MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

RECEIVED
2021 MAY 27 AM 7:42
OFFICE OF THE MAYOR

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 27, 2021

APPROVED FOR TRANSMITTAL

Michael P Victorino 5-27-21
Mayor Date

RECEIVED
2021 MAY 28 AM 8:28
OFFICE OF THE COUNTY CLERK

Honorable Michael Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

For Transmittal to:

Honorable Alice Lee, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Chair Alice Lee and Members:

SUBJECT: MOLOKAI EDUCATION CENTER CIZ 2019/0002 AND DBA 2019/0002

The Department of Planning (Department) is transmitting for your review and action the Change in Zoning and District Boundary Amendment applications filed by University of Hawaii Community Colleges. A summary of the application(s) is as follows:

SUMMARY OF APPLICATION	
Application	DBA and CIZ
Applicant	University of Hawaii Community Colleges
Owner	University of Hawaii Community Colleges
Tax Map Key	(2) 5-3-003:013 and (2) 5-3-003:014
Address	375 Kamehameha V Highway, Kaunakakai, Island of Moloka'i
Area	5.27 Acres
Land Use Designations	State Agricultural District Moloka'i Island Community Plan – Public/Quasi Public Use Title 19, Zoning – Interim District Other: Special Management Area
Brief Description	DBA and CIZ are being requested by the Applicant in order to expand the University of Hawaii campus on the island of Moloka'i
Public Hearing	Held by Molokai Planning Commission (Commission) on February 10, 2021
Testimony	There were three written testimonies submitted to the Department
Recommendation	Recommended approval with one condition on the DBA. Please note, the attached signed ordinance providing for DBA reclassification does not include the Commission's recommended condition per Corporation Counsel

COUNTY COMMUNICATION NO. 21-286

The Commission considered the subject applications at meetings on February 10 and 24, 2021. At its February 24 meeting, the Commission voted to recommend approval of the request. The Commission's recommendation is in accordance with the Department's recommendation except that the Commission recommended that the DBA have the following condition:

In the event that the University of Hawaii vacates the parcel, the state land use designation shall revert back to the Agricultural District. However, the Department of the Corporation Counsel advised that such a condition would not be lawful. As such, the proposed DBA ordinance does not include this recommended condition.

Inasmuch as County Council (Council) approval is required for the Change in Zoning and District Boundary Amendment, the Department respectfully transmits the subject applications to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Original Proposed Ordinances;
2. May 10, 2021 Memorandum from the Department of the Corporation Counsel;
3. Department's Report and Recommendation;
4. Application Forms;
5. Approved Minutes of February 10, 2021 and February 24, 2021 Commission meeting; and
6. Recommendation of Approval letter to the Applicant

Thank you for your attention to this matter. Should you have any questions, feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,

MICHELE MCLEAN, AICP
Planning Director

Attachments: Exhibits

xc: Clayton I. Yoshida, Planning Program Administrator
Pam Eaton, Planning Program Administrator
John Rapacz, Planning Program Administrator
Kathleen R. Aoki, Planning Program Manager
Sybil K. Lopez, Staff Planner
Molokai Planning Commission Members
Tom Schnell, Consultant
Project File

MCM:SKL:th/lp
K:\WP_DOCS\PLANNING\CIZ\2019\0002_MolokaiEducationCenterExpansion\Transmit to Council\Transmittal.doc

EXHIBIT 1: ORIGINAL PROPOSED ORDINANCES

ORDINANCE NO. _____

BILL NO. _____ (2021)

A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII, TAX MAP KEY NOS. (2) 5-3-003:013 AND (2) 5-3-003:014

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Section 205-3.1, Hawaii Revised Statutes, and Chapter 19.68, Maui County Code, the State Land Use District classification is reclassified from the Agricultural District to the Urban District for those certain parcels of land situated at Kaunakakai, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Nos. (2) 5-3-003:013 and (2) 5-3-003:014, together comprising approximately 5.27 acres, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in District Boundary Amendment Map No. 109, attached hereto and made a part hereof as Exhibit "B".

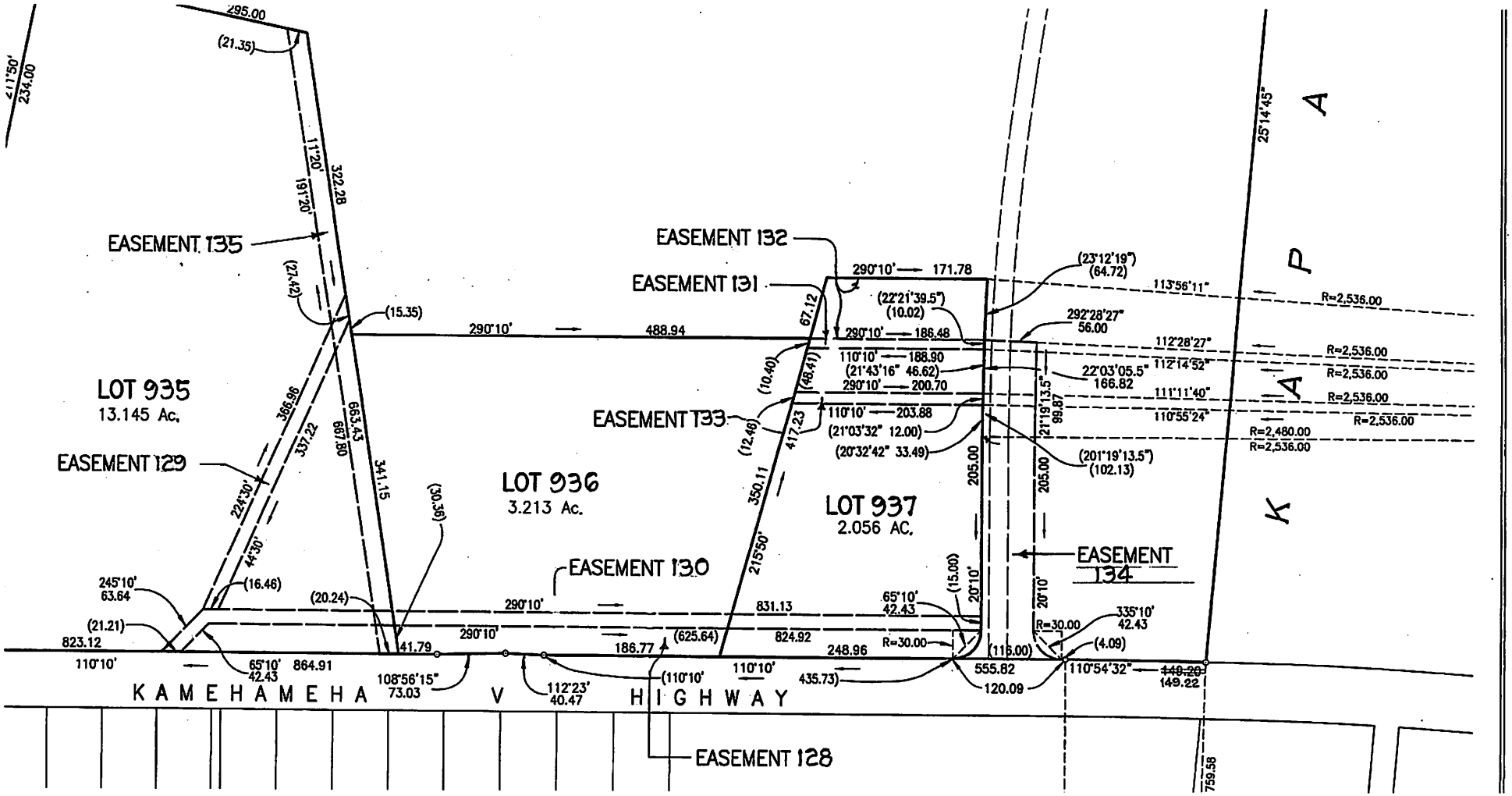
SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

