



DEPARTMENT OF
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COUNTY OF MAUI

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March 2, 1999

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill
Interim Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Dear Mr. Gill:

**Subject: Finding of No Significant Impact for Molokai
Day Care/Senior Center
TMK: 5-3-2:por. 168 and 5-3-3: por. 1
Kaunakakai, Molokai, Hawaii**

The County of Maui, Department of Housing and Human Concerns has reviewed the comments received during the 30-day public comment period which began on January 23, 1999. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the March 23, 1999 QEQC Environmental Notice.

We have enclosed a completed QEQC Publication Form and four (4) copies of the Final EA. Since the project summary text in the publication form submitted with the Draft EA has not changed, no disk or e-mail has been included with the Final EA. Please call me if you have any questions.

Sincerely,

ALICE L. LEE
Director of Housing
and Human Concerns

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

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1999-03-23-MO-FA -

MAR 23 1999
FILE COPY

Final
Environmental Assessment

**★ MOLOKAI DAY CARE/
SENIOR CENTER ★**

Prepared for:

Hale Mahaolu

March 1999



Final
Environmental Assessment

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March 1999



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halemsaha/mkksr/males.rpt

Preface

The applicant, Hale Mahaolu, is proposing to develop the Molokai Day Care/Senior Center in Kaunakakai, Molokai, Hawaii (TMK 5-3-2:por. 168 and 5-3-3:por. 1). Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Hawaii Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment (EA) documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

The applicant for the project, Hale Mahaolu, is proposing to develop the Molokai Day Care/Senior Center in Kaunakakai, Molokai, Hawaii (TMK 5-3-2:por. 168 and 5-3-3:por. 1). See Figure 1 and Figure 2.

The project site for the day care/senior center facility is located on the grounds of the Home Pumehana Elderly Housing Project (TMK 5-3-2:168). Parking for the facility is located near the eastern edge of the property.

The Home Pumehana elderly housing project opened in 1980 with 80 one-bedroom units and is 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 remainder of the parcel is undeveloped and maintained as lawn or garden area. A five (5) unit addition with five (5) paved parking stalls is currently under construction on the site. The proposed day care/senior center facility is to be located on the eastern portion of the existing garden.

Parking for the facility will be provided by subdividing an approximately 1.0 acre portion of an adjoining parcel (TMK 5-3-3:1) and consolidating it with the Home Pumehana parcel. The parking site has recently been plowed and has been utilized for the growing of seed corn. A dirt road with overgrown vegetation is located between the seed corn field and the Home Pumehana parcel.

The Home Pumehana parcel is owned by the County of Maui and leased to Hale Mahaolu to the year 2079. The parcel intended for parking is

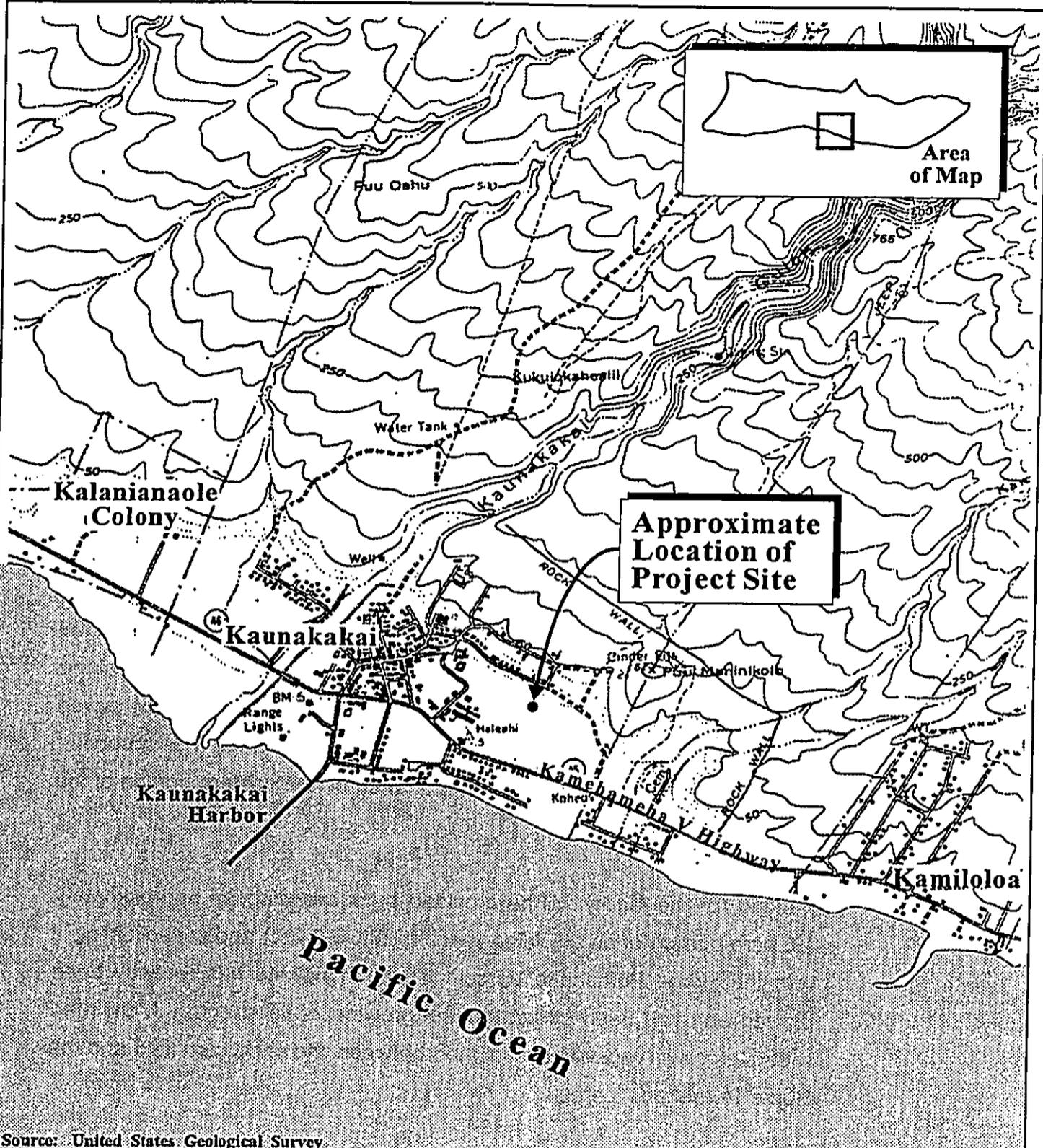
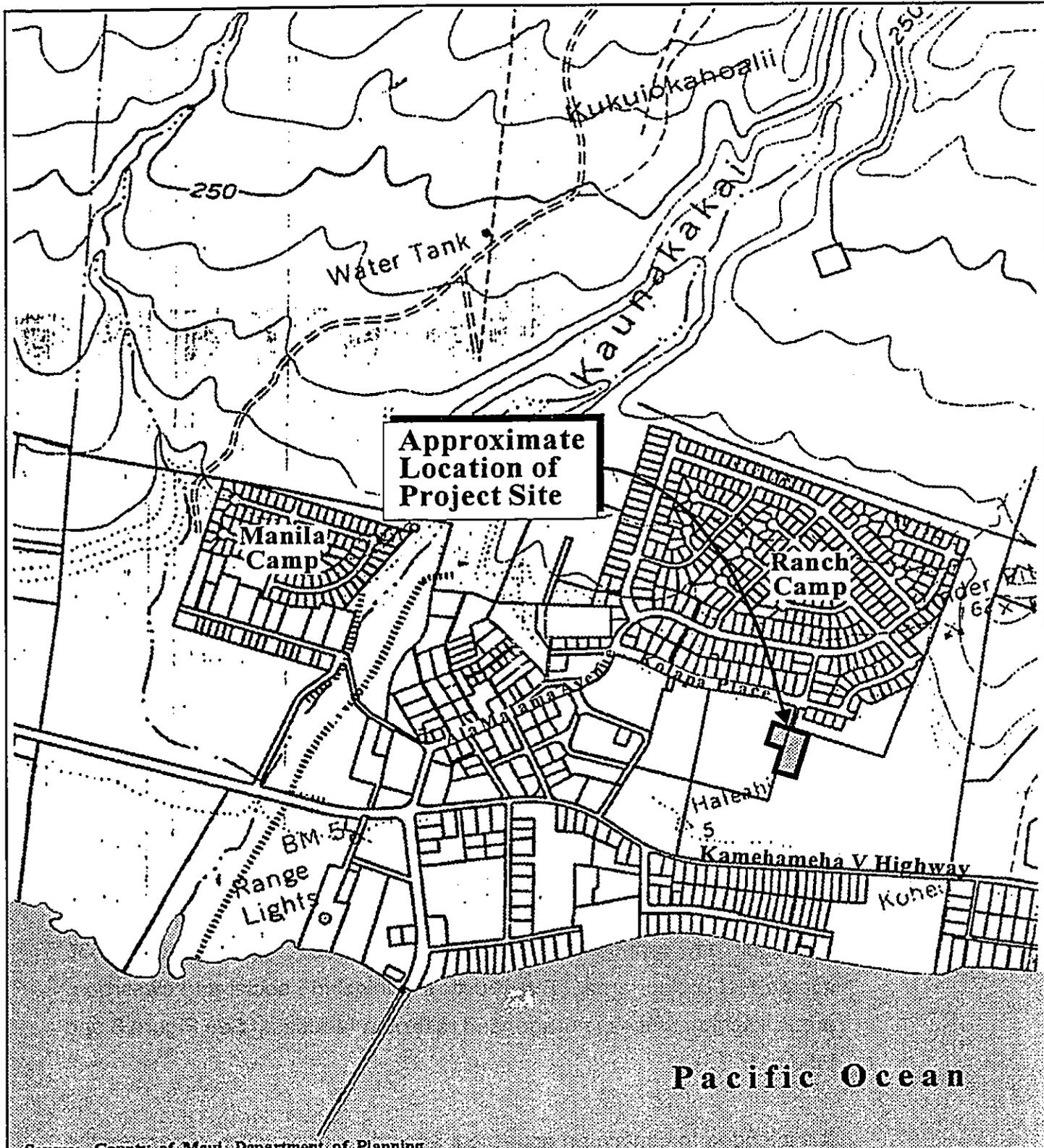


Figure 1 Molokai Day Care/Senior Center Regional Location Map



Prepared for: Hale Mahaolu





Source: County of Maui, Department of Planning

Figure 2 Molokai Day Care/Senior Center Site Location Map



Prepared for: Hale Mahaolu



currently owned by Molokai Ranch, Ltd.

B. PROJECT NEED

The proposed project intends to address community desires for an adult day care facility and a senior center. It is proposed by the applicant on behalf of Molokai residents. A petition in support of the construction and establishment of an adult day care/senior center was signed by 538 Molokai residents in November 1997.

