

DEPARTMENT OF  
**PARKS AND RECREATION**  
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

JAMES "KIMO" APANA  
Mayor

FLOYD S. MIYAZONO  
Director

ELIZABETH D. MENOR  
Deputy Director

(808) 270-7230  
FAX (808) 270-7934

August 15, 2001

Office of Environmental Quality Control  
Genevieve Salmonson, Director  
235 S. Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

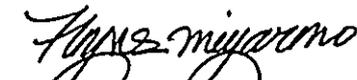
SUBJECT: FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR  
MOLOKAI YOUTH CENTER EXPANSION  
TMK 5-3-02:5, KAUNAKAKAI, MOLOKA'I, HAWAII

The Department of Parks and Recreation has reviewed the comments received during the 30-day public comment period which began on July 8, 2001. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next OEQC environmental notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA.

Please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at (808) 270-7387 should you have any other questions on this matter.

Sincerely,

  
FLOYD S. MIYAZONO  
Director

c: Patrick Matsui, Chief of Parks Planning and Development (if needed)  
David Curtis, AIA  
Karen Holt, Executive Director - MCSC

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**FINAL ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION  
(FONSI)**

**FOR THE  
EXPANSION OF THE EXISTING (KAUNAKAKAI YOUTH CENTER,  
MOLOKA`I)**

**Proposing and Accepting Agency  
County of Maui  
Department of Parks and Recreation  
1580 Ka`ahumanu Avenue  
Wailuku, Maui, Hawai`i 96793**

**Prepared by  
David W. Curtis . Architect . AIA  
Post Office Box 1829  
Kaunakakai, Moloka`i, Hawai`i 96748  
August 16, 2001**

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**I. PROJECT OVERVIEW**

**A. Applicant/Owner, Proposing & Approving Agency**

Department of Parks & Recreation  
County of Maui  
2580 Ka`ahumanu Avenue  
Wailuku, Maui, Hawaii 96793  
Attention: Patrick T. Matsui, Chief of Parks Planning  
& Development

Prepared by:

David W. Curtis . Architect . AIA  
Post Office Box 1829  
Kaunakakai, Moloka`i, Hawaii 96748

**B. Agencies, Citizens Group, Individuals Consulted**

1. Maui County Council, Patrick Kawano, Chair
2. Maui County Department of Parks & Recreation,  
Zachary Helm, Moloka`i Supervisor
3. Maui County Police Department, Moloka`i Station
4. Maui County Fire Department, Moloka`i Station, Wren  
Wescoatt, Fire Captain
5. Maui County Building Department, Carl Puhi,  
Moloka`i Supervisor
6. Moloka`i Planning Commission
7. State Division of Historic Preservation, DLNR, Don  
Hibbard, Division Head
8. Moloka`i Community Service Council, Ms. Karen Holt,  
Executive Director

**II. TECHNICAL, ECONOMIC, SOCIAL, ENVIRONMENTAL CHARACTERISTICS  
AND TIME FRAME**

**A. Location and Land Use**

The existing Moloka`i Youth Center is located in the

town of Kaunakakai, and is a Maui County Department of Parks and Recreation facility, administered by the Moloka'i Community Service Council. The Moloka'i Youth Center is part of a larger complex of Maui County public buildings which include the Cooke Memorial Pool and Gymnasium, the Mitchell Pauole Community Center, the Maui County Administrative Offices, Police and Fire Stations. These spaces are heavily utilized on a regular basis by the island community.

Kalapa Place, is the street adjacent to the Youth Center and parking area on the northerly side, which also provides access to a small residential area called Ranch Camp. To the south is another public parking area facing Ailoa Street, and the lands to the east and south of the Maui County Complex are open public recreation areas with additional parking available. To the west is found the small business district of Kaunakakai.

The overall Maui County Complex site area, TMK 5-3-02:5, is 4.89 acres, and the ground slopes down from an elevation of eighteen (18) feet above mean sea level at the high point on the northeast corner of the property to an elevation of twelve (12) feet above mean sea level on the west side. The area containing the proposed new addition has a slope of approximately two feet to the south (please see the SMA permit application, July 1992).