/s/ Stephanie M. Chen
STEPHANIE M. CHEN
Deputy Corporation Counsel
County of Maui
LF 2021-0592

EXHIBIT "A"

Legal Meets and Bounds Lot 936 and Lot 937



LAND COURT APPLICATION 632
(MAP 98)

LOT 936

Being Lot 936 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 935 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,688.66 feet South and 648.84 feet West and running by azimuths measured clockwise from true South:

1.	191° 20'	341.15 feet	along Lot 935 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	488.94 feet	along Lot 938-A as shown on Map 104 of Land Court Application 632;
3.	395° 50'	350.11 feet	along Lot 937 as shown on Map 98 of Land Court Application 632;
4.	110° 10'	186.77 feet	along the North side of Kamehameha V Highway;
5.	112° 23'	40.47 feet	along the same;
6.	108° 56' 15"	73.03 feet	along the same;
7.	110° 10'	41.79 feet	along same, to the point of beginning and containing an area of 3.213 acres.

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Subject, however, to Easements 128 and 130, as shown on Map 98 of Land Court Application 632.



March 22, 2019
Honolulu, Hawaii

Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 013

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

LOT 937

Being Lot 937 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 936 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,806.57 feet South and 327.80 feet West and running by azimuths measured clockwise from true South:

1.	215° 50'	417.23 feet	along Lot 936 and 938 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	171.78 feet	along the same;
3.	Thence, along Westerly side of Alanui' Kaimile Street, on a curve to the left with a radius of 2,536.00 feet, the chord azimuth and distance being:		
			22° 03' 05.5" 166.82 feet;
4.	20° 10'	205.00 feet	along the same;
5.	Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:		
			65° 10' 42.43 feet;
6.	110° 10'	248.96 feet	along the North side of Kamehameha V Highway, to the point of beginning and containing an area of 2.056 acres.

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Subject, however, to Easements 128, 130, 131, 132 and 133 as shown on Map 98 of Land Court Application 632.



March 22, 2019
Honolulu, Hawaii

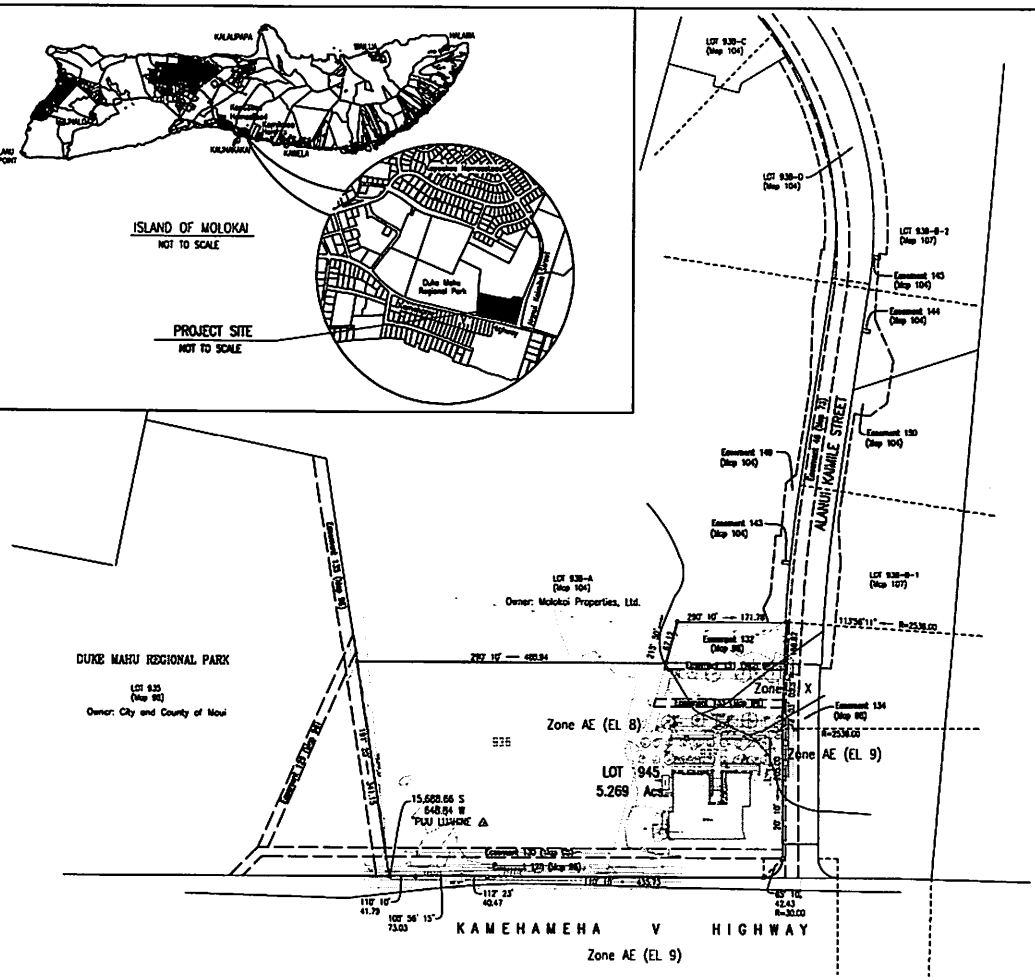
Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court Certificate No. 248
License Expires April 30, 2020

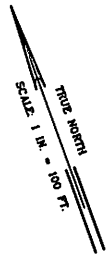
Tax Map Key: (2) 5-3-003: 014

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Legal Metes and Bounds Consolidated Map

MAP





PRELIMINARY

LAND COURT

STATE OF HAWAII

LAND COURT APPLICATION 632

CONSOLIDATION OF LOTS 936 AND 937 AS SHOWN ON MAP 98

INTO LOT 945

AT KAUNAKAKAI, MOLOKAI, HAWAII



615 PIIKOI STREET
SUITE 700
HONOLULU, HAWAII
March 1, 2019

CONTROLPOINT SURVEYING, INC.
ALDEN KAJIOKA
Licensed Professional Land Surveyor
Certificate Number 8003
Land Court Certificate No. 248
License Expires April 30, 2020

OWNER: UNIVERSITY OF HAWAII

TRANSFER CERTIFICATE OF TITLE: 1,046,482 (LOT 936)
556,244 (LOT 937)

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE OF THE LAND COURT DATED _____
BY ORDER OF THE COURT.