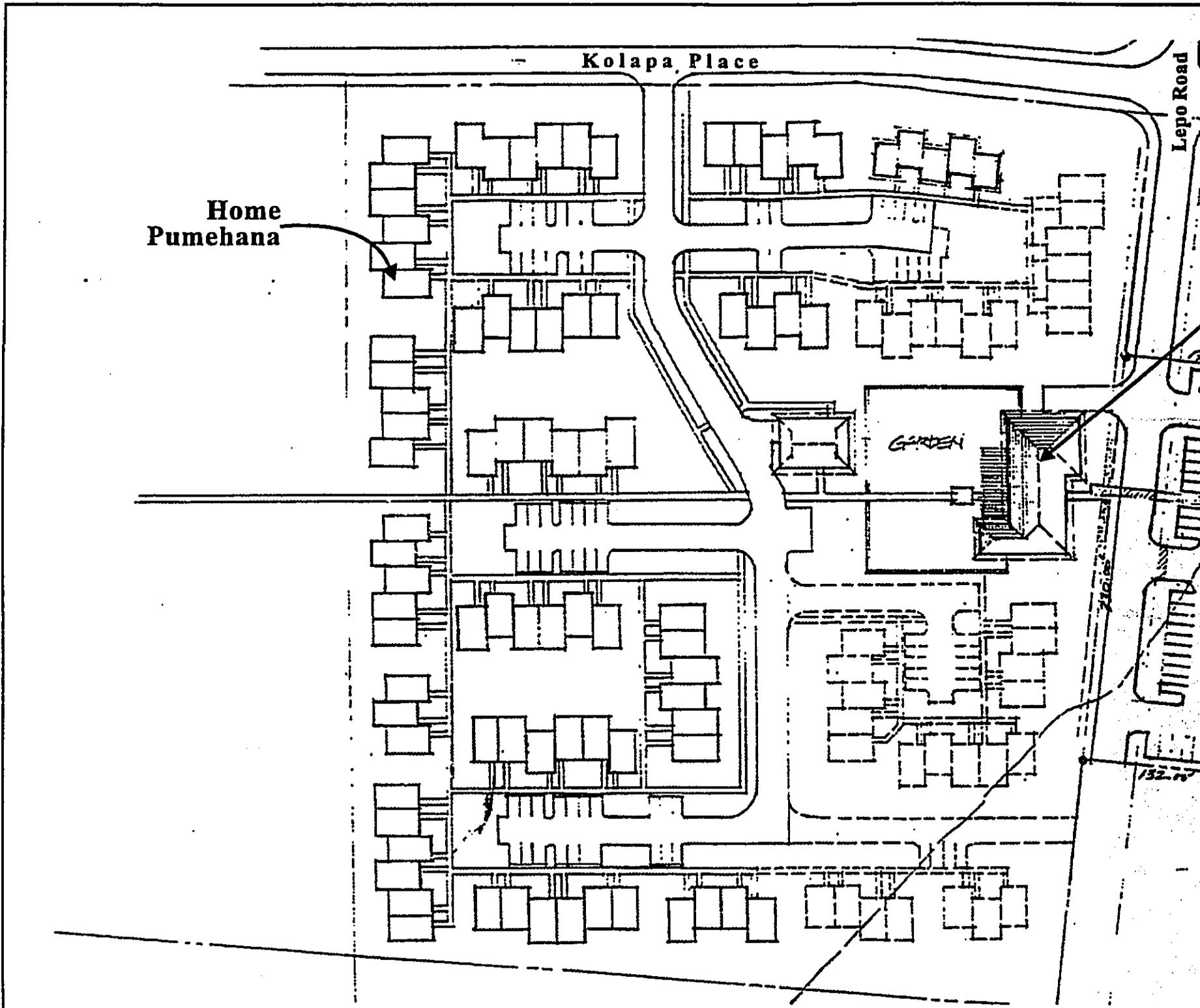
There is no existing adult day care facility on the island of Molokai. The proposed adult day care center would provide a supervised daytime program for disabled adults and the elderly in a supportive and protective environment. The facility would include a range of pursuits including recreation, social and educational activities for its participants. The purpose of the facility is to maintain or improve the functional levels of its participants so that institutionalization is delayed or prevented.

The senior center is intended for use as an island-wide facility for the Molokai elderly community. The facility would be available for classes, meetings and social gatherings.

C. PROPOSED IMPROVEMENTS

The adult day care/senior center will encompass approximately 6,336 square feet of floor area. The structure will include social and classroom areas, kitchen, offices, storage, and restroom facilities. See Figure 3 and Figure 4.

It is intended to contain an acoustical accordion door which separates the day care and senior center functions. During periods when the senior center is not in use, this space may be utilized by the adult day care



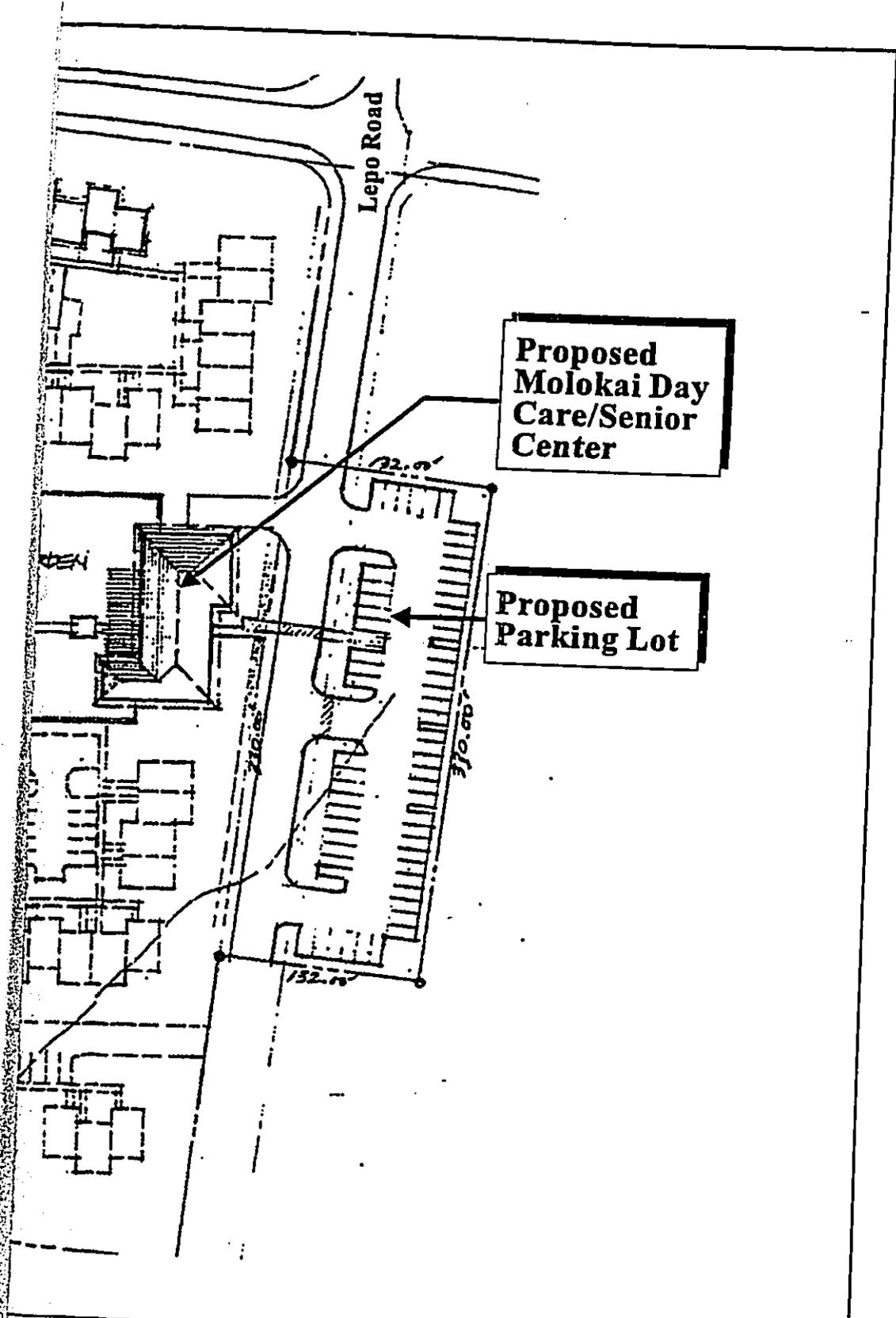
Source: Hiyakumoto & Higuchi Architects, Inc.

Figure 3

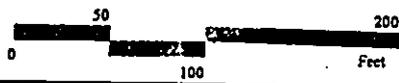
Molokai Day Care/Senior Center
Site Plan

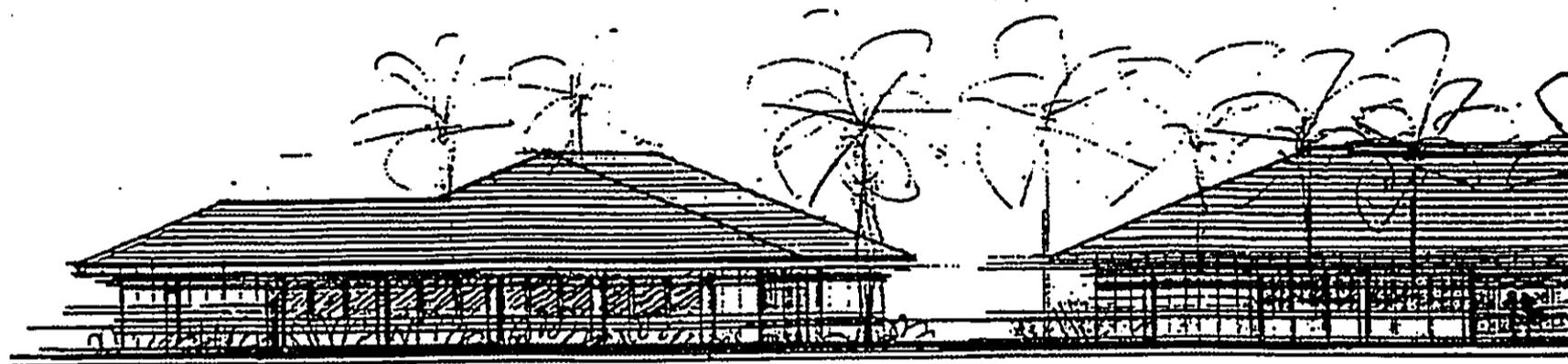


Prepared for: Hale Mahaolu



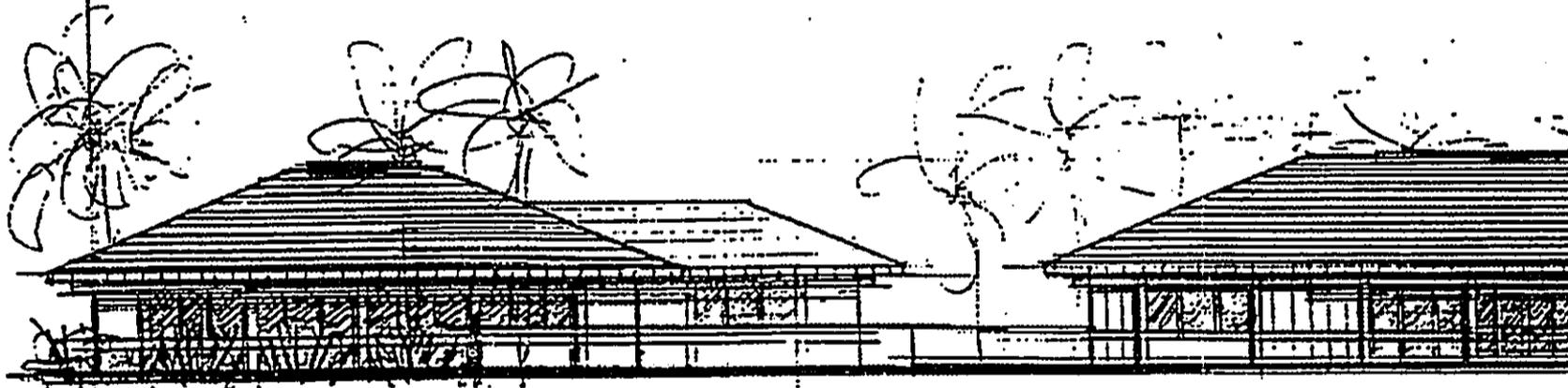
Senior Center





Southwest Elevation

**Northeast
(Parking)**



Northwest Elevation

**Southeast
(Garden)**

Source: Hiyakumoto & Higuchi Architects, Inc.

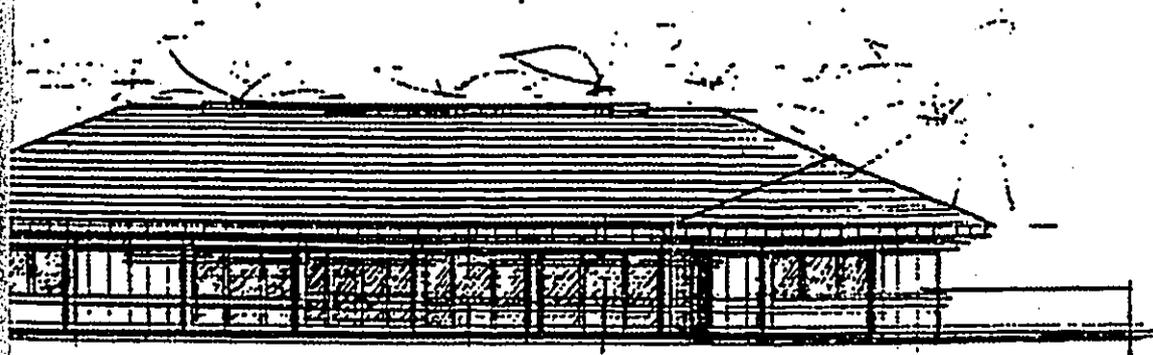
Figure 4

**Molokai Day Care/Senior Center
Elevations of Day Care/Senior Center Building**

Prepared for: Hale Mahaolu



**Northeast Elevation
(Parking Lot Side)**



**Southeast Elevation
(Garden Side)**

Senior Center
Senior Center Building



NOT TO SCALE

center. Conversely, when the adult day care center is not in use, this space could be used by residents utilizing the senior center. In addition, a new parking area of approximately 62 stalls is proposed with a new access driveway linking with Kolapa Place.