**B. Purpose of Project**

The present Moloka'i youth program began five years ago in the centrally located, newly constructed Kaunakakai Youth Center building under the supervision of Alu Like and the County Parks Department. The program is now administered by the Moloka'i Community Service Council, and is considered to have been extremely successful in providing a location for supervised youth activities throughout the day and during evening hours. The various programs have succeeded to the extent that additional

space has become a necessity, not only to accommodate the number of young people interested, but as well, to create an opportunity for more diverse programs.

C. Scope of Project

The existing structure is 3,500 square feet in area, and it is proposed that the size of the primary activity area be increased by 1,500 square feet by extending the south wall of the Game Room by thirty-two (32) feet. Of this total, 500 square feet will be added to the Conference Room by moving the existing wall common to the Game Room twenty (20) feet to the south. This will provide a net increase to the Game Room of 1,000 square feet (please see Floor Plan drawings enclosed). It is possible to accomplish this increase in occupancy without the requirement of changing the existing Toilet, Food Service or Parking areas.

D. Cost and Timing of Project

It is estimated that the project budget of \$200,000. will be adequate to meet the goals as planned. In order to maintain control over the costs, the bidding process will provide for deductive alternates for some of the finishing work.

The Environmental Assessment phase of the project is estimated to take three (3) or four (four) months, the construction documents, the bidding and construction, another ten (10) months, toward a completion date of June 1, 2002.

Funding is provided by a Federal HUD grant, administered through the Maui County Community Development Block Grant (CDBG) program.

Construction materials will be the same as those used in the existing building, ie. concrete floors, concrete

masonry block walls, asphalt shingled and wood framed roofing. A deductive alternate will be to cover the new and existing concrete floors with resilient tile covering for ease of cleaning.

**III. POTENTIAL IMPACTS**

**A. Site Considerations**

The project falls within a zone identified as Zone C, an area of minimal flooding, and is situated well above any coastal inundation areas.

The typography of the 4.89 acre parcel has been considerably altered over several years of grading and construction in the creation of the Maui County Complex as it exists today.

Due to almost constant usage over the past seventy-five years, no native and/or endemic flora remain on the site, nor are there any native animals or birds, and there are no sensitive habitats adjacent to the project site.

**B. The State Historic Preservation Division Review**

A review of the site determined that no historic buildings or archaeological sites will be impacted by this project.

**C. The Maui County Fire Department**

Two problem areas were identified which currently inhibit the passage of fire equipment through the dedicated fire lane adjacent to the site on the east side of the building. Problem areas are:

- 1) "a mud hole" caused by a leaky lawn sprinkler;
- 2) a man-hole cover, used for a drainage dry

well, protrudes above ground level due to erosion of the soil surrounding it.

These problems have been corrected, and are no longer a consideration.

\ D. Construction Impact

During the construction period, there will be noise and additional traffic in the area. To mitigate these conditions, the work will take place only during regular working hours and no earth fill will be disturbed without adequate water application for dust control.