REGISTRAR OF THE LAND COURT

NOTES:

1. Owners of adjoining lands, as shown on plan, are from records filed in the Real Property Mapping Branch.
2. All azimuths and record coordinates, refers to Government Survey Triangulation Station "PUU LUAHOE".
3. Base flood elevation referenced to the National Geodetic Vertical Datum of 1929.
Benchmark: BM 3198, Top of Brass Disk, Elev.=8.509 Ft. M.S.L.
4. Flood zones as shown on map are obtained from Flood Insurance Rate Map prepared by Federal Emergency Management Agency, Panel No. 150003 0193F and 1500030 0185F, dated: Nov. 04, 2015.

EXISTING EASEMENTS:

Existing Easement 128 (Map 98) is in favor of Molokai Properties, Ltd. for drainage purposes.

Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes.

Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.

Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.

Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes.

Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.

Existing Easement 134 (Map 98) for access purposes.

Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.

Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Tax Map Key: (2) 5-3-003: 013 and 014

21" X 32" = 4.7 Sq. Ft.

LOT 945

Being Lots 936 and 937 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 935 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,688.66 feet South and 648.84 feet West and running by azimuths measured clockwise from true South:

1.	191° 20'	341.15 feet	along Lot 935 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	488.94 feet	along Lot 938-A as shown on Map 104 of Land Court Application 632;
3.	215° 50'	67.12 feet	along the same;
4.	290° 10'	171.78 feet	along the same;
5.	Thence, along Westerly side of Alanui' Kaimile Street, on a curve to the left with a radius of 2,536.00 feet, the chord azimuth and distance being:		
		22° 03' 05.5"	166.82 feet;
6.	20° 10'	205.00 feet	along the same;
7.	Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:		
		65° 10'	42.43 feet;
8.	110° 10'	435.73 feet	along the North side of Kamehameha V Highway;
9.	112° 23'	40.47 feet	along the same;
10.	108° 56' 15"	73.03 feet	along the same;

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

11.	110°	10'	41.79 feet	along same, to the point of beginning and containing an area of 5.269 acres.

Subject, however, to Easements 128, 130, 131, 132 and 133 as shown on Map 98 of Land Court Application 632.



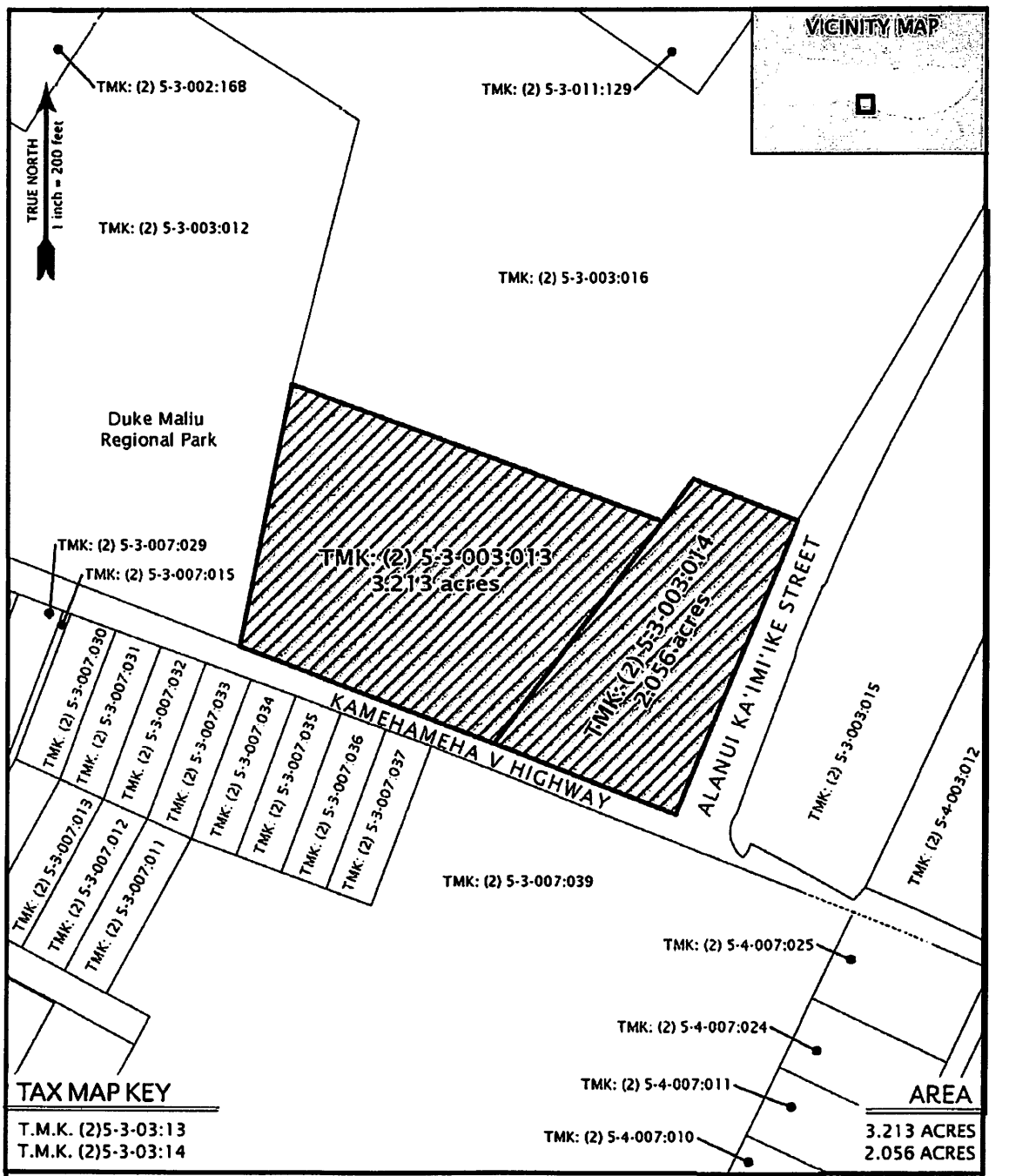
March 15, 2019
Honolulu, Hawaii

Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court Certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 013 & 014

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

EXHIBIT "B"



LAND USE DISTRICT BOUNDARY AMENDMENT MAP NO. 109

KAUNAKAKAI, MOLOKA'I, HAWAI'I

FROM: AGRICULTURAL DISTRICT

TO: URBAN DISTRICT

ORDINANCE NO. _____

BILL NO. _____ (2021)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII, TAX MAP KEYS (2) 5-3-003:013 AND (2) 5-3-003:014

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapters 19.31 and 19.510, Maui County Code, a change in zoning from the Interim District to the P-1 Public/Quasi-Public District is hereby granted for those certain parcels of land situated at Kaunakakai, Maui, Hawaii, and identified for real property tax purposes as Tax Map Key Nos. (2) 5-3-003:013 and (2) 5-3-003:014, together comprising approximately 5.27 acres, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Land Zoning Map No. L-1827, attached hereto and made a part hereof as Exhibit "B".