Community Development Block Grant (CDBG) funds are proposed to be utilized to acquire the approximately one (1) acre of property needed for parking from the current owner, Molokai Ranch, Ltd. The intent of the applicant is to secure an easement from Molokai Ranch, Ltd. or its affiliates, for the driveway to Kolapa Place.

The Home Pumehana parcel is situated in the State Land Use Commission "Urban" District and is also within the Molokai Community Plan "Multi-Family" land use district and the County of Maui "A-1 Apartment" District. The land underlying the parking area is classified "Agricultural" by both the State Land Use Commission and the Molokai Community Plan and is situated in the County's Agricultural Zoning District. Both properties are located in the Special Management Area for the island of Molokai.

Land use permits and approvals are needed in order to develop the subject project. Entitlements needed for the proposed parking area (TMK 5-3-3:por. 1) include a State Urban District Boundary Amendment, Multi-Family Residential Community Plan designation, and A-1 Apartment zoning to conform with the existing Home Pumehana parcel. The adult day care center is also considered a special use in the A-1 Apartment District. Accordingly, a County Special Use Permit would be required. Both parcels would require a SMA Use Permit.

Since the Home Pumehana parcel is owned by the County of Maui and

because CDBG funds are proposed to be utilized to acquire the land for the parking area, an Environmental Assessment will be prepared in accordance with the provisions of Chapter 343, Hawaii Revised Statutes, and the U.S. Department of Housing and Urban Development.

Assuming all governmental approvals are obtained, construction is anticipated to start in November 1999 with completion targeted for April 2000. The cost of the project is estimated at \$1,125,000.00.

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL SETTING

1. Surrounding Uses

The project site is located in the midst of Kaunakakai Town. To the north of the project site are single family residential uses within Ranch Camp. The Molokai branch of Maui Economic Opportunity is located in Ranch Camp near the Kolapa Place terminus. To the west of the project site is the Home Pumehana Project which consists of 80 elderly residential townhome units with an additional five (5) units currently under construction. Further west of the site are the commercial business district of the town clustered around Ala Malama Avenue, and public uses clustered around Ainoa and Ailoa Streets. The public uses include the Molokai Civic Center, fire station, police station, Mitchell Pauole Center, and Kaunakakai School. To the south of the site is the "Duke" Maliu Regional Park. To the southeast of the site abutting Kamehameha V Highway is the new Molokai Education Center, currently under construction. To the east are lands currently utilized for seed corn cultivation.

2. Climate

Hawaii's tropical location accounts for uniform weather conditions throughout the year. Climatic conditions on Molokai are characterized by mild and consistent year round temperatures, moderate humidity and steady northeasterly tradewinds. Variations in Molokai's weather are attributable to regional topographical and climatic conditions.

Kaunakakai is situated in the south central portion of the island near sea level. Average annual rainfall is approximately 15 inches near the coast. At the upper reaches of the watershed, rainfall

increases to approximately 75 inches per year. The months of October through March are typically the wetter periods of the year, with April to September being typically the drier months. Mean temperatures range from 69 degrees Fahrenheit in January to 76 degrees Fahrenheit in August.

The winds off Kaunakakai are predominantly northeasterly tradewinds. However, as these winds round the eastern tip of the island and veer westerly along the southern coast, they produce easterly prevailing winds.

3. **Topography and Soils**

The project site is approximately ten (10) feet above sea level. It is essentially located within the flat coastal plain. Topography in the region ranges from a flat coastal plain to steep slopes and gulches in the mountains behind Kaunakakai Town.

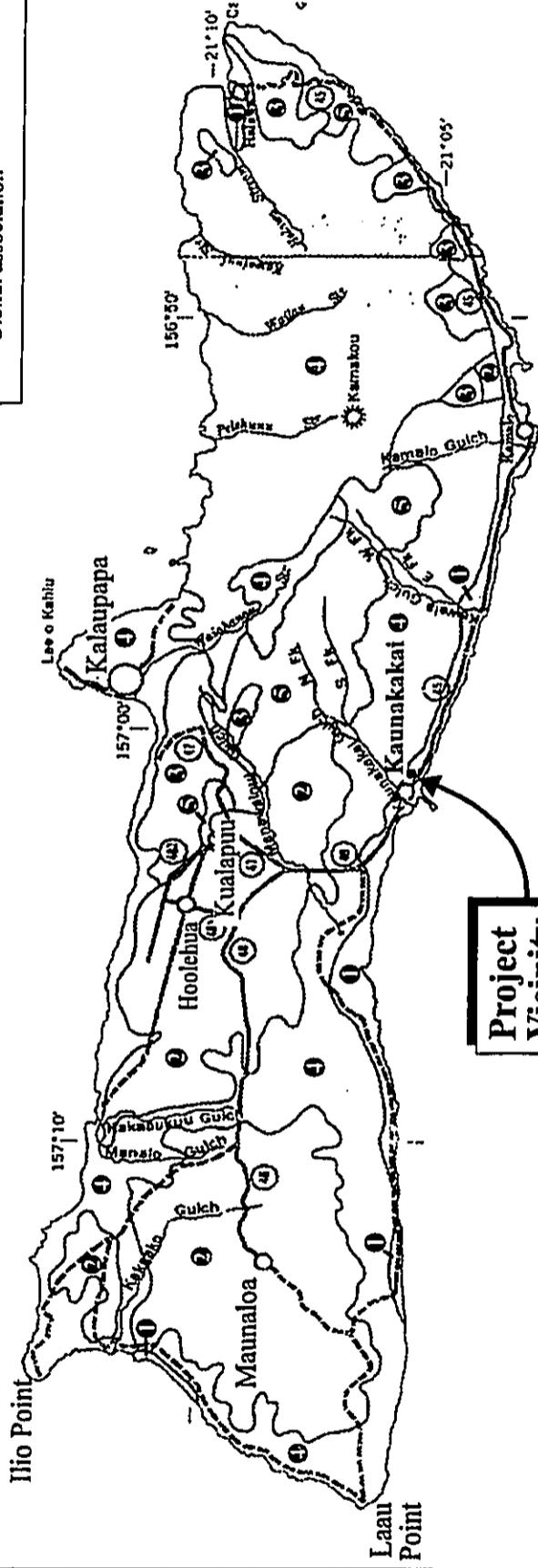
Underlying the project site and adjacent lands are soils belonging to the Jaucas-Mala-Pulehu association. See Figure 5. This soil association occurs as a narrow band along the coastal plains on the islands of Molokai and Lanai. It consists of soils that formed in alluvium and coral sand and vary widely in texture and drainage. The soils are on alluvial fans and in drainageways.

The soil type found at the project site is Mala silty clay, 0 to 3 percent slopes (MmA). See Figure 6. Permeability is moderate, runoff is slow and the erosion hazard is no more than slight.

The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of

KEY

- 1 Jaucas-Mala Pulehu association
- 2 Molokai-Lahaina association
- 3 Kahanui-Kalae-Kanepuu association
- 4 Very stony land-Rock land association
- 5 Rough broken land-Oli association
- 6 Rough mountainous land-Amalu-Olokui association



Pacific Ocean

Source: USDA Soil Conservation Service

Figure 5 Molokai Day Care/Senior Center
Soil Association Map



Prepared for: Hale Mabaolu



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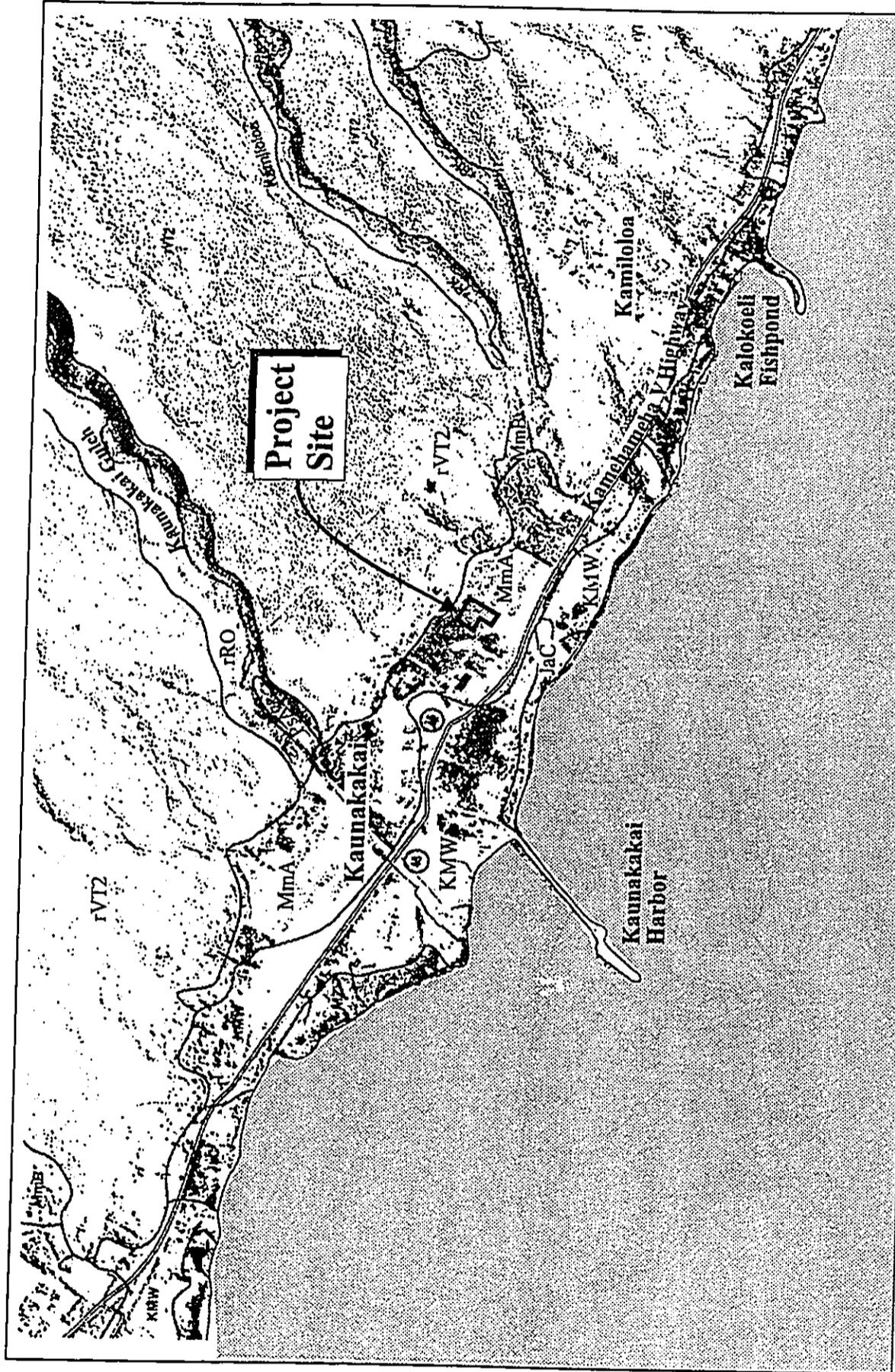


Figure 6

Molokai Day Care/Senior Center
Soils Classification Map



Prepared for: Hale Mahaolu



Hawaii (ALISH). The ALISH system classifies lands into "Prime", "Unique" and "Other Important Agricultural Land". The remaining lands are "Unclassified". Utilizing modern farming methods, "Prime" agricultural lands have the soil quality, growing season and moisture supply needed to produce sustained crop yields economically, while "Unique" agricultural lands possess a combination of soil quality, location, growing season, and moisture supply currently used to produce sustained high yields of a specific crop. "Other Important Agricultural Land" includes those which have not been rated as "Prime" or "Unique". The land encompassing the proposed project site falls within the "Prime" category.