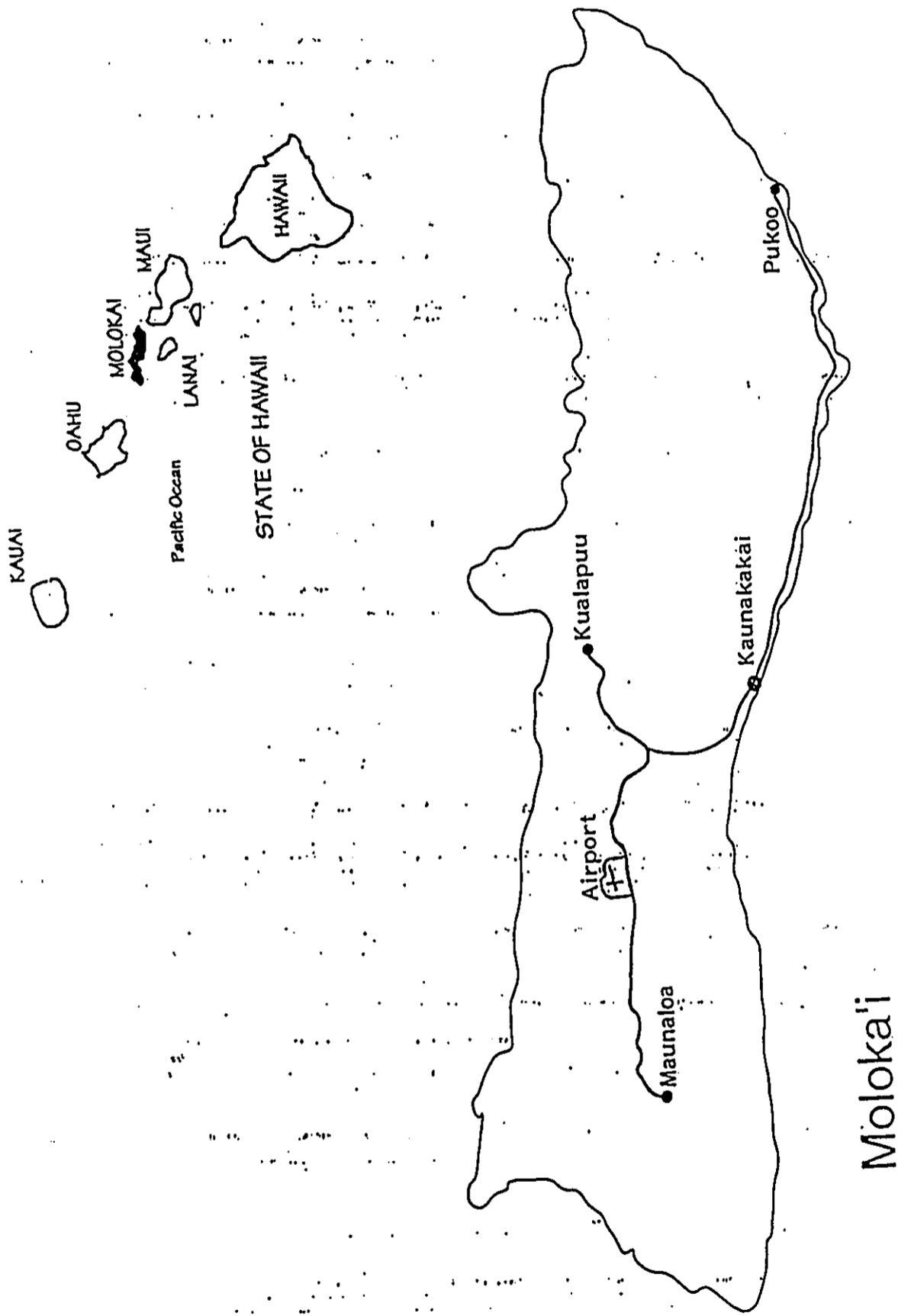
E. Public Comments

As of completion of the thirty-day public comment period, no additional comments were received.