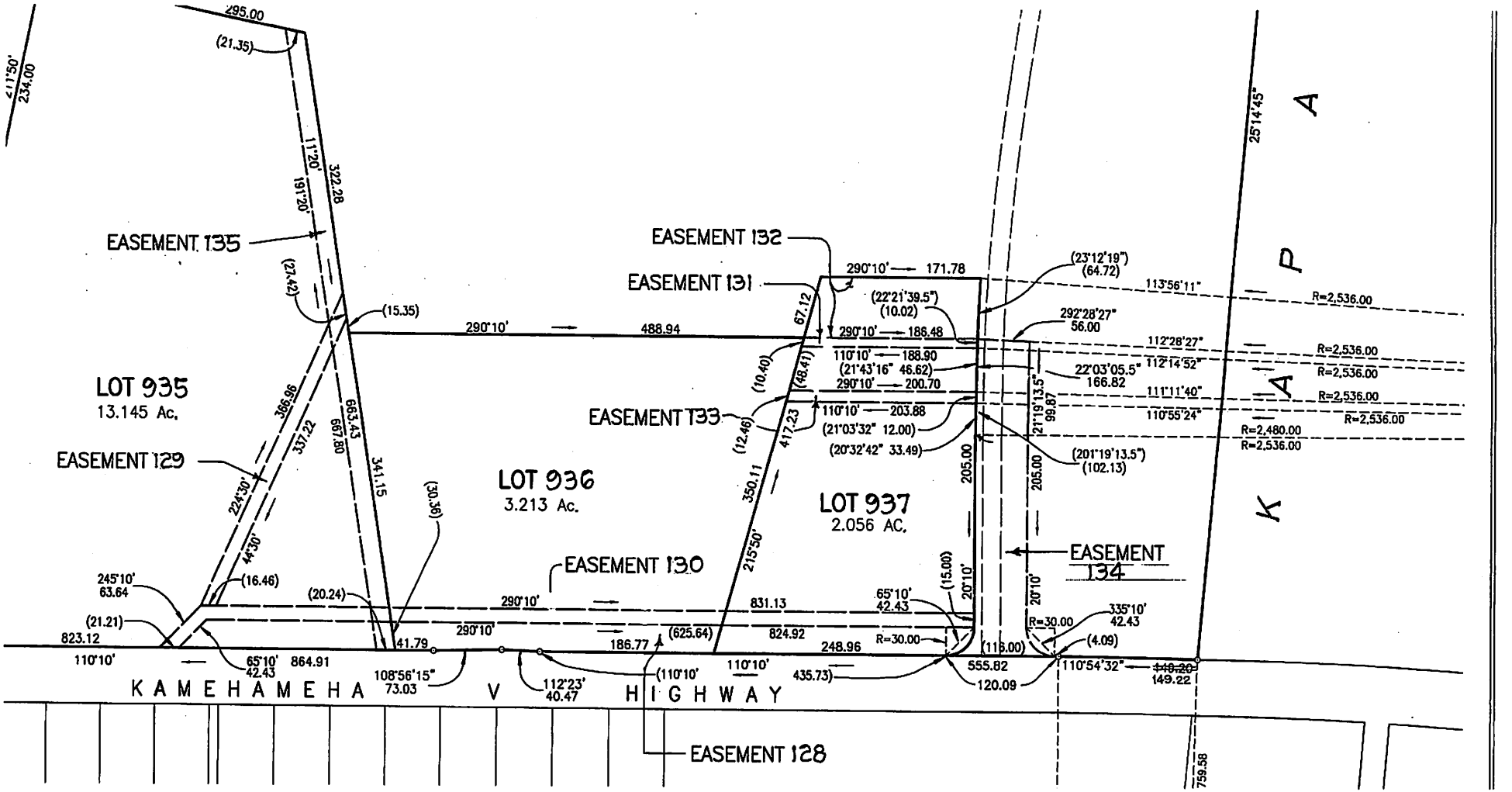
SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

/s/ Stephanie M. Chen
STEPHANIE M. CHEN
Deputy Corporation Counsel
County of Maui
LF 2021-0592

EXHIBIT "A"

Legal Meets and Bounds Lot 936 and Lot 937



LAND COURT APPLICATION 632
(MAP 98)

LOT 936

Being Lot 936 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 935 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,688.66 feet South and 648.84 feet West and running by azimuths measured clockwise from true South:

1.	191° 20'		341.15 feet	along Lot 935 as shown on Map 98 of Land Court Application 632;
2.	290° 10'		488.94 feet	along Lot 938-A as shown on Map 104 of Land Court Application 632;
3.	395° 50'		350.11 feet	along Lot 937 as shown on Map 98 of Land Court Application 632;
4.	110° 10'		186.77 feet	along the North side of Kamehameha V Highway;
5.	112° 23'		40.47 feet	along the same;
6.	108° 56'	15"	73.03 feet	along the same;
7.	110° 10'		41.79 feet	along same, to the point of beginning and containing an area of 3.213 acres.

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Subject, however, to Easements 128 and 130, as shown on Map 98 of Land Court Application 632.



March 22, 2019
Honolulu, Hawaii

Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 013

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

LOT 937

Being Lot 937 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 936 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,806.57 feet South and 327.80 feet West and running by azimuths measured clockwise from true South:

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2.	290° 10'	171.78 feet	along the same;
3.	Thence, along Westerly side of Alanui' Kaimile Street, on a curve to the left with a radius of 2,536.00 feet, the chord azimuth and distance being:		
			22° 03' 05.5" 166.82 feet;
4.	20° 10'	205.00 feet	along the same;
5.	Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:		
			65° 10' 42.43 feet;
6.	110° 10'	248.96 feet	along the North side of Kamehameha V Highway, to the point of beginning and containing an area of 2.056 acres.

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Subject, however, to Easements 128, 130, 131, 132 and 133 as shown on Map 98 of Land Court Application 632.