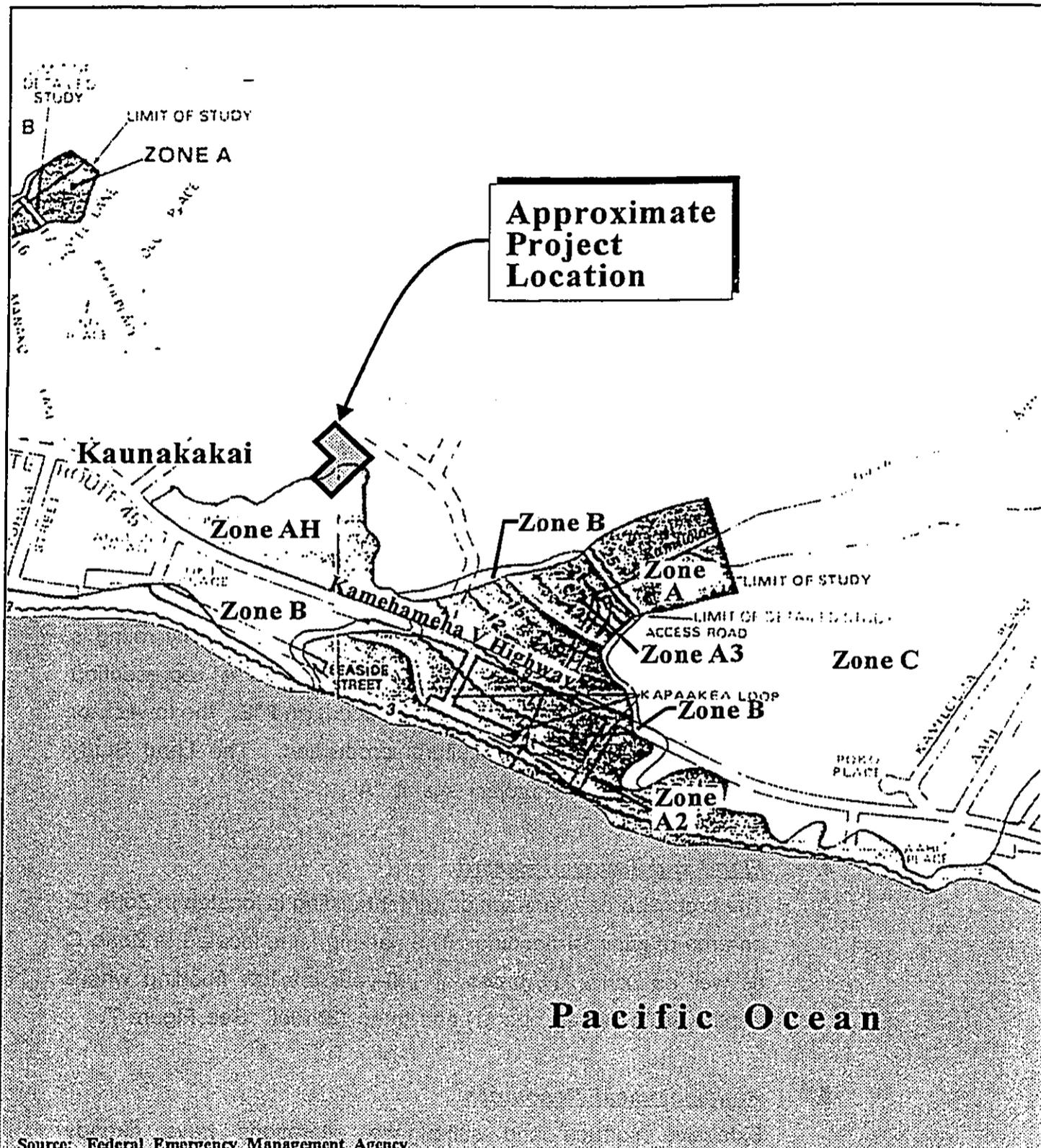
The Land Study Bureau's Detailed Land Classification rates the agricultural suitability of soils. A five (5) class productivity rating is applied using the letters A, B, C, D, and E, with "A" representing lands of highest productivity, or very good, and "E", the lowest, or very poorly suited for agricultural production. The Land Study Bureau identifies the project site as "A".

4. **Flood and Tsunami Hazard**

The proposed day care/senior center building is located in Zone C, an area of minimal flooding. The parking lot is located in Zone C as well as Zone AH, areas of 100-year shallow flooding where depths are between one (1) and three (3) feet. See Figure 7.

5. **Archaeological Resources**

Extensive surface and subsurface alterations have already occurred within the project site. The site of the day care/senior center facility is part of the Home Pumehana site which was



Source: Federal Emergency Management Agency

Figure 7 Molokai Day Care/Senior Center
Flood Insurance Rate Map



Prepared for: Hale Mahaolu



previously disturbed. The parking lot site consists of an overgrown dirt road and lands tilled for agricultural use.

There are no surface indications of archaeological remains on the property.

6. **Flora and Fauna**

Portions of the Home Pumehana garden area are under cultivation by project residents. Fruits and vegetables are grown for household consumption. Vegetation growing along the roadway on the parking lot site include koa haole, kiawe, ironwood, and hau. There are no known rare, threatened, or endangered plant species within the project site.

Avifauna and mammals common to the project site and surrounding areas include introduced feral animals (deer, goat, mongoose, wild pig), and approximately nine (9) species of native birds, of which five (5) are listed as endangered by the U.S. Fish and Wildlife Service and the State of Hawaii. These species are the Hawaiian Coot, Hawaiian Common Moorhen, Hawaiian Stilt, Molokai Creeper and Molokai Thrush. The coot, moorhen and stilt are waterbirds which make their home in fishponds along the south coast of Molokai. The Molokai Creeper and Molokai Thrush are endemic to the island of Molokai. The habitat for these species is above the 2,000 foot elevation.

7. **Air Quality**

The Kaunakakai region is not exposed to adverse air quality conditions. The low level of residential and commercial development in the Kaunakakai area, the lack of major point

sources of air pollution, and the generally prevailing tradewind conditions are factors influencing air quality in the region. Motor vehicle emissions are the primary source of indirect emissions in the area. However, these mobile sources are not expected to significantly influence air quality.

8. Noise

There are no significant noise generators in the vicinity of the project. Background noise in this locale can be attributed to traffic in Kaunakakai.

9. Scenic and Open Space Resources

The project site is located near the eastern boundary of Kaunakakai Town. To the north of the project site is Ranch Camp. Further north, vacant dry grasslands slope gradually higher up to the Puu Olelo area. To the west of the project site are Kaunakakai Town, Kaunakakai Stream, Manila Camp and Kalaniana'ole Colony. To the south is the "Duke" Malibu Regional Park bounded by Kamehameha V Highway. Further south are vacant lands, residential dwellings abutting Oki Place and Seaside Place, and the Pacific Ocean. To the east lies land in seed corn cultivation, vacant lands and the Kamiloloa residential subdivision. The subject property is not part of a scenic corridor.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The resident population of the island of Molokai (excluding Kalawao), as determined by the 1990 Census, is 6,587. Kaunakakai remains the population center of Molokai with 2,658 residents, followed by Kualapuu with 1,661 residents. There are

approximately 2,088 Molokai households represented by an average of 3.22 persons per household. There are approximately 1,089 residents, or 16.5 percent, of the total population 60 years of age or older on the island of Molokai (Maui County Data Book 1996-97, July 1997).

2. Economy

Generally, much of Molokai's agricultural activity involves ranching and diversified agriculture. Ranching operations include primarily cattle production, although sheep production may become economically feasible. Agricultural crops, such as watermelon, corn and other types of vegetables, will continue to be produced. Coffee production has also been initiated.

With regard to the visitor industry, 83,310 westbound visitors arrived on Molokai. Eastbound arrivals were represented by 11,260 visitors.

Molokai's total of 94,570 visitor arrivals represents four (4) percent of the 2,209,980 total visitor arrivals for Maui County (Maui County Data Book 1996-97, July 1997).

C. PUBLIC SERVICES

1. Police and Fire Protection

Police services on Molokai are provided by the Maui County Police Department. The Molokai station is located in the Mitchell Pauole Center in Kaunakakai.

Fire prevention, protection and suppression services are provided by the Maui County Fire Department. The Fire Department

maintains stations in Kaunakakai and Hoolehua, and a substation in Pukoo.

Both the police and fire station in Kaunakakai are located a short walking distance (less than one-quarter mile) from the project site.

2. Health Care

Molokai General Hospital, which is owned by Queen's Health Systems on Oahu, is the only major medical facility on the island. The hospital is located in Kaunakakai, in close proximity to the project site. The 30-bed facility provides long-term, acute, and obstetrics care services.

Other medical facilities include the Molokai Family Health Center in Kaunakakai. In addition, the Women's Health Center located at the hospital, provides mid-wife and maternity services for local residents.

3. Solid Waste

Except for remote areas, single family solid waste collection service is provided by Maui County on a weekly basis.

Solid waste is collected by County refuse collection crews and disposed of at the recently opened landfill at Palaau. In addition to County-collected refuse, the landfill accepts commercial waste from private collection companies.

4. Recreational Resources

The island of Molokai offers a wide range of recreational opportunities. Outdoor activities include bicycling, boating,

camping, diving, fishing, golfing, hiking, horseback riding, hunting, surfing, swimming, tennis, and windsurfing.

5. Schools

There are five (5) public schools on Molokai. Four (4) are public elementary schools, Kaunakakai, Kilohana, Kualapuu, and Maunaloa, providing elementary school education for children from Kindergarten through Grade 6. There is one (1) secondary school, Molokai High and Intermediate School, located in Hoolehua.

Private schools include Molokai Christian Academy (Grades K-12) and Molokai Mission School (Grades 1-8).

Molokai Education Center, a satellite program of Maui Community College, offers post-secondary, vocational and technical credit courses. The Molokai Education Center's new facility is being constructed southeast of the project site abutting Kamehameha V Highway.

D. INFRASTRUCTURE

1. Transportation Systems

Maunaloa Highway links Kaunakakai with the western portion of the island. Kamehameha V Highway extends along the shoreline providing access to eastern portions of Molokai.

County roads run through residential, commercial, light industrial and public facility areas in the remainder of Kaunakakai. Due to the rural character of the town, traffic is light and never reaches congested conditions, except for short periods.

Molokai is served by a commercial aviation airfield in Hoolehua, approximately seven (7) miles from Kaunakakai. Paragon Air, Aloha Island Air, and Hawaiian Airlines provide regularly scheduled daily passenger flights to and from Molokai.

Kaunakakai Harbor, located approximately 3,000 feet from the project site, is Molokai's only commercial harbor. Its pier extends 691 lineal feet. Facilities include 8,800 square feet of covered storage area and 128,000 square feet of open storage area (County of Maui Data Book 1996-97, July 1997).

2. Water System

The County of Maui operates four (4) water systems on the island of Molokai. 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 to residential and commercial areas of Kaunakakai.

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

3. Wastewater System

Most regions of Molokai are not served by a wastewater treatment system. The Kaunakakai Wastewater Treatment Plant, built in 1987, provides service to the Kaunakakai area. Residents within one (1) mile of the plant are linked to the wastewater system. The Kaunakakai facility has a capacity of 300,000 gallons per day (gpd) and a cumulative allocated capacity of 287,000 gpd.

Residents situated beyond the Kaunakakai service area utilize either cesspools or septic tanks. The County of Maui provides cesspool pumping services to readily accessible areas.

4. **Drainage**

Onsite drainage improvements are installed for the existing elderly housing project.

Drainage improvements in the area include a Kolapa Place culvert crossing approximately 300 feet west of the Home Pumehana parcel. Approximately 200 feet downstream of Kolapa Place, the culvert transitions into a grassed swale. The swale extends along the north and east boundary of Kaunakakai School towards Kamehameha V Highway. The swale then turns in an easterly direction along the mauka edge of Kamehameha V Highway. There are two (2) culverts which take flows across the highway. One (1) culvert is located across "Duke" Maliu Regional Park and the other culvert is located adjacent to the new Molokai Education Center.

5. **Electric and Telephone Services**

Electrical and telephone services are provided by Molokai Electric Company and GTE Hawaiian Telephone, respectively.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Uses

The Molokai Day Care/Senior Center is located on the Home Pumehana Elderly Housing site while the parking lot abuts the eastern boundary of the site. The adult day care/senior center complements elderly housing within Home Pumehana. The Home Pumehana parcel is also located in close proximity to public, recreational, residential, and commercial uses of Kaunakakai Town. The area proposed for parking is located in and adjacent to lands utilized for seed corn cultivation.

The proposed project complements the elderly housing function and is not anticipated to result in any adverse effects upon surrounding uses.