**IV SUMMARY**

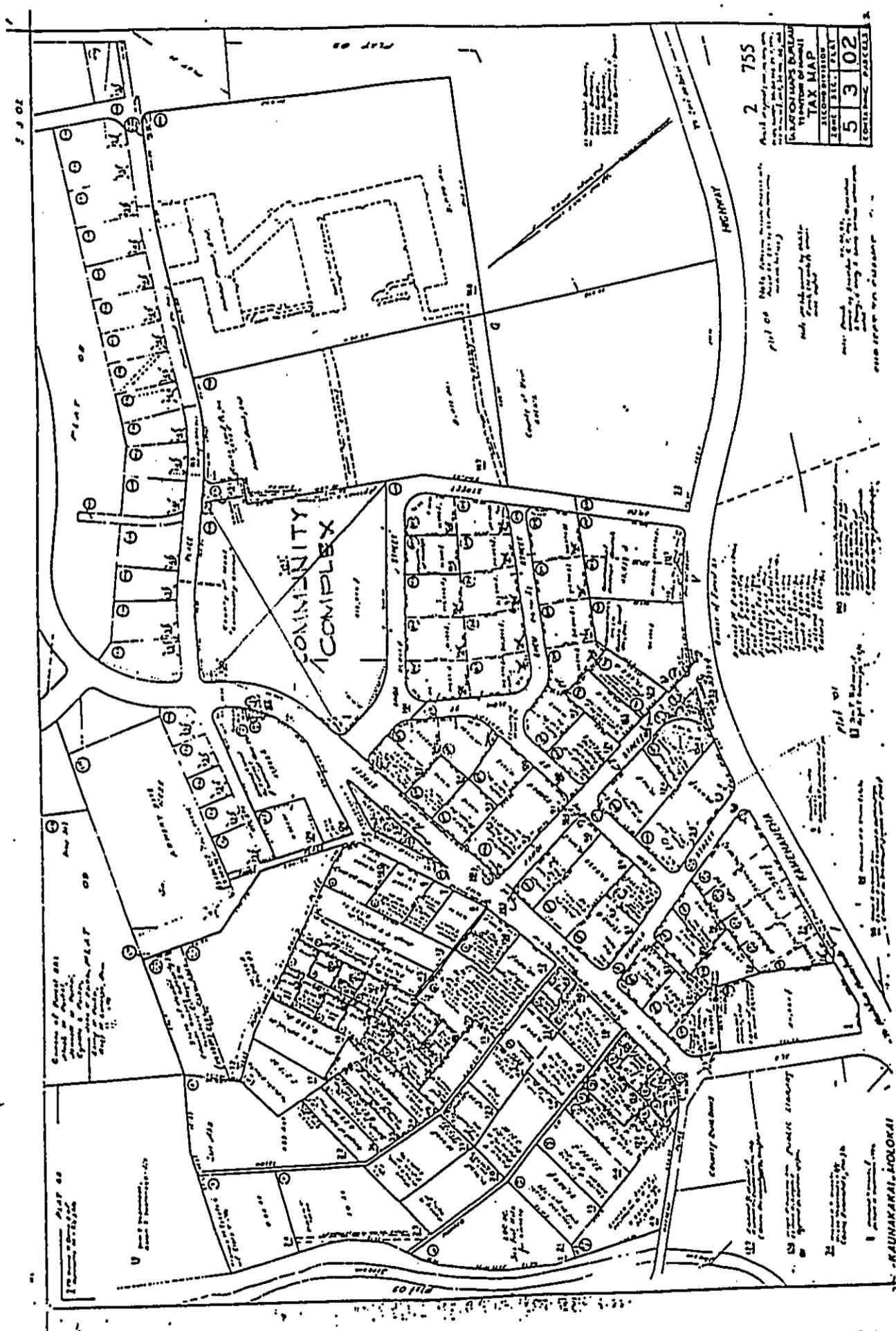
The project consists of a 1,500 square foot addition to the existing Moloka'i Youth Center in Kaunakakai, Moloka'i. The Youth Center building is a five year old concrete masonry structure which is a component of the Maui County Department of Parks and Recreation complex, which also includes a gymnasium and swimming pool. The expanded floor space in the new addition will have a beneficial impact on the community, as it will make it possible for a larger number of youth on the island to participate in the increased programs.

A review of the Hawaii State Environmental Policy, chapter 344-3, "Policy", and Chapter 344-4, "Guidelines", indicate that additions to the Moloka'i Youth Center and its operation will not conflict with any of the provisions listed therein.



Moloka'i

Figure 1



PLAT 1

<p style="font-size: 8px;">This work was prepared by the undersigned in accordance with the provisions of the Florida Statutes relating to the practice of architecture.</p> <p><b>DAVID W. CURTIS</b> ARCHITECT, AIA</p> <p style="font-size: 8px;">PO BOX 1888 DADE COUNTY FL 33114 TEL (305) 344-8888</p>		<p style="font-size: 8px;">PROPOSED ADDITIONS, LOCAL YOUTH CENTER</p> <p style="font-size: 8px;">W/CLUB, COMMUNITY SERVICE COUNCIL &amp; MAIN COUNTY DEPARTMENT OF PUBLIC UTILITIES</p> <p style="font-size: 8px;">REVISION</p>
	<p style="font-size: 8px;">DATE: 5.18.70</p> <p style="font-size: 12px; font-weight: bold;">SHEET: A-1</p>	