March 22, 2019
Honolulu, Hawaii

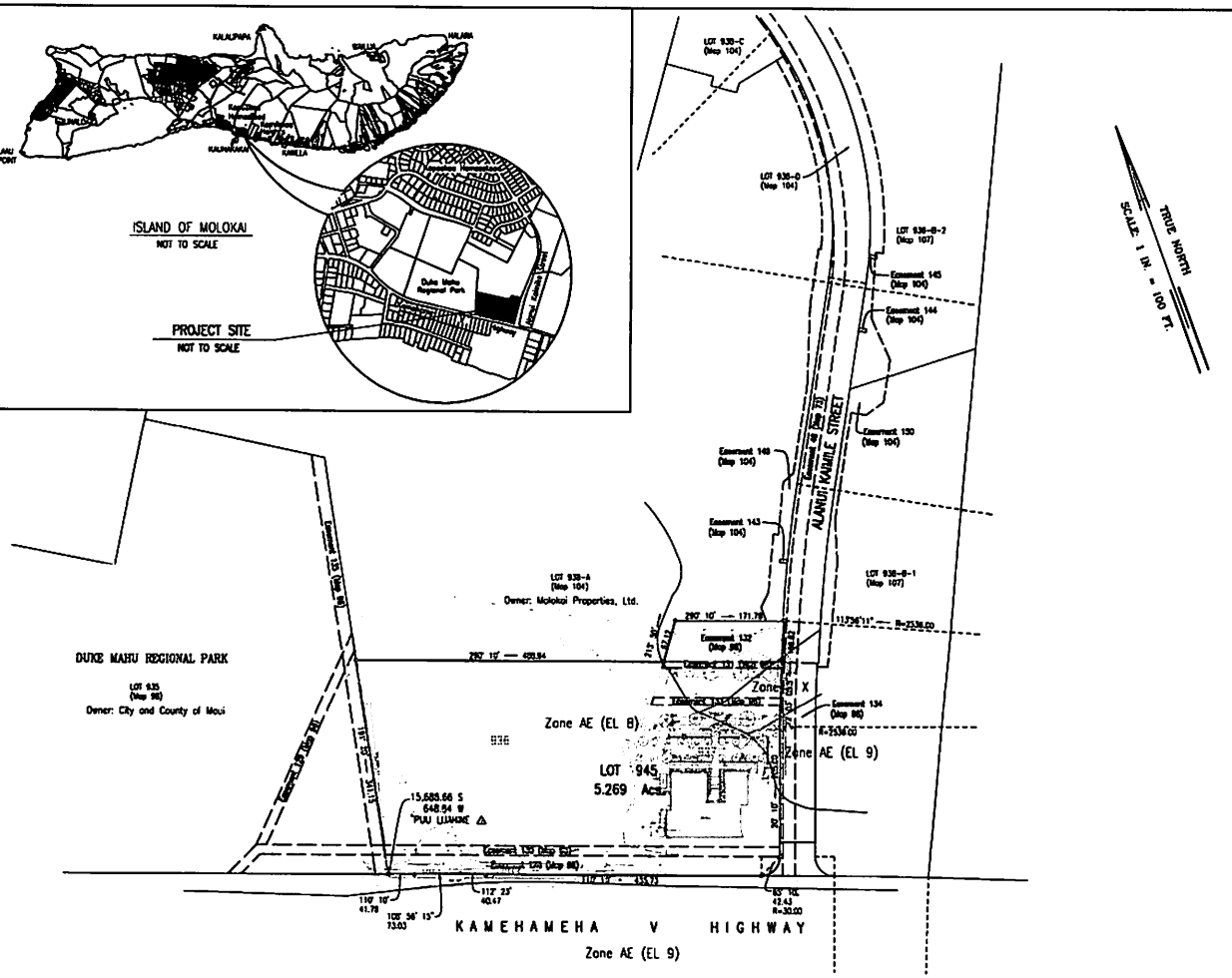
Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court Certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 014

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Legal Metes and Bounds Consolidated Map

MAP



PRELIMINARY

LAND COURT

STATE OF HAWAII

LAND COURT APPLICATION 632

CONSOLIDATION OF LOTS 936 AND 937 AS SHOWN ON MAP 98

INTO LOT 945

AT KALAMAKAA, MOLOKAI, HAWAII

ALDEN S. KAJIOKA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6803
HAWAII, U.S.A.

CONTROLPOINT SURVEYING, INC.
615 PIIKOI STREET
SUITE 700
HONOLULU, HAWAII
March 1, 2019

ALDEN KAJIOKA
Licensed Professional Land Surveyor
Certificate Number 6803
Land Court Certificate No. 248
License Expires April 30, 2020

OWNER: UNIVERSITY OF HAWAII

TRANSFER CERTIFICATE OF TITLE: 1,046,482 (LOT 936)
556,244 (LOT 937)

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE OF THE LAND COURT DATED _____
BY ORDER OF THE COURT.

REGISTRAR OF THE LAND COURT

NOTES:

1. Owners of adjoining lands, as shown on plan, are from records filed in the Real Property Mapping Branch.
2. All azimuths and record coordinates, refers to Government Survey Triangulation Station "PUU LUAHINE".
3. Base flood elevation referenced to the National Geodetic Vertical Datum of 1929.
Benchmark: BM 3198, Top of Brass Disk, Elev.=8.509 Ft. M.S.L.
4. Flood zones as shown on map are obtained from Flood Insurance Rate Map prepared by Federal Emergency Management Agency, Panel No. 150003 0193F and 1500030 0185F, dated: Nov. 04, 2015.

EXISTING EASEMENTS:

Existing Easement 128 (Map 98) is in favor of Molokai Properties, Ltd. for drainage purposes.
Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes.
Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes.
Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
Existing Easement 134 (Map 98) for access purposes.
Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

8 of 10

Tax Map Key: (2) 5-3-003: 013 and 014

21" X 32" = 4.7 Sq. Ft.

Job No.10031-21A consolidation
F:\WILSON\DRAWINGS\2019\10031-21A\dwg\10031-21A consolidation.dwg

LOT 945

Being Lots 936 and 937 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 935 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,688.66 feet South and 648.84 feet West and running by azimuths measured clockwise from true South:

1.	191° 20'	341.15 feet	along Lot 935 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	488.94 feet	along Lot 938-A as shown on Map 104 of Land Court Application 632;
3.	215° 50'	67.12 feet	along the same;
4.	290° 10'	171.78 feet	along the same;
5.	Thence, along Westerly side of Alanui' Kaimile Street, on a curve to the left with a radius of 2,536.00 feet, the chord azimuth and distance being:		
			22° 03' 05.5" 166.82 feet;
6.	20° 10'	205.00 feet	along the same;
7.	Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:		
			65° 10' 42.43 feet;
8.	110° 10'	435.73 feet	along the North side of Kamehameha V Highway;
9.	112° 23'	40.47 feet	along the same;
10.	108° 56' 15"	73.03 feet	along the same;

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

11.	110°	10'	41.79 feet	along same, to the point of beginning and containing an area of 5.269 acres.

Subject, however, to Easements 128, 130, 131, 132 and 133 as shown on Map 98 of Land Court Application 632.