2. Topography and Soil Characteristics

The proposed project will involve the construction of a day care/senior center, a 62 stall parking lot, and access driveway to Kolapa Place. The finished contours will follow existing grades to minimize earthwork costs and maintain existing drainage patterns which tie into immediately surrounding lands.

3. Flood and Tsunami Hazard

The day care/senior center and northern portions of the parking lot are located in Zone C, an area of minimal flooding. The southern portion of the parking lot is located in Zone AH, an area of 100-year shallow flooding. It is noted that no habitable structures are located in Zone AH.

4. **Archaeological Resources**

The project site has been subject to previous ground disturbing activities through construction of the Home Pumehana site, seed corn cultivation and use of the existing dirt road. The project site does not currently contain any surface evidence of archaeological materials.

Should any cultural materials be uncovered during construction, work in the immediate area will be halted and the State Historic Preservation Division (SHPD) will be notified.

5. **Flora and Fauna**

There are no known habitats or rare, endangered or threatened species of flora, fauna or avifauna located within the project site. The proposed project is therefore not considered an adverse impact upon these environmental features.

6. **Air Quality**

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as grading and utilities and parking lot construction, for example, will generate airborne particulates. Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions.

The proposed development will result in a larger volume of traffic utilizing roadways in the vicinity. However, the project is a small part of the total amount of traffic in the Kaunakakai area. Project-related emissions are not expected to adversely impact local and regional ambient air quality conditions.

7. **Noise**

As with air quality, ambient noise conditions will be impacted by construction activities. Heavy construction equipment, such as bulldozers, front end loaders, and materials carrying trucks and trailers, would be the dominant source of noise during the site construction period. To aid in the mitigation of construction noise impacts upon surrounding uses, construction activities will be conducted during the daylight hours only. The contractor shall be responsible for coordination with the State Department of Health regarding applicable noise permits.

The use of the property for an adult day care/senior center is compatible with surrounding uses. On a long-term basis, the project will not generate adverse noise conditions.

8. **Visual Resources**

The project will be fully landscaped to create a site visually and aesthetically integrated with the surrounding developed properties. The design complements existing townhomes within the Home Pumehana development as well as the single family residential and rural character of the surrounding area.

B. IMPACTS TO COMMUNITY SETTING

1. **Population and Local Economy**

On a short-term basis, the project will support construction and construction-related employment. Over the long term, the project will provide limited support to the service sector for project operations and maintenance. Direct onsite employment generated by the project will likely be limited to the day care facility and community center staff of perhaps three (3) full-time positions.

Other services relating to nutrition, senior services and public health may utilize the day care/senior center facility but are not anticipated to result in net increases in employment.

2. **Agriculture**

Although the site of the proposed parking lot is considered prime agricultural land, the potential use of this site represents a relatively small portion (less than .01 percent) of the total prime agricultural lands on the island and therefore, does not represent a significant loss of viable agricultural lands.

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

Police, fire and medical services are not expected to be adversely impacted by the proposed project. The project will not extend existing service area limits for emergency services.

4. **Solid Waste**

Disposal of clearing and grubbing material from the site during construction will be coordinated with the Solid Waste Division of the County Department of Public Works and Waste Management.

Once completed, the project will be served by a private refuse collection company. Solid waste generated from the project will be disposed at the County's landfill at Palaau.

5. **Recreational and Social Services**

The adult day care center would provide a permanent home for a facility which provides a valuable social service to the community. The facility would provide a supervised daytime program for disabled adults and the elderly in a supportive and protective

environment. A facility would include a range of pursuits including recreation, social and educational activities for its participants. The purpose of the facility is to maintain or improve the functional levels of its participants so that institutionalization is delayed or prevented.

The senior center would provide a recreational and social amenity for Molokai's elderly community. Since the senior center would be located onsite, it represents an especially convenient location for Home Pumehana residents.

C. IMPACTS TO INFRASTRUCTURE

1. Roadways

Access to the day care/senior center would be through a driveway extending from Kolapa Place. The driveway will comply with applicable County sight distance provisions.

The adult day care facility is anticipated to have a total of ten (10) participants. Drop off primarily occurs between 7:00 a.m. to 8:00 a.m., with pick up primarily between 3:30 p.m. to 5:00 p.m. Maui Economic Opportunity also provides transportation services for clients, which results in van pooling. A maximum of 0.6 vehicular trips per participant, or six (6) vehicular trips per peak hour period is anticipated based on ratios at other facilities within the County. This would account for 12 peak hour trips per day. Two (2) full-time staff members account for four (4) vehicular trips per day. There may be part-time staff which could result in two (2) to four (4) additional vehicular trips per day. Service and delivery functions may result in two (2) vehicular trips per week during non-peak periods. There may also be nutrition, senior services and public health functions which would require additional vehicular

trips on an intermittent basis during non-peak periods.

The senior center is intended for use by Molokai's senior citizens. It is anticipated that the facility would be used for classes, meetings and social gatherings. One (1) full-time staff member is anticipated which could generate two (2) vehicular trips per day. Small group meetings could occur at various times of the day or weekends during non-peak periods. Social gatherings may involve greater numbers of people but are anticipated during non-peak periods such as evenings and weekends. It is anticipated that use of the hall will be on an as-needed basis and will be regulated by staff of the facility.

The adult day care facility and senior center is not expected to have a significant impact on peak hour traffic in the vicinity and should not cause an adverse impact.

2. Water

The subject project's domestic water demand is estimated to be 60 gallons per minute (gpm). The irrigation demand is estimated at 20 gpm. Because of the conceptual nature of the project to date, these estimates are based on water demand of a recently completed project with similar uses. Estimates should be updated at the time plans are completed and submitted for building permit. See Appendix A.

3. Wastewater

Projected sewerage flow for the project is estimated at 1,300 gallons per day (gpd). This estimate is also based on sewerage flows for a recently completed project with similar uses. Estimates

should be completed at the time plans are completed and submitted for building permit. See Appendix A.

4. Drainage

It is estimated that 1.7 cubic feet per second (cfs) of runoff (50-year recurrence interval) sheet flows across the project area in a north to south direction. After development of the proposed day care/senior center, paved parking area, roadway improvements and landscaping, it is estimated that the runoff will increase to 5.2 cfs. Accordingly, there will be an increase in runoff of 3.5 cfs.

Since there is no existing drainage system in the vicinity of the project site, an onsite subsurface drainage system will be installed in the proposed parking area to accommodate the increase in storm runoff from the development. There will be no additional runoff from the development. There will be no additional runoff flowing from the project site onto adjacent properties. See Appendix A.

5. Electrical and Telephone Systems

Electrical power requirements associated with the proposed project will be supplied by Molokai Electric Company, Ltd. Additional telephone system requirements generated by the project will be met by GTE Hawaiian Telephone Company.

Chapter IV

***Relationship to
Governmental Plans,
Policies, and Controls***

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The Home Pumehana parcel (TMK 5-3-2: 168) is within the Urban District while the site of the proposed parking lot (TMK 5-3-3: 1) is within the State Agricultural District.

The proposed action involves the development of a day care/senior center and accessory parking which would be consistent with the Urban classification. The applicant intends to apply for a district boundary amendment to the Urban District for the area of the proposed parking lot. The establishment of the Urban District for the area of the proposed parking lot is compatible with the Urban classification.

B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES

The proposed reclassification of approximately one (1) acre of land for a proposed parking lot is in conformance with the following standards of the Urban District set forth in Chapter 15-15-18, Hawaii Administrative Rules:

Chapter 15-15-18

- (1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related uses

Comment: To the west of the proposed parking lot are the Home Pumehana Project, the Molokai Civic Center and the Kaunakakai business district. To the north is Ranch Camp, a single family residential area. To the south is the "Duke" Maliau Regional Park.

The proposed parking lot site abuts Kaunakakai Town which can be characterized as having "city-like" concentrations of people, structures, streets, urban level of services and other related uses.

(2) **It shall take into consideration the following specific factors:**

A. **Proximity to centers of trading and employment except where the development would generate new centers of trading and employment**

Comment: The parking lot site abuts Kaunakakai Town which is a center of trading and employment for the island of Molokai.

B. **Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection**

Comment: Basic infrastructural services such as transportation systems, water and sewer, as well as schools and parks, are located in close proximity to the project. Drainage improvements will comply with applicable County of Maui standards. Police and fire, public utilities, and solid waste disposal services are also presently available in the Kaunakakai region.

C. **Sufficient reserve areas for foreseeable urban growth**

Comment: The area of the proposed reclassification is one (1) acre which is intended to be utilized as a parking lot. Development of the property will not significantly affect reserve areas for urban growth.

(3) **It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects**

Comment: The proposed parking lot site is relatively flat. Prior to development, the applicant will coordinate with the Department of Public Works and Waste Management to determine appropriate drainage improvements. A portion of the parking lot

site is located in Zone C (areas of minimal flooding) and a portion is in Zone AH (areas of 100-year shallow flooding). The applicant will comply with applicable requirements of the flood hazard area ordinance.

- (4) **Lands contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans**

Comment: Lands pertaining to the proposed request are contiguous to areas already within the Urban District.

- (5) **It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans**

Comment: The parking lot site is an appropriate area for a new Urban District classification. The area abuts lands already within the Urban District.

- (6) **It may include lands which do not conform to the standards in paragraphs (1) to (5):**

(A) **When surrounded by or adjacent to existing urban development; and**

(B) **Only when those lands represent a minor portion of this district**

Comment: The site of the proposed parking lot conforms to paragraphs (1) to (5). The parking lot site is adjacent to existing urban development. The reclassification of the one (1) acre parcel represents a minor portion of the total lands on the island of Molokai within the Agricultural District.

-
- (7) It shall include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services

Comment: The proposed reclassification does not contribute to scattered spot urban development. It is adjacent to existing Kaunakakai Town. The proposed parking lot will not necessitate unreasonable public investment in infrastructural facilities or public services. As related to the day care/senior center, the applicant will be constructing applicable infrastructural facilities, such as road, water, sewer, and drainage facilities to County standards.

- (8) It may include lands with a general slope of twenty percent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape

Comment: The area of the proposed reclassification contains a slope of significantly less than 20 percent.

C. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui provides long-term goals, objectives and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues which influence both the quantity and quality of growth in Maui County. The following General Plan objectives and policies are addressed by the proposed project.

Objective: To provide a choice of attractive, sanitary and affordable homes for all our residents.

Policy: Provide or require adequate physical infrastructure to meet the demands of present and planned future affordable housing needs.

Objective: To create a community in which the needs of all segments of the population will be recognized and met.

Policy: Provide a variety of services and programs that meet the special needs of recent immigrants and of the young, the elderly and the handicapped.

