

Request: A Land Use Commission Special Permit is requested to construct approximately 80 rental units for the elderly, together with related accessory facilities such as recreational and community areas, parking, landscaping and community gardens.

On March 22, 1976, the Molokai Advisory Committee conducted a public hearing on the subject request. Testimony in favor of the project was presented with a majority of the people present indicating their support for the project by a show of hands. No testimony was presented against the request. In addition, no letters of protest or support have been received to date.

The Molokai Advisory Committee recommended approval of the subject request based on the following:

1. There is a definite need for elderly housing in Molokai.
2. The proposed location is close to medical, shopping, governmental and recreational services and facilities.
3. Utilities are adequate to service the project.
4. The proposed project is bounded on the north and west by the Kaunakakai Urban District, and is designated for residential use on the Molokai General Plan.
5. The project has been closely coordinated with the Housing Subcommittee of the Molokai Task Force and Neei Imua, the islandwide senior citizens organization.

RECOMMENDATION

Staff recommends approval of the request subject to the following conditions:

1. All State and County requirements be met.
2. Construction for the proposed project be initiated within one year upon approval of the request.
3. The detailed site development plans be reviewed and approved by the Maui Planning Department.

EQC Bulletin

Vol. II

Environmental Quality Commission
550 Halekuania Street, Room 301, Honolulu, Hawaii 96813 - Phone: 548-6915

No. 15

August 8, 1976

REGISTER OF CHAPTER 343 DOCUMENTS

Environmental Impact Statements listed herein are available for review at the following public depositories: Environmental Quality Commission Office; Legislative Reference Bureau; Sinclair Library, State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku, and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated with project description).

EIS Preparation Notices are available from the respective proposing agency or applicant. Please request copies from the listed contacts. A 30 day period is allowed for requests to be a consulted party. Please contact the project proposer.

Anticipated EIS's are proposed actions for which EIS Preparation Notices have been received and for which the deadline for requests to be consulted parties has passed.

Negative Declarations are determinations by an agency that a given action does not have a significant effect on the environment and therefore does not require an EIS 1:4(p). Publication in the Bulletin of a Negative Declaration initiates a 60 day period during which litigation measures may be instituted.

Comments may be made and sent to the proposing agency or approving agency. The Commission would appreciate receiving a carbon copy of your comments.

EIS PREPARATION NOTICES

SANPO COMMERCIAL COMPLEX, WAIKIKI
Sanpo Land Industrial Co., Ltd. & R.P. Cutshaw & Assoc., Inc.
Dept. of Land Utilization, C&C of Honolulu.

Previously reported in EQC Bulletin II-14

Contact: Sanpo Industrial Co., Ltd.
Robert P. Cutshaw and Assoc., Inc.
Suite 1305, Ala Moana Bldg.
1441 Kapiolani Bldg. Honolulu, HI. 96814

Deadline: Aug 24

KAUAI MOTORCYCLE PARK, WAIALUA,
KAUAI Kauai Motorcycle Association
Dept. of Land & Nat. Resources

Previously reported in EQC Bulletin II-14

Contact: D. Genegabus, c/o Danny's Electronics, 1340 Kuhio Hwy., Kapaa, HI. 96746

Deadline: Aug. 24

HEEIA-KAI 1.5 MILLION GALLON RESERVOIR HEEIA, OAHU Board of Water Supply, City and County of Honolulu

Previously reported in EQC Bulletin II-14

Contact: Lawrence Whang at 548-5221

Deadline: Aug 24

The highway will consist of two sections: Mudlane to Waimea (Hawaii Belt Rd., Route 19) which will be 7.1 miles, and Waimea to Kawaihae which will be 12.8 miles. Beginning at a connection with the improved portion of Hawaii Belt Rd., Route 19 near Mud Lane, the new highway will extend southwesterly by passing the town of Waimea and junction with Mamalahoa Hwy. in the vicinity of Kamuela Race Track. From the junction at Mamalahoa Hwy., the highway will traverse toward the ocean and merge with the existing highway in the vicinity of Kawaihae Harbor.