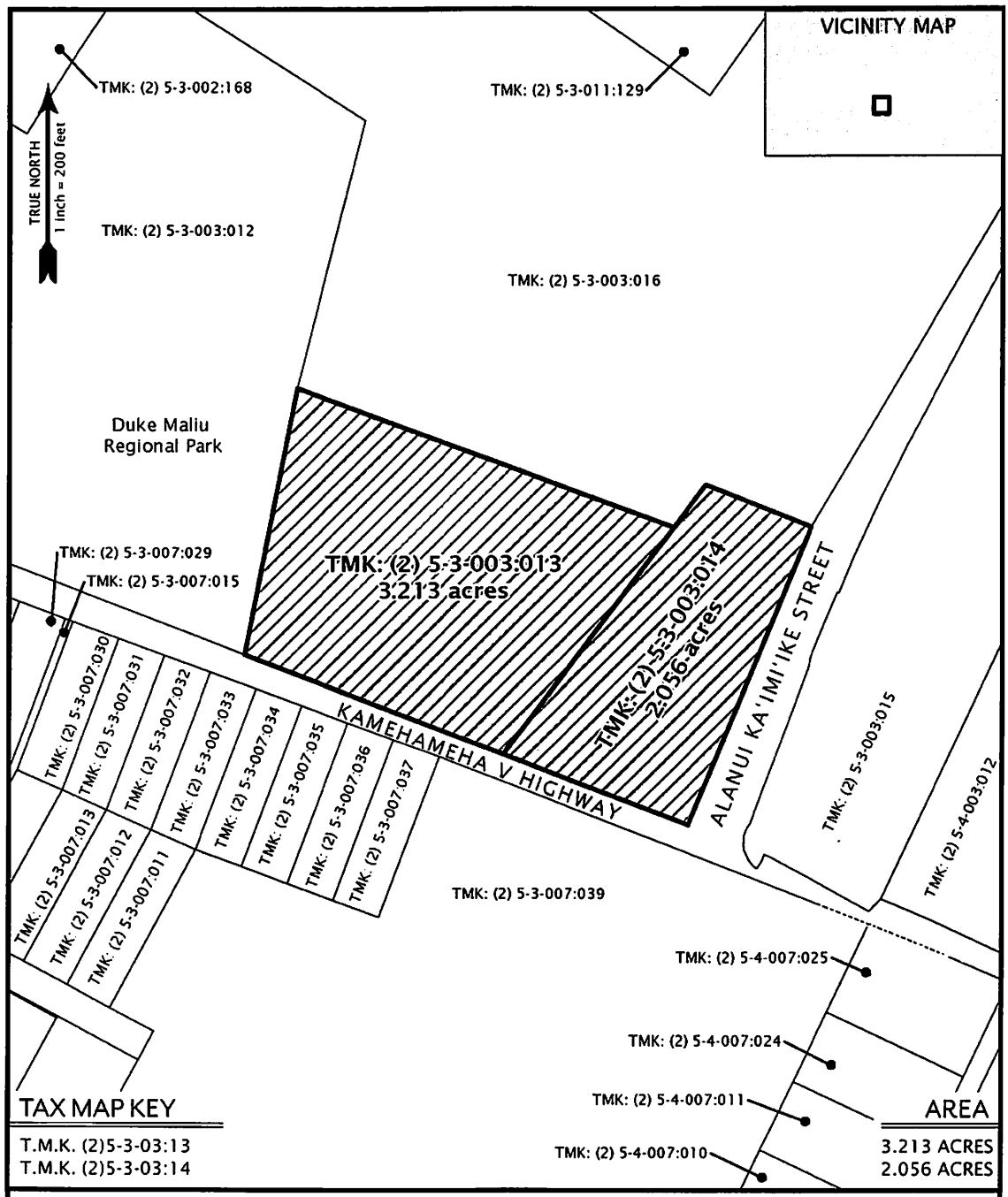
March 15, 2019
Honolulu, Hawaii

Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court Certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 013 & 014

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

EXHIBIT "B"



LAND ZONING MAP NO. L-1827

CHANGE IN ZONING - KAUNAKAKAI, MOLOKA'I, HAWAI'I
FROM INTERIM TO PUBLIC/QUASI-PUBLIC (P-1)

EXHIBIT 2: MAY 10, 2021 MEMORANDUM FROM THE DEPARTMENT OF THE CORPORATION COUNSEL

MICHAEL P. VICTORINO
Mayor

MOANA M. LUTEY
Corporation Counsel

RICHELLE M. THOMSON
First Deputy

LYDIA A. TODA
Risk Management Officer



DEPARTMENT OF THE CORPORATION COUNSEL
COUNTY OF MAUI
200 SOUTH HIGH STREET, 3RD FLOOR
WAILUKU, MAUI, HAWAII 96793
EMAIL: CORPCOUN@MAUICOUNTY.GOV
TELEPHONE: (808) 270-7740
FACSIMILE: (808) 270-7152

May 10, 2021

To: Planning and Sustainable Land Use Committee

SUBJECT: Proposed State Land Use District Boundary Reclassification, Kaunakakai, Molokai

Dear Planning and Sustainable Land Use Committee,

Please accept this memorandum relating to the proposed State Land Use District Boundary reclassification ("DBA reclassification") for Tax Map Key Nos. (2) 5-3-003:013 and (2) 5-3-003:014. These parcels total approximately 5.27 acres and are located in Kaunakakai, Molokai. Completion of the State Land Use District Boundary Reclassification is requested by the applicant as a step towards expansion of the University of Hawaii campus on the island of Molokai.

At its February 24, 2021 meeting, the Molokai Planning Commission (the "Commission") voted to recommend approval of the DBA reclassification with the condition that the State Land Use Designation revert to Agricultural District in the event the University of Hawaii vacate the parcels.

Please note, the attached signed ordinance providing for DBA reclassification does not include the Commission's recommended condition. Changes in land use designations must follow procedures prescribed by the

Hawaii Revised Statues ("HRS")[1], Maui County Charter[2], and Maui County Code ("MCC")[3]. Generally, DBA reclassification can be accomplished only through an amendment of the zoning ordinance, and the amendment must be made in the same mode as its original enactment.[4]

In *Perry v. Planning Commission of Hawaii County*, 619 P.2d 95, 106 (Haw. 1980), the Court cited *Scrutton v. Sacramento*, 275 Cal.App.2d 412, 417 for the proposition that automatic reversion of a proposed rezoning order is an invalid second rezoning in violation of procedural requisites of notice, hearing, and planning commission consideration. *See also DW Aina Lea Development, LLC v. Bridge Aina Lea, LLC.*, 339 P.3d 685, 689 (Haw. 2014) (holding the Land Use Commission erred in reverting the property without complying with the

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[1] Chapter 205-3.1(c), HRS, states in relevant part:

> (c) District boundary amendments involving land areas of fifteen acres or less, except as provided in subsection (b), shall be determined by the appropriate county land use decision-making authority for the district and shall not require consideration by the land use commission pursuant to section 205-4; provided that such boundary amendments and approved uses are consistent with this chapter. The appropriate county land use decision-making authority may consolidate proceedings to amend state land use district boundaries pursuant to this subsection, with county proceedings to amend the general plan, development plan, zoning of the affected land, or such other proceedings. Appropriate ordinances and rules to allow consolidation of such proceedings may be developed by the county land use decision-making authority.

[2] Pursuant to the County Charter, the appropriate planning commission shall review other proposed land use ordinances and amendments thereto prepared by the director or the Council and, after public hearings, transmit such ordinances with its findings and recommendations thereon to the Council for consideration and action no later than one hundred twenty (120) days after the final public hearing.