Council Chair  
Patrick S. Kawano

Council Vice-Chair  
Dain P. Kane

Presiding Officer Pro Tempore  
Charmaine Tavares

Council Members  
Alan M. Arakawa  
Robert Carroll  
G. Riki Hokama  
Jo Anne Johnson  
Michael J. Molina  
Wayne K. Nishiki



**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

Director of Council Services  
Ken R. Fukuoka

May 21, 2001

Mr. David W. Curtis, Architect – AIA  
P.O. Box 1829  
Kaunakakai, Molokai, Hawaii 96748

Dear David Curtis,

This letter confirms receipt of your letter to me dated May 7, 2001 regarding the Environmental Assessment of the Molokai Youth Center Alterations & Addition.

At this time I do not have any questions or comments.

Respectfully,

  
PATRICK S. KAWANO  
Council Chair

PK/dam

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



GILBERT S. COLDMA-AGARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES  
JANET E. KAWELO  
LINNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhikawa Building, Room 565  
601 Kamokila Boulevard  
Kapolei, Hawaii 96707

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

May 21, 2001

Mr. David W. Curtis, AIA  
Post Office Box 1829  
Kaunakakai, Hawaii 96748

LOG NO: 27521 ✓  
DOC NO: 0105tm06  
Architecture

Dear Mr. Curtis:

SUBJECT: Proposed Alterations & Additions to  
Molokai Youth Center  
TMK: 5-3-002:005, Kaunakakai, Molokai

Thank you for transmitting the site plan and proposal to add to the existing Molokai Youth Center built approximately 5 years ago. Since the setting of the gymnasium has been previously modified with placement of the original Youth Center and the Mitchell Pauole Center, we believe the addition of 1500 square feet to the existing Molokai Youth Center in the area adjacent to the gymnasium will have no further impact on the historic character of the gymnasium. Also, due to prior development, we believe there are no archaeological sites likely to be present.

Thank you for the opportunity to comment. Should you have further questions, please feel free to call Tonia Moy at (808)692-8030.

Aloha,

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

DON HIBBARD, Administrator  
State Historic Preservation Division

TM:jk

05-24-01

Deputy Chief Frank Fernandez  
Maui County Fire Department  
Kahului Fire Station  
200 Dairy Rd.  
Kahului, Hawai'i 96732

Dear Sir:

This sketch was submitted by architect David Curtis for MFD comment to complete an environmental assessment. This project will be an addition to the Maui County Youth Center in Kaunakakai with-in the County Complex.

Fire Department access is by a dedicated Fire Lane that approaches through the "PARK AREA" in the lower right hand corner of this sketch. Secondary approach is by way of the "PARKING LOT" in the upper left hand corner of this sketch.

Review of these approaches revealed two problems that would restrict our ability to protect these County structures.

First is an automatic irrigation sprinkler malfunction which has created a "mud hole" that would mire down responding apparatus.

The second difficulty is with a man hole cover for a drainage basin dry well. Since its installation, the earth around the cover has eroded away causing the assembly to protrude above grade, and would strike the undercarriage of an apparatus attempting to pass over.

The Department of Public Works, Parks and Recreation and the Molokai Community Service Council (responsible for operation of the Youth Center) were contacted for correction. All agencies felt the others were responsible and suggested they be contacted for repairs.

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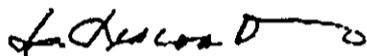
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With this spirit of cooperation, it is felt by this reviewer that the Molokai Youth Center Addition be put on "hold" until these problems are corrected and a clear avenue of responsibility be established. It is felt that increasing the fire load in an area where maintenance is already in question is unwise at this time.

Sincerely:



Capt. W. Wescoatt  
Kaunakakai Fire Station  
PO Box 1448  
Kaunakakai, Hawai'i 96748

CC: AC Cordeiro  
Capt. Neal Baal Fire Prevention