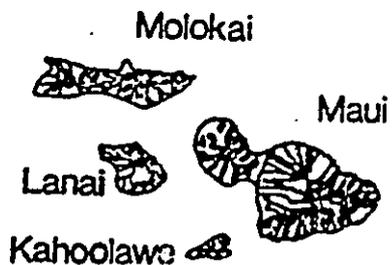
Status: Accepted by Gov. Ariyoshi, July 20, 1976.

KIAHUNA GOLF VILLAGE POIPU, KAUAI
Moana Corporation County of Kauai
(Revised EIS)

Development of a low-density resort residential community on approx. 480 acres of land in the Koloa-Poipu area. The project will consist of approx. 1,450 dwelling units of three principal types units-residential condominiums, rental condominiums, and single-family residential home sites. The project will also include a convenience commercial center consisting of up to 50,000 sq. ft., an outdoor theater and cultural center, recreational facilities, tennis courts, swimming pools, and a network of bicycle and pedestrian pathways. A 20 acre parcel will be dedicated to the County of Kauai for expansion of Poipu Beach Park.

Status: Accepted by the Planning Dept., County of Kauai on July 27, 1976.

NEGATIVE DECLARATIONS



MOLOKAI ELDER HOUSING PROJECT.
OFFICE OF THE FEDERAL PROGRAMS AND
HOUSING COORDINATOR, COUNTY OF MAUI.

This proposal will provide 80 housing units to be located on approx. 10 acres of land at Kaunakakai. The project site is on the makai side of Kolapa Pl. and to the east of the Molokai Community Center. To be included in this action are living units (one bedroom with possibly some studios) together with parking areas, walkway, landscaping and open space, individual and community gardens and recreational buildings.

Oahu



CONSTRUCTION OF SITE IMPROVEMENTS AND COMFORT STATION AT NUUANU STREAM PARKWAY-INCREMENT ONE. Dept. of Parks and Recreation, C&C of Honolulu

Liliuokalani Gardens, a portion of the Nuuanu Stream Greenbelt, is part of a long range development plan for a stream greenbelt from Honolulu Harbor to Kaneohe Bay. Proposed construction at Liliuokalani Gardens include site improvements such as outdoor picnic facilities, parking lot, and comfort station.

WAIKIKI SPECIAL DESIGN DISTRICT INTERNATIONAL MARKET PLACE
WAIKIKI DEVELOPMENT CO. DEPT. OF LAND UTILIZATION, C&C OF HONOLULU

A project to demolish a small segment of the International Market Place shopping complex and replace it with one and two-story structures to accommodate various retail shops and small eating and drinking concessions. The subject property involves approx. 124,917 sq. ft.

USE OF STATE PROPERTY IN WAIMANALO HUI MEA HANA O HAWAII. STATE DEPT. OF LAND AND NATURAL RESOURCES.

Use of some 5.510 acres of State

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



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

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE NO. _____

April 22, 1976

Mr. Christopher L. Hart
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96732

Dear Mr. Hart:

Subject: Proposed Elderly Housing Project for Kaunakakai
Molokai

Thank you for the information on the subject undertaking.

The proposed undertaking will have no effect upon any known historic or archaeological site on or likely to be eligible for inclusion to the Hawaii and National Register(s) of Historic Places. Therefore, this office has no reservation for the project to proceed. In the event that any unanticipated sites or remains are encountered, please inform this office immediately.

Your interest in historic preservation in Hawai'i is greatly appreciated.

Sincerely yours,

A handwritten signature in cursive script that reads "Jane L. Silverman".