[3] Pursuant to Chapter 19.68.030, MCC, the appropriate planning commission shall conduct a public hearing on the application of the requested reclassification. Pursuant to Chapter 19.68.040, MCC, upon receipt of the appropriate planning commission's report and recommendations, the Council shall consider the application. Prior to the to the enactment of an ordinance effecting any reclassification or boundary change, the Council may impose conditions upon the applicant's use of the property. Such conditions shall have already been performed prior to Council action on the reclassification or change of boundary or be enforceable by the County after Council action. Conditions shall be fulfilled within the time limitation established by the Council, or, if no time limitation is established, within a reasonable time. Such conditions, if any, shall run with the land. Conditions shall be imposed only if the Council finds such to be necessary to prevent adverse effects upon public health, safety and welfare, and shall be reasonably conceived to fulfill needs arising directly out of proposed land use in the following respects: 1. Protection of the public from the potentially deleterious effects of the proposed use; or 2. Fulfillment of the need for public service demands created by the proposed use.

[4] *See* Memorandum to Council member Jo Anne Johnson from the Department of the Corporation Counsel, dated July 12, 2010, regarding Returning the Land Earlier Identified for the West Maui Medical Facility to its Former Agricultural Designations (PAF 10-067).

requirements of Section 205-4, HRS, that are generally applicable when land use boundaries are changed).

Here, no conditions were recommended besides the automatic reversion if the landowner were to change. Thus, automatic reversion as part of conditional zoning enforcement is not applicable, and such automatic reversion would constitute a second rezoning in violation of procedural requisites of notice, hearing, planning commission and the Council's consideration.[5]

Thank you for your consideration.

Sincerely,

/s/ Stephanie M. Chen

STEPHANIE M. CHEN
Deputy Corporation Counsel

EXHIBIT 3: DEPARTMENT'S REPORT AND RECOMMENDATIONS

BEFORE THE MOLOKA'I PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAI'I

In the Matter of the Application of

UNIVERSITY OF HAWAI'I
COMMUNITY COLLEGES

To Obtain a State Land Use District Boundary Amendment from Agriculture to Urban and Change in Zoning from Interim to Public/Quasi-Public for Parcels 13 and 14, and Special Management Area Use Permit for the expansion of the Moloka'i Education Center (MEC) consisting of 1) a lot consolidation of the two lots; 2) an approximately 3,300 sq.ft. addition to the existing MEC building; 3) a new drainage system; and 4) an approximately 740 sq.ft. storage building located at 375 Kamehameha V Highway, on an approximately 5.27 acres of land at Maui Tax Map Key (2) 5-3-003:013 and (2) 5-3-003:014 in Kaunakakai, Island of Moloka'i, Hawai'i

DOCKET NO. DBA 2019/0002 CIZ 2019/0002 SM1 2019/0002

University of Hawai'i Community Colleges (SLopez)

MAUI COUNTY PLANNING DEPARTMENT'S REPORT TO THE MOLOKA'I PLANNING COMMISSION FEBRUARY 10, 2021 MEETING

DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HI. 96793

BEFORE THE MOLOKA'I PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAI'I

In the Matter of the Application of UNIVERSITY OF HAWAI'I COMMUNITY COLLEGES To Obtain a State Land Use District Boundary Amendment from Agriculture to Urban and Change in Zoning from Interim to Public/Quasi-Public (P-2) for Parcels 13 and 14, and Special Management Area Use Permit for the expansion of the Moloka'i Education Center (MEC) consisting of 1) a lot consolidation of the two lots; 2) an approximately 3,300 sq.ft. addition to the existing MEC building; 3) a new drainage system; and 4) an approximately 740 sq.ft. storage building located at 375 Kamehameha V Highway, on an approximately 5.27 acres of land at Maui Tax Map Key (2) 5-3-003:013 and (2) 5-3-003:014 in Kaunakakai, Island of Moloka'i, Hawai'i	DOCKET NO. DBA 2019/0002 CIZ 2019/0002 SM1 2019/0002 University of Hawai'i Community Colleges (SLopez)

DESCRIPTION OF THE PROJECT

This matter arises from applications for a State Land Use District Boundary Amendment (DBA), Change in Zoning (CIZ) and Special Management Area (SMA) Use Permit filed on March 27, 2019, by PBR Hawai'i ("Consultant"), on behalf of the University of Hawai'i Community Colleges ("Applicant"). The Applicant proposes an expansion of the existing Moloka'i Education Center (MEC), north of Kamehameha V Highway in Kaunakakai, Moloka'i, Hawai'i. The MEC is located in Kaunakakai on 375 Kamehameha V Highway, on a total of approximately 5.27 acres of land on Tax Map Key (TMK) (2) 5-3-003:013 and (2) 5-3-003:014 (site). **(See Exhibit 1)**

The Applicant is proposing an expansion of the Moloka'i Education Center (MEC) consisting of 1) the consolidation of the two lots, TMKs (2) 5-3-003:013 and (2) 5-3-003:014, for which the total area of both parcels is 5.27 acres; 2) an approximately 3,300 square feet addition of a new Multi-Purpose Classroom building that will contain approximately three 800-square foot multi-purpose bays; 3) a new drainage system; and 4) a new storage building. The new Multi-Purpose Classroom will be connected to the existing MEC building by a covered walkway and will accommodate up to 220 people at any one time for various classes, lectures, community events, and graduation ceremonies. The new storage building will replace an existing storage shed used to for grounds and building maintenance equipment and supplies.

With the new Multi-Purpose Classroom building, MEC would have the capability to accommodate an estimated on-campus capacity as follows:

- 18 classes per day;
- Approximately 160 students total in the 18 classes
- Ten staff, seven student workers, and eight lecturers
- Approximately 25 other people coming for appointments, meetings, to use the library, etc.
- Approximately 220 people total campus population from Monday-Thursday, disbursed throughout a 12-hour period

Because the Multi-Purpose Classroom will provide flexible space with retractable walls allowing three individual classroom areas to be combined into one large room, the building can be used for larger classes, classes needing more space and flexibility, and larger periodic events MEC hosts. With larger periodic events, the facility is capable of accommodating approximately 350 people.

The Multi-Purpose Classroom building is needed in order to:

- Meet the needs of increasing student population, faculty, and administration;
- Increase student enrollment (up to 350), including students participating in distance learning programs;
- Offer additional programs and degrees;
- Expand non-credit programs;
- Increase flexibility with class and lab schedules;
- Provide learning spaces designed to fit current instructional needs, such as more space:
    - Increase access to computers, as programs transition to web-based textbooks and lab instruction; especially in core areas such as English and math;
    - For distance learning "Zoom" classes as programs move away from Hawaii Interactive Video Services (HITS) technology;
- Provide space for events with more than 50 participants, such as graduation, exhibitions, Pā'ina Panikau, First Year Welcome.