D. MOLOKAI COMMUNITY PLAN

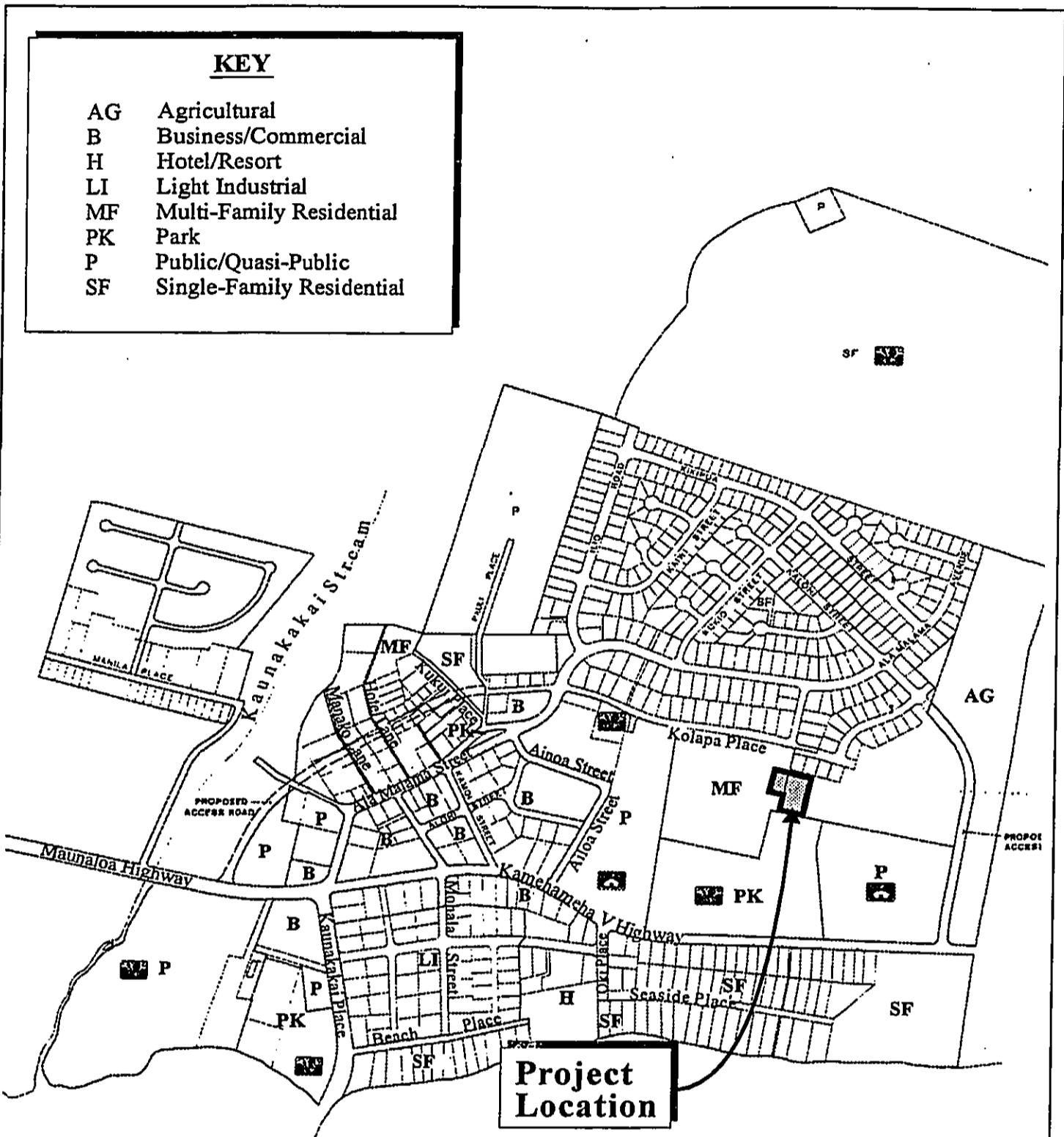
Nine (9) Community Plans have been established in Maui County. Each region's growth and development is guided by a Community Plan, which contains objectives and policies drafted in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

The proposed project is within the Molokai Community Plan region. The proposed day care/senior center site (TMK 5-3-2:por. 168) is designated Multi-Family Residential while the parking lot site (TMK 5-3-3:por. 1) is designated Agricultural. The applicant intends to apply for a community plan amendment to Multi-Family Residential. See Figure 8.

E. ZONING

The zoning for the day care/senior center site (TMK 5-3-2:por. 168) is A-1 Apartment District.

The recent passage of Ordinance No. 2749 has zoned lands Agricultural District if it is designated as Agriculture by the Community Plan. Since the Molokai Community Plan designates the parking lot site (TMK 5-3-3:por. 1) as Agricultural, its zoning is also Agricultural District. A change in zoning to A-1 Apartment District will be sought for the parking lot site in order to maintain zoning consistency with the existing Home Pumehana



Source: County of Maui Planning Department

Figure 8 Molokai Day Care/Senior Center Community Plan Land Use Designations



Prepared for: Hale Mahaolu

NOT TO SCALE

parcel. The applicant also intends to apply for a County Special Use Permit which is required for the adult day care center.

F. COUNTY OF MAUI SPECIAL MANAGEMENT AREA

The subject site is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Special Management Area Rules and Regulations for the Molokai Planning Commission, actions occurring within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the proposed actions as related to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Molokai Planning Commission.

(1) Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

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

-
- consistent with conservation of natural resources, to and along shorelines with recreational value;
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The proposed project is not anticipated to adversely impact existing coastal or inland recreational resources. The project is located approximately 1,300 feet inland from the shoreline and does not affect any existing shoreline recreation activity or access.

(2) **Historic Resources**

Objective:

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

Policies:

- (A) Identify and analyze significant archeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: The project site has been previously disturbed through development of Home Pumehana, agricultural cultivation and usage of the existing dirt road. However, should any cultural materials be uncovered during construction of the project, work shall be halted in the area of the find and the State Historic Preservation Division shall be notified to determine appropriate mitigation measures.

(3) **Scenic and Open Space Resources**

Objectives:

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

Policies:

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

Response: The proposed day care/senior center will be one (1) story in height. The center and parking lot will be fully landscaped. The proposed project will not adversely affect significant scenic resources.

(4) Coastal Ecosystems

Objective:

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

Policies:

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

Response: The proposed project should not have adverse impacts associated with ocean water quality and marine biology. The applicant intends to comply with all applicable provisions pertaining to drainage and erosion control.

(5) Economic Uses

Objectives:

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

Policies:

- (A) Concentrate coastal dependent development in appropriate areas;
- (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development

such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
- (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and
 - (iii) The development is important to the State's economy.

Response: The proposed project should provide some economic stimulus during the time of construction. In the long term, the project provides a social service as well as a recreational amenity.

(6) **Coastal Hazards**

Objectives:

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

Policies:

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- (D) Prevent coastal flooding from inland projects; and
- (E) Develop a coastal point and nonpoint source pollution control program.

Response: No adverse drainage-related impacts to adjoining or

downstream properties are anticipated as a result of the proposed action.

(7) **Managing Development**

Objectives:

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

Policies:

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

Response: A number of organizations and agencies were consulted as part of the Environmental Assessment process. All aspects of the development will be conducted in accordance with applicable State and County requirements.

(8) **Public Participation**

Objectives:

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

Policies:

- (A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and

-
- assistance to the coastal zone management program;
 - (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
 - (C) Organize workshops, policy dialogues, and site-specific medications to respond to coastal issues and conflicts.

Response: Public awareness and participation for this project is being facilitated through the Chapter 343, HRS process as well as the County's permitting and review process.

(9) **Beach Protection**

Objectives:

Protect beaches for public use and recreation.

Policies:

- (A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project is not anticipated to affect natural beach processes since it is located approximately 1,300 feet away from the shoreline.

(10) **Marine Resources**

Objectives:

Implement the State's ocean resources management plan.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project will not adversely impact marine resources.

Chapter V

***Summary of Unavoidable,
Adverse Environmental
Effects; Alternatives to the
Proposed Action; and
Irreversible and Irretrievable
Commitment of Resources***

V. SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

A. UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

The proposed project will result in some construction-related impacts. Potential effects include noise-generated impacts occurring from site preparation and construction activities. In addition, there may be temporary air quality impacts associated with dust generated from construction activities, and exhaust emissions discharged by construction equipment.

The proposed project is not anticipated to create significant, long-term environmental effects.

B. ALTERNATIVES TO THE PROPOSED ACTION

1. No Action Alternative

The no action alternative would result in the continuation of unmet needs in the area of adult day care. Adults in need of day care services currently rely on family or other informal support systems for assistance. This results in additional strain on the affected care givers on a physical, emotional and financial level.

With regard to social and community gatherings for the elderly community, these are currently accommodated by other facilities on a space and time availability basis. The no action alternative would result in a continuation of the existing condition.

2. Proposed Action

The proposed adult day care facility would provide a caring and professional environment for disabled adults and the elderly. The

intent is to maintain and improve functional levels of its participants so that institutionalization is delayed or prevented.

The proposed senior center provides a community resource for Molokai's elderly population. Many senior oriented services would be able to utilize the new center. These may include use of the facility for congregate meal services, classes, arts and crafts, performing arts, cultural classes, and social gatherings. The center provides a venue to enhance educational and social parameters for Molokai's elderly community.

C. **IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

The proposed project would involve the commitment of fuel, land, labor and material resources.

Chapter VI

Findings and Conclusions

VI. FINDINGS AND CONCLUSIONS

The proposed project involves the construction of a day care/senior center and related improvements in Kaunakakai, Molokai, Hawaii. Every phase of the proposed action, expected consequences, both primary and secondary, and the cumulative as well as the short-term and the long-term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Hawaii Administrative Rules. Based on the analysis, the proposed project will not result in any significant impacts. Discussion of project conformance to the criteria is noted as follows:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resources Would Occur as a Result of the Proposed Project**

The project site has already been altered through development of Home Pumehana, the adjacent dirt road and cultivation of seed corn. There are no known rare, endangered or threatened species of flora, fauna, or avifauna within the project site.

From an archaeological standpoint, the ground surface has already been altered by previous activities. However, if archaeological or cultural materials are found during construction, work in the vicinity will cease and the SHPD will be notified to ensure compliance with Chapter 6E, HRS.

2. **The Proposed Project Would Not Curtail the Range of Beneficial Uses of the Environment**

The project site is situated on a portion of a developed elderly housing site, an overgrown roadway and an area utilized for agricultural purposes. The commitment of land resources would not curtail the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is in consonance with the following guidelines:

Environmental Policy:

Enhance the quality of life by:

Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.

Guideline:

Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.

4. The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected

The proposed project provides a direct economic benefit during the construction phase of the project. In the long term, there would be limited support to the service sector. The project will have a beneficial effect upon the social welfare of the community.

5. The Proposed Action Does Not Affect Public Health

No negative impacts to the public's health and welfare are anticipated as a result of the proposed action.

6. No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities, Are Anticipated

The proposed project is not anticipated to have an effect upon the island's population base and should not place significant new demands on the island's public services.

7. No Substantial Degradation of Environmental Quality is Anticipated

As the proposed project is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are mitigated. No substantial degradation of environmental quality resulting from the proposed project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions Nor Would Cumulative Impacts Result in Considerable Effects Upon the Environment**

There are no larger actions which are linked to the proposed project. The proposed project is not anticipated to create any significant long-term environmental effects.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Project**

There are no known significant habitats or rare, endangered or threatened species of flora and fauna at the project site. The removal of existing flora and displacement of fauna or avifauna from the area due to construction activities are not considered a negative impact upon these environmental features.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By The Proposed Project**

Appropriate environmental mitigation measures will be used during construction to ensure that adverse environmental effects on air quality and noise are minimized. The project should have no effect upon water quality.

In the long term, the proposed project is not anticipated to have a significant impact on air quality, water quality or noise parameters.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters, or Coastal Waters**

The subject property is not located within or would not affect environmentally sensitive areas. Most of the subject property is located in an area of minimal flooding. A portion of the proposed parking lot is located in an area of 100-year shallow flooding. However, no habitable structures are proposed within this area. The subject property is not subject to tsunami inundation and the underlying soils are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the subject property.

12. The Proposed Action Would Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies

The proposed project will be fully landscaped and will complement the scenic character of the Kaunakakai area.

13. The Proposed Action Would Not Require Substantial Energy Consumption

The proposed project will involve the short-term commitment of fuel for equipment, vehicles and machinery during construction activities. However, this use is not anticipated to result in substantial consumption of energy resources. In the long term, the project will create an additional demand for electricity. However, this demand is not substantive or excessive within the context of the region's overall energy consumption.

Based on the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter VII

**Agencies Contacted Prior
to the Preparation of the
Environmental Assessment
and Comments Received**

**VII. AGENCIES CONTACTED PRIOR TO THE PREPARATION OF
THE ENVIRONMENTAL ASSESSMENT AND COMMENTS
RECEIVED**

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
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Wailuku, Hawaii 96793-2100
2. Linda Hihara-Endo, Acting Chief
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
3. Brooks Harper
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
4. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
5. Michael Wilson, Director
State of Hawaii
Department of Land and Natural
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6. Don Hibbard
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7. Robert Siarot, Maui District Engineer
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Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
8. Ronald Davis, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
9. Lisa Nuyen, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
10. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
11. Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
12. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
13. Greg Kauhi, Distribution Supervisor
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96732
14. Luigi Manera
Molokai Business Association
P.O. Box 950
Molokai, Hawaii 96748



RECEIVED
DOT-HWAYS
MAUI DISTRICT OFFICE
1998 NOV 20 PM 12:11

November 18, 1998

Robert Siarot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732

*ME 98-77
Milton -
When will we receive
the draft EA?
Milton
11/22*

SUBJECT: Hale Mahaolu - Molokai Day Care/Senior Center
TMKs 5-3-02: 168 and 5-3-03: por. 01

Dear Mr. Siarot:

The applicant, Hale Mahaolu, is proposing to develop a Day Care/Senior Center on the grounds of its Home Pumehana Elderly Housing Project in Kaunakakai, Molokai (TMK 5-3-02: 168). Parking for the proposed facility will be provided by subdividing an approximately 1.0 acre portion of an adjoining parcel (TMK 5-3-03: por. 01) and consolidating it with the Home Pumehana parcel.