Jane L. Silverman
Acting Director
Historic Preservation Office

bcc:
Louis Hao
Office of the Mayor
Kaunakakai, Molokai

**WRITTEN RESPONSES TO PUBLIC COMMENTS DURING THE
30-DAY DRAFT E.A. REVIEW PERIOD**



February 18, 1997

Mr. Edward Reinhardt
Manager, Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, HI 96732

Dear Mr. Reinhardt:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated January 8, 1997 regarding the above proposed project. Please be advised that the project's electrical consultant will meet with MECO engineers to verify the project's electrical requirements so that service can be provided on a timely basis.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

173

Maul Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96732-0398 • (808) 871-8461



'97 JAN 10 P12:20

DEPARTMENT OF
COUNTY ENGINEERING
RECEIVED

January 8, 1997

Mr. David W. Blane
Planning Director
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Mr. Blane:

Subject: Home Pumehana Elderly Housing Project
TMK: 5-3-02:168
I.D. No. 96/SM1-0023

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Edward Reinhardt
Manager, Engineering

DT:rt





February 18, 1997

Dr. Bruce Anderson
Deputy Director of Environmental Health
State Department of Health
P.O. Box 3378
Honolulu, HI 96801

Dear Dr. Anderson:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated January 10, 1997 regarding the above proposed project. Please be advised that Hale Mahaolu, Inc. will work closely with the Maui County Department of Public Works and Waste Management to connect into the public wastewater treatment system in Kaunakakai.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

'97 JAN 21 P1:14

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

In reply, please refer to

RECEIVED

RECEIVED

January 10, 1997

96-221/epo

Ms. Julie Higa
Staff Planner
County of Maui
Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Ms. Higa:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT AND SPECIAL MANAGEMENT
AREA USE PERMIT APPLICATION (96/SM1-0023)
Project: Proposed 5-unit Addition to the Home Pumehana
Elderly Housing Project
Location: Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-02: 168

Thank you for allowing us to review and comment on the proposed project. We have the following comments to offer:

The subject project is located within the County's sewer service area. We have no objections to the proposed 5-unit addition to the Home Pumehana Elderly Housing Project, provided that the project is connected to the public sewers.

The developer should work closely with the County to assure the availability of treatment capacity and adequacy for the project. Non-availability of treatment capacity will not be an acceptable justification for use of any private treatment works.

Should you have any questions, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

Sincerely,

Handwritten signature of Bruce S. Anderson in cursive.

BRUCE S. ANDERSON, Ph.D.
Deputy Director of Environmental Health

c: Wastewater Branch



February 18, 1997

Mr. Kali Watson, Chairman
State Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Attn. Mr. Joe Chu, Planning Office

Dear Chairman Watson:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated December 23, 1996
regarding the above proposed project.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

'96 DEC 24 AM 11:45

DE
C
RECEIVED

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

December 23, 1996

Mr. David W. Blane, Planning Director
County of Maui Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Attn: Julie Higa, Staff Planner

Dear Mr. Blane:

SUBJECT: 96/SMI-0023 TMK: 5-3-002: 168
Home Pumehana Elderly Housing Project

Thank you for allowing our review of the subject Special Management Area Use application. We anticipate no adverse impacts on the Department of Hawaiian Home Lands from the proposed project, and have no objections to its implementation.

If you have any questions, please call Joe Chu of our Planning Office at 586-3838.

Warmest aloha,

A handwritten signature in cursive script that reads "Kali Watson".

Kali Watson, Chairman
Hawaiian Homes Commission

4170L9



February 18, 1997

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Mr. Hibbard:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated December 24, 1996
regarding the above proposed project.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

12/27/96
MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND DIVISION
STATE PARKS
WATER AND LAND DEVELOPMENT

December 24, 1996

Mr. David W. Blane, Director
Planning Department, County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 18682 ✓
DOCNO: 9612SC12

Dear Mr. Blane:

**SUBJECT: (I.D. No. 96/SM1-0023) Chapter 6E-42 Historic Preservation Review
of the Special Management Area Permit Application for the Home
Pumehana Elderly Housing
Kaunakakai, Moloka'i TMK: 5-3-002: 168**

Thank you for the opportunity to comment on the Special Management Area (SMA) permit application made for the expansion of the Home Pumehana Elderly Housing in Kaunakakai, Moloka'i. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

We have no record of historic sites on this parcel. Judging from aerial photographs taken about 1972, the area proposed for expansion of the elderly housing unit was formerly under pineapple cultivation. Thus, it seems unlikely that significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

SC:JEN



February 18, 1997

Ms. Stephanie Aveiro, Director
Department of Housing and Human Concerns
County of Maui
200 S. High Street
Wailuku, HI 96793

Dear Ms. Aveiro:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated December 23, 1996 regarding the above proposed project. Please be advised that the project architect will review the soils report prepared at the time the original 80-unit project was developed and incorporate its recommendations in plans for the proposed 5-unit addition.

Thank you for your comments and support for the project.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor
STEPHANIE AVEIRO
Director
MARK PERCELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 243-7805 • FAX (808) 243-7829

'96 DEC 26 AIO:09

December 23, 1996

DEC 26 1996
RECEIVED

TO: Mr. David Blane
Director of Planning

FROM: Ms. Stephanie Aveiro
Director of Housing & Human Concerns

SUBJECT: I.D. 96/SM1-0023
TMK: 5-3-002:168
Project Name: Home Pumehana Elderly Housing Project
Applicant: Hale Mahaolu

We have reviewed the Special Management Area Use Permit Application for the subject project and would like to offer the following comments:

1. We fully support the construction of the five additional units.
2. The applicant and the applicant's architect should review the soils report that was prepared at the time the original eighty units were developed, and the plans and specifications for the five proposed units should incorporate the recommendations of the soils engineer.

Please contact Ed Okubo of our Housing Division at extension 7351 if you have any questions.

ETO:hs

xc: Housing Administrator



February 18, 1997

Mr. Elwyn Mukogawa
Maui Child Care Connection Hawaii
Self-Sufficiency & Support Services Division
State Department of Human Services
270 Waiehu Beach Road, Suite 107
Wailuku, HI 96793

Dear Mr. Mukogawa:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated December 19, 1996
regarding the above proposed project.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

7924

BENJAMIN J. CAYETANO
GOVERNOR



SUSAN M. CHANDLER, M.S.W., Ph.D.
DIRECTOR

KATHLEEN G. STANLEY
DEPUTY DIRECTOR

'96 DEC 20 12:29
STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Self-Sufficiency & Support Services Division
270 Waiehu Beach Road, Suite 107
Wailuku, Hawaii 96793
December 19, 1996

Mr. David W. Blane
Planning Director
County of Maui, Planning Department
250 S. High Street
Wailuku, Hawaii 96793

RE: SMA 96/SM1-0023

Dear Mr. Blane:

We have reviewed the proposed 5-unit addition to the Home Pumehana Elderly Housing Project by Hale Mahaolu at Kaunakakai, Molokai (ID 96/SM1-0023 TMK 5-3-002:168) and have no objections, additional comments or recommendations at this time.

Thank you for the opportunity to review and respond to this SMA application.

Sincerely,

Elwyn Mukogawa
Maui Child Care Connection Hawaii

AN EQUAL OPPORTUNITY AGENCY



February 18, 1997

Mr. David Craddick, Director
Department of Water Supply
County of Maui
200 S. High Street
Wailuku, HI 96793

Dear Mr. Craddick:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated February 5, 1997 regarding the above proposed project. Please be advised that low-flow fixtures and devices will be installed as part of the proposed project and that measures will be undertaken to minimize irrigation demand for landscaping. It should be noted that the project site is currently maintained as a lawn area and that with the proposed 5-unit building and parking, the amount of water for irrigation will be reduced.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



'97 FEB -6 20:56

**BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108**

February 5, 1997

Mr. David Blane, Director
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Re: I.D.: 96/SM1-0023
TMK: 5-3-002:168
Project Name: Home Punehana Elderly Housing Project

Dear Mr. Blane,

Thank you for the opportunity to comment on this application. The Board of Water Supply has these comments:

Consumption, Source and System

Using State standard calculations, the proposed five low-rise multifamily units would represent consumption of approximately 2,800 gal/day, roughly equivalent to the applicant's estimate of 2,250 gal/day. Calculations for consumption, irrigation, and fire flow will be reviewed in detail during the building permit process.

This project area is served by the Kaunakakai-Kawela Water System. Requirements for system improvements, if any, will be determined during the building permit process.