Since the Home Pumehana parcel is owned by the County of Maui and because Community Development Block Grant (CDBG) funds will be utilized to purchase the land for the parking area, an Environmental Assessment will be prepared pursuant to the provisions of Chapter 343, Hawaii Revised Statutes and the U.S. Department of Housing and Urban Development.

The attached summary provides a general overview of the proposed action and is provided pursuant to the early consultation requirements of Title 11, Chapter 200, Section 9, of the Administrative Rules of the State Department of Health.

We would appreciate receiving any comments you may have by December 15, 1998. Please feel free to call me should you have any questions.

Very truly yours,

Milton Arakawa
Milton Arakawa, Project Manager

MA:to

Attachments

cc: Roy Katsuda and Vanessa Medeiros, Hale Mahaolu (w/attachment)

h:\va\maha\hava\hava\agency.k

NOV 24 1998



November 23, 1998

Mr. Milton Arakawa
Munekiyo, Arakawa, & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa,

Subject: Hale Mahaolu - Molokai Day Care / Senior Center
TMK: 5-3-02:168 and 5-3-03: portion of 01

This is in reply to your correspondence dated November 18, 1998. Per your submittal, we have no direct comments regarding the Environmental Assessment. However, there exists a single-phase underground distribution system currently serving Home Pumehana. There may be a requirement to extend a new overhead distribution line from Kolapa Place along your new proposed road and this may be addressed upon receipt of your final design.

We will require a final consultant's drawing for our review and design. We request this be submitted to us in a timely manner for the ordering of materials which some of the material may take up to eight months to receive. Your attention to this matter will be helpful to us in meeting your project schedule.

We appreciate your advance notification in regards to the subject project. Should you have any further questions, you may contact me at (808) 871-2366.

Sincerely,

Gregorysenn Kauhi
Distribution Supervisor

/gk

DEC 0 4 1998



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

November 30, 1998

Operations Branch

Mr. Milton Arakawa
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street
Wailuku, HI 96793

Dear Mr. Arakawa:

This responds to your letter dated November 18, 1998 requesting comments on plans for HALE Mahaolu Molokai Day Care/Senior Center. Based on the sparse information you provided, it appears that a Department of the Army permit will not be required for the project. Please include us on your mailing list for the draft environmental assessment.

If you have any questions concerning this determination please contact Mr. William Lennan of my staff at 438-9258 extension 13 and mention File Number 990000064.

Sincerely

A handwritten signature in cursive script that reads "George P. Young".

George P. Young, P.E.
Chief, Operations Branch

LINDA LINGLE
Mayor

LISA M. NUYEN
Director

DONALD A. SCHNEIDER, II
Deputy Director



1770
CLAYTON I. YOSHIDA
Planning Division

AARON H. SHINMOTO
Zoning Administration and
Enforcement Division

COUNTY OF MAUI
DEPARTMENT OF PLANNING

November 30, 1998

Mr. Milton Arakawa, Project Manager
Munekiyo, Arakawa and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

RE: Molokai Day Care/Senior Center, Hale Mahaolu, Home Pumehana
Project, Tax Map Key (TMK): 5-3-002:168 and 5-3-003: Portion
of 1, Kaunakakai, Molokai, Hawaii

The Maui Planning Department has received your letter requesting preliminary comments prior to preparing the Environmental Assessment. The comments we previously submitted to you in our letter of July 10, 1998 have not changed. A copy of this letter is enclosed.

Should you have any further questions, please call Julie Higa, Staff Planner, of this office at 243-7814.

Sincerely,

Handwritten signature of Lisa M. Nuyen in cursive.

LISA M. NUYEN
Director of Planning

LMN:JH:cmb

Enclosure

c: Clayton Yoshida, AICP, Planning Program Administrator
Julie Higa, Staff Planner
Project File
General File
S:\ALL\JULIE\MKKDAYCA\EAPRELIM.LTR

LINDA LINGLE
Mayor

DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

CLAYTON I. YOSHIDA
Planning Division

AARON H. SHINMOTO
Zoning Administration and
Enforcement Division

July 10, 1998

Mr. Milton Arakawa, Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

RE: MOLOKAI DAY CARE/SENIOR CENTER, HALE MAHAOLU, HOME
PUMEHANA PROJECT, TAX MAP KEY (TMK) 5-3-002:168 AND
5-3-3:PORTION OF 1, KAUNAKAKAI, MOLOKAI, HAWAII

We received your letter of June 30, 1998 requesting determination on applicable County permits and procedures to construct the proposed Molokai Day Care/Senior Center at the above subject parcels.

The intent of the proposed development is to construct a 6,000 square foot building on the grounds of Hale Mahaolu Home Pumehana elderly housing project on TMK: 5-3-2: 168 (Parcel 168). Parking would be provided on one acre of land on the abutting parcel, TMK: 5-3-3: portion of 1 (Parcel 1). This one-acre site for parking purposes is located east of the Home Pumehana project and mauka of Kaunakakai Regional Ball Field. It is the intent of the applicant to consolidate this one-acre portion into the Home Pumehana parcel.

Parcel 168 is within the State Land Use Commission Urban district, Molokai Community Plan Multi-Family land use district, and County A-1 Apartment zoning district. Parcel 1 is Agricultural in the State and Community Plan land use designation and is in the County Interim zoning district. The subject parcels are in the Special Management Area (SMA).

The Department recommends that Parcel 1 be changed to State Urban, Community Plan to Multi-Family, and zoning to A-1 Apartment to conform to Parcel 168. In addition to the State Land Use District Boundary Amendment (DBA), Community Plan Amendment (CPA), and Change in Zoning (CIZ), an SMA permit and an Environmental Assessment will be required. The DBA, CPA, CIZ, and the SMA

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 243-7735; ZONING DIVISION (808) 243-7253; FACSIMILE (808) 243-7634

Mr. Milton Arakawa, Project Manager
July 10, 1998
Page 2

applications may be processed concurrently, however, final decision on the SMA cannot be made by the Molokai Planning Commission until the DBA, CPA, and CIZ have been approved by the Maui County Council.

If you have any further questions, please contact this department at 243-7735.

Sincerely,


for: LISA M. NUYEN
Director of Planning

LMN:JH:alv

cc: Clayton Yoshida, AICP, Planning Program Administrator
Aaron Shinmoto, P. E., Planning Program Administrator
Julie Higa, Planner
Project File
General File
S:\ALL\JULIE\MKKDAYCA\INQUIRY.LTR

REC'D DEC - 3 1998

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIKE
DIRECTOR OF HEALTH

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793
December 1, 1998

Milton Arakawa
Munekiyo, Hiraga
& Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Arakawa:

Subject: Hale Mahaolu - Molokai Day Care/Senior Center
TMK: (2) 5-3-02: 168 & 5-3-03: por. 01

Thank you for the opportunity to comment on the proposed project.
We have the following comments to offer:

1. Consideration should be given to address any stationary and construction noise issues.
2. The kitchen may need to meet the requirements of the Department of Health food establishment requirements.

Should you have any questions, please call me at 984-8230.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Matsubayashi".

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

DEC 0 7 1998

TO : TOM PHILLIPS, CHIEF OF POLICE, MAUI COUNTY
VIA : PROPER CHANNELS
FROM : NEWELL MAKAHANALOA, SERGEANT, SECOND WATCH, DISTRICT V
SUBJECT : HALE MAHAOLU-MOLOKAI DAY CARE/ SENIOR CENTER

Sir,

Assigned by Acting Captain Robert RIBAO to familiarize and research the impact on traffic resulting from the aforementioned project.

I spoke with site manager Reyn DUDOIT on Wednesday, December 2, 1998 at the site of the project. Mr. R. DUDOIT showed me the blueprint plans and explained what he understood of this project.

Mr. Reyn DUDOIT
POB 1073
Kaunakakai, Hi 96748
SS# 575-64-6036
DOB: 112152
Phone# 558-8910/bus.553-3659
METCALF CONSTRUCTION CO.

Per Mr. Reyn DUDOIT, the construction includes five(5) new units for senior citizens to occupy. The units will be exactly as the present units used at the Home Pumehana Complex. The project will also include five(5) new parking stalls for each of the units being built for these independent living senior citizens.

The current main entrance to Home Pumehana Complex will be used for ingress and egress to the five(5) new units under construction. No new signs will be posted or needed. No new crosswalks will be required.

The blueprint plans locates the new structures on the Northeast corner of Home Pumehana Complex and the parking stalls fronting the new units to the South.

TRAFFIC IMPACT

Based on the information I have been able to obtain, the impact to traffic in this neighborhood will be light. Not only during the construction phase but after completion and occupation of the new units by the fortunate senior citizen.

COMMENTS

None at this writing.

Respectfully submitted as ordered by Acting Captain Robert RIBAO
for your reading and information.

*No
A/S70
12039P*

Traffic impact is very
light. No other concerns

1/10/98 Robert Ribao

12/03/98 1100 hrs

Newell Makahanaloa

Newell MAKAHANALOA 5605
120298/ 1640hrs
Sergeant/ Second Watch

Copy send to Arakawa
Inc.

DEC 11 1998

LINDA LINGLE
MAYOR



RONALD P. DAVIS
CHIEF

HENRY A. LINDO, SR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

December 9, 1998

Mr. Milton M. Arakawa, Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street
Wailuku, HI 96793

RE: Hale Mahaolu-Molokai Day Care/Senior Center; TMK: 5-3-02:168
and 5-3-02:por. 1

Dear Mr. Arakawa,

Thank you for the opportunity to comment on the Hale Mahaolu-Molokai Day
Care/Senior Center.

The Department of Fire Control has no comments at this time, but wishes to
reserve the right to comment at such time as the plans and specifications for the
office, classroom and bathroom building are submitted for review.

If you have any questions, you may contact me at (808)243-7566.

Sincerely,


LEONARD F NIEMCZYK
Captain, Fire Prevention Bureau

cc: Inspector L. Dunn

MFD-Hale Mahaolu Molokai (12.98)

DEC 16 1998



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809
DEC 15 1998

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

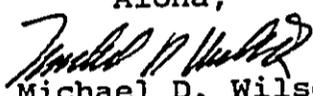
Ref: PS:EH

Mr. Milton Arakawa
Project Manager
Munekiyo Arakawa & Hiraga, Inc.
305 High Street
Suite 104
Wailuku, Maui, HI 96793

Dear Mr. Arakawa:
Subject: Hale Mahaolu- Molokai Day Care/Senior Center

We have reviewed the subject project and have no substantive comments to offer in preparation of the Draft Environmental Assessment.

Thank you for the opportunity to comment on the matter.

Aloha,

Michael D. Wilson,
Chairperson

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kekuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

DEC 22 1998

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
GILBERT COLOMA-AGARAN
TIMOTHY E. JOHNS

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

December 15, 1998

Mr. Milton Arakawa
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

LOG NO: 22657 ✓
DOC NO: 9812SC10

Dear Mr. Arakawa:

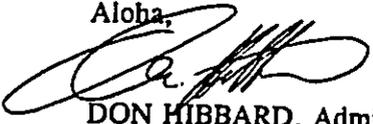
SUBJECT: Chapter 6E-8 Historic Preservation Review of the Proposed Hale Mahaolu Molokai Day Care/Senior Center Kaunakakai, Moloka'i TMK: 5-3-002: 168 and 5-3-003: 001

Thank you for the opportunity to comment on the proposed development of a day care/senior center by Hale Mahaolu on the grounds of its Home Pumehana Elderly Housing Project in Kaunakakai, Molokai (TMK: 5-3-002: 168). The landowner also wishes to subdivide an adjoining parcel (TMK: 5-3-003: 001) and consolidate it with the Home Pumehana parcel in order to provide parking for the proposed facility. 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.

According to our records, there are no known historic sites on the subject parcel, although the land has not undergone an archaeological inventory survey. Judging from historic aerial photographs taken in the early 1970s, the subject parcels appear to have been formerly under pineapple cultivation. Consequently, it is unlikely that significant historic sites are still present. Therefore, we believe that construction of the proposed day care/senior center facility and its parking lot will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 692-8026.