Conservation

These are numerous opportunities for this project to encourage wise water use and to limit the waste of precious water resources. Water conservation can be practiced in and around the home in these ways:

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets and showerheads. We have attached a copy of County Ordinance 2108 as a reference. Water conserving washing machines are also available and can help cut back on water bills.

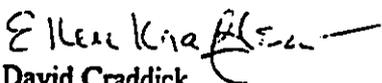
"By Water All Things Find Life"

Plant Climate-adapted Plants: Outdoor water use represents one of the largest potential sources of water savings. Significant water savings can be seen by landscaping with native and climate-adapted plant species where active lawn use is not anticipated. This project is located in vegetation zone 3 of the Maui County Planting Plan. As a guide and reference for native plant species, native and Polynesian plants for Moloka'i are listed in the attachment "Some of Maui's Native and Polynesian Plants." For more detailed information and plant listings, please refer to the "Maui County Planting Plan", and to the attached document: "XERISCAPE: Water Conservation Through Creative Landscaping." For more information on landscaping with native plants on Moloka'i, contact Kali Montero at UH Cooperative Extension, 567-6833 (Moloka'i).

Prevent Over-Watering By Automated Sprinkler Systems: Rain sensors or soil-moisture sensors can ensure automated irrigation is applied only when needed. If controllers are checked and reset at least once a month, they will better reflect the monthly changes in evapotranspiration rates at the site.

Please feel free to contact the Water Resources Planning Division at 243-7835, if you desire further information or assistance.

Sincerely,


David Craddick
Director

wef

Attachments:

- "Ordinance 2108, An ordinance amending Chapter 16.20 of the County Code, pertaining to the Plumbing Code", effective date May 5, 1992.
- "Some of Maui's Native and Polynesian Plants" - Moloka'i
- "XERISCAPE: Water Conservation Through Creative Landscaping."
- "The Costly Drip"



February 18, 1997

Mr. Rick Egged, Director
Office of State Planning
Department of Business, Economic Development &
Tourism
P.O. Box 2359
Honolulu, HI 96804

Dear Mr. Egged:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated January 2, 1997 regarding the above proposed project. Please be advised that the Final Environmental Assessment report will be revised to discuss project conformance with all ten (10) Coastal Zone Management objectives and supporting policies, pursuant to HRS Chapter 205A.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director,
Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA
DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

OFFICE OF PLANNING

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

'97 JAN -8 7:12:16

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-6432

January 2, 1997

Mr. David W. Blane
Planning Director
Planning Department
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

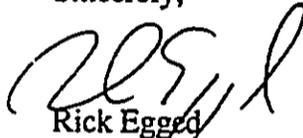
Dear Mr. Blane:

Subject: Home Pumehana Elderly Housing Project
Kaunakakai, Molokai, Hawaii, TMK 5-3-02:168

We have reviewed the draft environmental assessment and special management area use permit application for the proposed 5-unit addition to the Home Pumehana Elderly Housing project and have the following comment. There are ten Coastal Zone Management (CZM) objectives with supporting policies in Chapter 205A, HRS. Therefore, the document should be revised to discuss the project's conformance with all ten of the objectives and their supporting policies.

Thank you for the opportunity to comment. If you have any questions, please call Rebecca Alakai of our CZM Program at 587-2802.

Sincerely,


Rick Egged
Director
Office of Planning



Ms. Esther Ueda, Executive Officer
State Land Use Commission
P.O. Box 2359
Honolulu, HI 96804-2359

Dear Ms. Ueda:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated January 8, 1997 regarding the above proposed project. The following address two (2) pertinent items in your letter:

1. Regarding item no. 3, please be advised that at the request of the Maui County Planning Department, Hale Mahaolu, Inc. will be filing applications for a State Land Use District Boundary Amendment (DBA) from Ag to Urban District and a Change in Zoning (CIZ) from County Interim to A-1 Apartment District. Since the subject property is under 15 acres, the DBA petition will be subject to final approval by the Maui County Council along with the CIZ application. We expect to file both applications by February 21, 1997 or shortly thereafter.
2. Regarding item no. 4, the Final Environmental Assessment report will be revised to include a map showing the project site in relation to the State Land Use Districts.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director, Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