Aloha,


DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

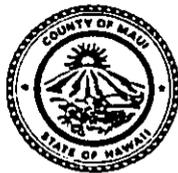
c: Cultural Resources Commission, Maui Plng Dept, 250 S. High Street, Wailuku, HI 96793
Ms. Barbara Haliniak, Chair, Molokai Planning Comm, P.O. Box 976, Kaunakakai, HI 96748

LINDA LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 243-7845
Fax: (808) 243-7955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
December 23, 1998

DEC 20 1998

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

EASSIE MILLER, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

Mr. Milton Arakawa
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

SUBJECT: EARLY CONSULTATION
HALE MAHAOLU - MOLOKAI DAY CARE/SENIOR CENTER
TMK(2)5-3-002:168 AND 5-3-003:001

We reviewed the subject submittal and have the following comments:

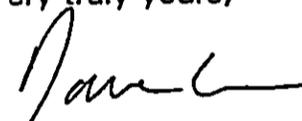
1. No comments on traffic until traffic reports are prepared.
2. The developer should be informed that Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.
3. Wastewater contribution calculations are required before building permit is issued.
4. The developer will be required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
5. The proposed subdivision and consolidation shall comply with the provisions of Title 18, Maui County Code, "Subdivisions".
6. The provisions of Chapter 46, Improvements to Public Streets, may need to be complied with dependent upon cost of the proposed structures.

Mr. Milton Arakawa
December 23, 1998
Page 2

7. A drainage report and an erosion control Best Management Practices (BMP) plan shall be submitted with the construction plans for review and approval prior to issuance of grading or building permits. The drainage report shall include hydrologic and hydraulic calculation and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui" and must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The BMP plan shall show the location and details of structural and non-structural measures to control erosion.
8. Off-street parking, loading spaces and landscaping shall be provided per Maui County Code Chapter 19.36.
9. Public Law 101-336, Americans with Disabilities Act -- Title III, require all places of public accommodation and commercial facilities be accessible to people with disabilities.

If you have any questions, please call David Goode at 243-7845.

Very truly yours,

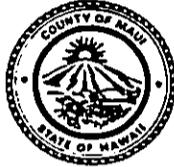

CV-CHARLES JENCKS
Director of Public Works and Waste
Management

DG:co/ry
S:ILUCAICZMMAHAOLU.WPD

Chapter VIII

***Letters Received During
the Draft Environmental
Assessment Public Comment
Period and Responses to
Substantive Comments***

JAMES "KIMO" APANA
MAYOR



FEB 02 1999

CLAYTON T. ISHIKAWA
CHIEF

FRANK E. FERNANDEZ, JR.
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
FAX (808) 243-7919

January 29, 1999

Mr. Milton Arakawa, Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

RE: Molokai Day Care/Senior Center

Dear Mr. Arakawa,

Thank you for the opportunity to comment on the draft environmental assessment for the above project.

The Department of Fire Control has no comment on the draft environmental assessment.

If you have any questions, direct them in writing to the Fire Prevention Bureau, 21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,

A handwritten signature in cursive script, reading "Leonard F. Niemczyk".

LEONARD F NIEMCZYK

Captain, Fire Prevention Bureau

cc: Inspector S. English

MFD-DEA Molokai Day Care/Senior Center (01.99)

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793
January 29, 1999

FEB 02 1999

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

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

Mr. Milton Arakawa
Munekiyo, Hiraga
& Arakawa, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Arakawa:

Subject: Draft Environmental Assessment
Hale Mahaolu - Molokai Day Care/Senior Center
TMK: (2) 5-3-02: 168 & 5-3-03: por. 01

Thank you for the opportunity to comment on the proposed project.
We have the following comments to offer:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained prior to the commencement of work.
2. HAR, Chapter 11-46, sets maximum allowable levels for noise from stationary sources such as air conditioning units, compressors, and generators. The attenuation of noise from these potential sources should be considered during the design phase of the project.
3. The Food Service operation will have to meet the requirements of HAR, Chapter 11-12, "Food Establishment Sanitation".

Should you have any questions, please call me at 984-8230.

Sincerely,

A handwritten signature in black ink, appearing to be "H. Matsubayashi", written over a circular stamp or mark.

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

c: Cathleen Shimizu-Sakamoto



March 3, 1999

Herbert Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
Maui District Health Office
54 High Street
Wailuku, Hawaii 96793

SUBJECT: Hale Mahaolu - Molokai Day Care Senior Center
TMK 5-3-2: 168 and 5-3-3: por. 1

Dear Mr. Matsubayashi:

Thank you for your letter of January 29, 1999 pertaining to the subject project. We offer the following responses to comments noted in your letter.

1. The contractor will be responsible for coordinating with the Department of Health on the applicability of a noise permit during the construction phase of the project.
2. During the design phase of the project, maximum allowable noise levels from stationary sources such as air-conditioning, compressors, and generators will be taken into consideration to comply with applicable provisions of Chapter 11-46, HAR.
3. The project will be in compliance with applicable provisions of Chapter 11-12, HAR relating to food service operations.

We appreciate your interest and comments on the project. If there are any questions or if additional information is needed, please do not hesitate to contact us.

Very truly yours,

Milton Arakawa, Project Manager

MA:to
halemaha/mkatz/dohltr.001

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamehaha Boulevard
Kapolei, Hawaii 96707

February 3, 1999

Mr. Milton Arakawa
Munekiyo, Arakawa & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

LOG NO: 22973 ✓
DOC NO: 9902SC01

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Draft Environmental Assessment (DEA) for the Proposed Molokai Day Care/Senior Center in Kaunakakai, Moloka'i
TMK: 5-3-002: por. 168; 5-3-003: por. 001

Thank you for the opportunity to comment on the DEA prepared for the proposed Molokai Day Care/Senior Center in Kaunakakai, Moloka'i. The applicant, Hale Mahaolu, intends to develop the day care and senior center facility on the grounds of its Home Pumehana elderly housing project in Kaunakakai. The proposed facility will include 16 one-story buildings, a laundry/meeting facility, and a parking lot; the remainder of the property will be maintained as a lawn or garden area. 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.

The DEA correctly incorporates our earlier comments that the proposed project site has no known significant historic sites upon it and is unlikely to have any significant historic sites present because it was formerly under pineapple cultivation. Consequently, we believe that the proposed project will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 692-8026.

Aloha,

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

DON HIBBARD, Administrator
State Historic Preservation Division

SC:jk

c: Cultural Resources Commission, Maui Planning Department, 250 S. High Street,
Wailuku, HI 96793
Ms. Barbara Haliniak, Chair, Molokai Planning Commission, P.O. Box 976, Kaunakakai,
HI 96748



February 11, 1999

Mr. Milton Arakawa
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
205 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Arakawa:

Subject: Molokai Day Care/Senior Center
Draft Environmental Assessment

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 Randy Nakama at 871-2337.

Sincerely,

Gregorysenn Kauhi
Gregorysenn Kauhi
Customer Engineering Supervisor



February 17, 1999

MEMORANDUM

To: File

From: Milton Arakawa
Project Manager

Subject: Molokai Day Care Senior Center

I received a voice mail message from Michael Molina of the U.S. Fish and Wildlife Service on February 17, 1999. He mentioned that USFWS had no objection to the Draft EA for the subject project. Because of their workload, they are not sending written comments.

Milton Arakawa, Project Manager

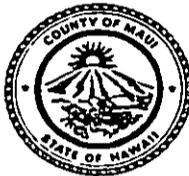
MA:to
cc: Roy Katsuda, Hale Mahaolu
halamaha/mksr/memofile.001

FEB 22 1999

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 22, 1999

Mr. Milton Arakawa, Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

RE: Draft Environmental Assessment - Molokai Day Care/Senior Center, Hale Mahaolu, Home Pumehana Project, Tax Map Key (TMK): 5-3-002:168 and 5-3-003:Portion of 1, Kaunakakai, Molokai, Hawaii

The Maui Planning Department (Department) has reviewed the Draft Environmental Assessment. Hale Mahaolu intends to construct a 6,000 square foot building on the grounds of Hale Mahaolu Home Pumehana elderly housing project in Kaunakakai. Parking would be provided on one acre of land on the abutting parcel, TMK: 5-3-3:Portion of 1 (Parcel 1). The applicant intends to subdivide and consolidate this one-acre portion into the Home Pumehana property, TMK: 5-3-002:168 (Parcel 168).

The proposed parking area would require a State District Boundary Amendment from Agricultural to Urban, a Community Plan Amendment from Agriculture to Multi-Family, and a Change in Zoning from Agriculture to A-1 Apartment to conform to the current Urban, Multi-Family and A-1 Apartment land use and zoning districts. In addition, the adult day care center is also considered a special use in the A-1 Apartment District, and accordingly, would also require a County Special Use Permit. Both parcels would require a Special Management Area Use Permit.

Mr. Milton Arakawa, Project Manager
February 22, 1999
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The Department has no comments to offer at this time. Should you have any further questions, please call Ms. Julie Higa, Staff Planner, of this office at 243-7814.

Very truly yours,


for CLAYTON I. YOSHIDA
Deputy Director of Planning

CIY:JH:cmb

c: Julie Higa, Staff Planner
Project File
General File
S:\ALL\JULIE\MKKDAYCA\DRFTEA.LTR



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

FEB 25 1999

AQUACULTURE DEVELOPMENT
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HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

FEB 24 1999

Ref: PS:EH

Mr. Milton Arakawa
Munikyō Arakawa And Hinaga, Inc.
305 High Street
Wailuku, Maui, HI (6893

Dear Mr. Arakawa:

Subject: Molokai Day Care/ Senior Center
Draft Environmental Assessment

We have reviewed the subject document and have no comments to offer on the proposed project.

Thank you for the opportunity to review this matter.

Very truly yours,


Dean Uchida,
Administrator

References

References

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County of Maui, The General Plan of the County of Maui, September 1990 Update.

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United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai & Lanai, August 1972.

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University of Hawaii Press, Atlas of Hawaii - 2nd Edition, 1983.

Wilson Okamoto & Associates, Inc., Final Environmental Assessment for the Proposed Kaunakakai Town Drainage Improvements, January 1995.

Appendix A

***Domestic Water Demand,
Sewerage Flow, and Pre- and
Post-Development Storm Runoff***

December 15, 1998



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

Mr. Milton Arakawa
Munekiyo, Arakawa & Hiraga, Inc.
305 S. High Street, Suite 104
Wailuku, Hawaii 96793

Dear Milton:

Subject: Molokai Day Care/Senior Center
T.M.K.: 5-3-02: 168
Project No. 98023

Contained herein are the estimated domestic water demand and sewerage flow, and the pre-development and post-development storm runoff narrative for the subject project.

Because of the conceptual nature of the project to date, the domestic water demand and sewerage flow will be estimated using a recently completed project with similar uses. The Luana Gardens II Community Building and Child Day Care Center was completed in Late 1996. The single story building contained 3,849 square feet with a domestic water demand of 36 gallons per minute (gpm), landscape irrigation demand of 14 gpm, and a computed sewage flow of 790 gallons per day (gpd).

I. ESTIMATED DOMESTIC WATER DEMAND:

Based on the calculations for the Luana Gardens project, it is estimated that the subject project's domestic water demand will be 60 gpm. The irrigation demand is estimated at 20 gpm. These estimates will be updated at the time the plans are completed and submitted for the building permit.

II. ESTIMATED SEWERAGE FLOW:

Based on the calculations for the Luana Gardens project, it is estimated that the sewerage flow for the project will be 1,300 gpd. Again, this estimate will be updated at the time the plans are completed and submitted for the building permit.

III. DRAINAGE CALCULATIONS:

Based on the November 10, 1998 conceptual plan prepared by Hiyakumoto + Higuchi Architects, Inc., it is estimated that 1.7 cfs of runoff (50-year recurrence interval) sheet flows across the project area in a north to south direction. After development of the proposed day care/senior center, paved parking area, roadway improvements and landscaping, it is estimated that the runoff will increase to 5.2 cfs. Accordingly, there will be an increase in runoff of 3.5 cfs.

Mr. Milton Arakawa
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December 15, 1998

Since there is no existing drainage system in the vicinity of the project site, an onsite subsurface drainage system will be installed in the proposed parking area to accommodate the increase in storm runoff from the development. There will be no additional runoff sheet flowing from the project site onto the adjacent properties.

Feel free to call me if you have any questions or require additional information.

Sincerely,

OTOMO ENGINEERING, INC.

Stacy A. Otomo

Stacy A. Otomo, P.E.
President

cc