175
BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

'97 JAN 10 P12:23

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

January 8, 1997

Mr. David W. Blane
Director of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Draft Environmental Assessment (DEA) and Special Management Area (SMA) Use Permit Application for Proposed 5-Unit Addition to the Home Pumehana Elderly Housing Project, Kaunakakai, Molokai, Hawaii, TMK 5-3-02: 168 (96/SM1-0023)

We have reviewed the DEA and SMA Use Permit Application for the subject project forwarded by your transmittal dated December 13, 1996, and have the following comments:

- 1) We confirm that the project site, as represented on Figure 1, is located within the State Land Use Agricultural District.
- 2) As noted in the DEA, the Commission approved a Special Permit to allow the construction of approximately 80 rental units for the elderly and accessory facilities on the project site at its August 5, 1976, meeting (LUC Docket No. SP76-244/Edwin T. Okubo for County of Maui).
- 3) On page 8, the DEA notes that upon adoption of the updated Molokai Community Plan, the project site is proposed to be reclassified to the Urban District.

We would like to point out that as a condition of the Special Permit approval, the County of Maui was required to petition the Commission for a boundary amendment for the project site upon completion of the Molokai General Plan.

Clarification should be provided regarding the reason why the condition was not fulfilled.

Mr. David W. Blane
January 8, 1997
Page 2

4) We suggest that the Final EA include a map showing the project site in relation to the State Land Use Districts.

We have no further comments to offer at this time. We appreciate the opportunity to comment on this matter.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,



ESTHER UEDA
Executive Officer

EU:th



Mr. Charles Jencks, Director
Department of Public Works and Waste Management
200 S. High Street
Wailuku, HI 96793

Dear Mr. Jencks:

Re: Home Pumehana Elderly Housing Project (Hale Mahaolu, Inc.)
Proposed 5-unit addition
TMK 5-3-02: 168, Kaunakakai, Molokai

This acknowledges receipt of your letter dated February 19, 1997 regarding the above project and comments regarding the pending variance applications for the proposed use in the County Interim District and reduction of offstreet parking requirements.

Thank you for your comments.

Very truly yours,

John E. Min
Planner

cc: Mr. Roy Katsuda, Executive Director, Hale Mahaolu, Inc.
Mr. Stan Gima, Project Architect

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.B., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

DEPT OF P.W. AND W.
COUNTY OF MAUI
RECEIVED

97 FEB 19 P3:48

DATE: FEBRUARY 19, 1997

MEMO TO: DAVID W. BLANE, PLANNING DIRECTOR

FROM: CHARLES JENCKS, DIRECTOR OF P. W. AND W. M.

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT AND SPECIAL
MANAGEMENT AREA PERMIT APPLICATION #98/SM1-0023
HOME PUMEHANA ELDERLY HOUSING PROJECT
TMK (2)5-3-002:168

Our concerns relative to roadway, sewer, and drainage concerns will be reviewed during the building permit application process. We have no objections to this application proceeding at this time.

For your information, Hale Mahaolu has submitted a request for two variances, relating to land use and parking, for the proposed project.

1. The subject property has not been zoned by the County and, therefore, the uses on the property are subject to the Interim Zoning Provisions in Title 19 of the Maui County Code. The proposed project is considered "multi-family" and this use is not permitted in "interim" zoning. Hale Mahaolu is requesting a land use variance to allow the "multi-family" use on the property.
2. The parking requirement for the project is two parking stalls for each dwelling unit. Hale Mahaolu is requesting a parking variance to reduce the requirement to one parking stall per dwelling unit.

The public hearing for these variances is scheduled for March 12, 1997, at the Mitchell Pauole Community Center.

Please call Ralph Nagamine at 243-7379 if you have any questions regarding this memorandum.

RMN

F:\PLANNING\MOLOKAI\COMMENTS\5MA\MAHAOLU.APT