Both parcels are currently located within the State Land Use Agricultural District, with the existing MEC building operating under a Land Use Commission Special Permit (SUP2 980010). The Applicant is requesting a State Land Use District Boundary Amendment (for an area less than 15 acres) to reclassify the parcels from the State Agricultural District to the Urban District to accommodate the full build-out of the entire 5.27-acre parcel. **(See Exhibit: 2 DBA Application)**

The site is zoned "Interim". The purpose of interim zoning is to provide interim regulations pending specific development plans. A CIZ from Interim to Public/Quasi-Public (P-2) is being requested for both TMK (2) 5-3-003:013 and (2) 5-3-003:014. **(See Exhibit: 3 CIZ Application)**

While parcel 14 (containing the existing MEC building) is located outside of the SMA, parcel 13 is located within the SMA. The proposed action described within the application is determined to be "development," pursuant to HRS 205A-22, therefore, an SMA permit will be required for the MEC Expansion. **(See Exhibit: 4 SM1 Major Use Permit Application)**

BRIEF HISTORY OF APPLICATION

1. On March 27, 2019, the applicant submitted the DBA, CIZ and SMA "Major" Use Permit applications to the Department.

2. On April 8, 2019, the applicant published the Draft Environmental Assessment (DEA) in the Office of Environmental Control's (OEQC) Environmental Notice. The approving agency for the EA is the applicant, the University of Hawai'i Community Colleges. http://oeqc2.doh.Hawai'i.gov/EA_EIS_Library/2019-04-08-MO-DEA-Moloka'i-Education-Center-Expansion.pdf

3. On April 24, 2019, the Consultant presented the DEA to the Moloka'i Planning Commission and the Commission provided their comments.

4. On May 7, 2019, the Consultant presented the DEA to the Urban Design Review Board and the Board provided their comments.

5. On February 8, 2020, the applicant published the FEA where there were no legal challenges to the Findings of No Significant Impact Determination on the OEQC website. **(See Exhibit: 34)** http://oeqc2.doh.Hawai'i.gov/EA_EIS_Library/2020-02-08-MO-FEA-Moloka'i-Education-Center-Expansion.pdf

DESCRIPTION OF THE PROPERTIES

1. The Moloka'i Education Center (MEC) is located on the eastern edge of Kaunakakai Town, at the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street, Kaunakakai Ahupua'a, island of Moloka'i. The MEC property is approximately 5.27 acres consisting of two parcels identified as TMK (2) 5-3-003:014 and (2) 5-3-003:013. The properties are owned by the University of Hawai'i. The two parcels are described further below.
    a. TMK (2) 5-3-003:014 is a 2.056-acre parcel that abuts both Kamehameha V Highway and Alanui Ka'imi'ike Street. The parcel includes the existing MEC building, a paved parking lot with access from Alanui Ka'imi'ike Street, and landscaping. A 64-foot setback easement, located at the upper portion of the parcel, is set aside for open space in favor of Parcel 016 (Lot 938) to the north. A 12-foot wide access easement allows access to Parcel 013 (Lot 936) from Alanui Ka'imi'ike Street.
    b. TMK (2) 5-3-003:013 is a 3.213-acre parcel located adjacent to and west of Parcel 014 and abuts Kamehameha V Highway to the south and Duke Maliu Kaunakakai Regional Park to its west and is located within the SMA. The parcel is currently undeveloped, vacant land. The parcel can be accessed from Alanui Ka'imi'ike Street via an access easement that traverses Parcel 014.

2. Land Use Designations – TMK (2) 5-3-003:013

    a. State Land Use District -- Agricultural

b.	Moloka'i Community Plan --	Public/Quasi-Public
c.	County Zoning --	Interim
d.	Other --	Special Management Area, Flood Zone (X, AE 8') Flood Development Permit Required

Land Use Designations – TMK (2) 5-3-003:014

a.	State Land Use District --	Agricultural
b.	Moloka'i Community Plan --	Public/Quasi-Public
c.	County Zoning --	Interim
d.	Other --	Flood Zone (X, XS, AE 8') Flood Development Permit Required

3. Surrounding Uses –

North --	Moloka'i Ranch Lands
East --	Alanui Ka'imi'ike Street, with Moloka'i Ranch Lands beyond
South --	Kamehameha V Highway, with Goodfellow Brothers, Inc. Lands beyond
West --	Duke Maliu Kaunakakai Regional Park

4. The MEC facility consists of a Main Building with three wings that house the Administrative Offices, Distance Learning and Technology Center, and Library/Learning Center. One general purpose classroom is located at the southwest corner of the building. A portable maintenance shed is located next to the northwest corner of the Main Building. An 80-foot antenna pole is located next to the general-purpose classroom. The MEC Main Building is oriented with the front of the building facing mauka following the Moloka'i Education Center's Long Range Development Plan (LRDP). The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. As such, future buildings are intended to be oriented facing the kukui grove.

5. Currently, approximately 250 students call MEC their home campus, although not all students attend classes on campus daily. MEC makes use of distance-learning technology, which allows students to participate in classes and learn remotely. With its current facility MEC offers most on-campus classes from 9 am to 9 pm, Monday through Thursday with an estimated on-campus capacity as follows:
    a. 15 classes per day;
    b. Approximately 100 students total in the 15 classes
    c. 10 staff, 5 student workers, and 5 lectures
    d. Approximately 15 other people coming for appointments, meetings, to use the library, etc.
    e. Approximately 150 people total campus population Monday-Thursday disbursed throughout a 12-hour period

6. Vehicle access to the site is from Alanui Ka'imi'ike Street. The existing paved parking lot has 36 stalls and the existing overflow grass area lot with planters and security lighting can accommodate up to 24 vehicles. The MEC Expansion project will require 22 stalls and will use the existing grass overflow parking area. The grass parking area is in keeping with environmental sensitivities toward reducing impervious surfaces to reduce storm water runoff, heat island effect, and maintaining a rural feel to the

development.

7. Traffic at the Kamehameha V Highway/Alanui Ka'imi'ike Street and the Alanui Ka'imi'ike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. Both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low. **(See Exhibit: 5 Traffic Impact Assessment Report)**

8. Flood Zone AE is a Special Flood Hazard Area that is subject to inundation by the 100-year flood with whole-foot base flood elevations (BFE) shown at selected intervals within this zone. The entire project area, with the exception of the mauka grass parking area is designated Flood Zone AE. The base flood elevations within the project area is elevation eight feet. The finished floor of the MEC multi-purpose classroom building will be constructed at elevation nine feet, placing it one vertical foot above the Base Flood Elevation of eight feet. The new storage building will be built at existing grade. For development within Zone AE, a Special Flood Hazard Area Development Permit must be obtained in order to ensure that all necessary flood-mitigation features are incorporated into the design of the multi-purpose classroom building. **(See Exhibit: 6)**

9. A 3.2-foot rise in sea level is projected for the Hawaiian Islands by the mid- to-latter half of the 21st' Century based on the findings of the Hawai'i Sea Level Rise (SLR) Vulnerability and Adaptation Report. For the island of Moloka'i the SLR Exposure Area (XA) was only based on modeling passive flooding, meaning that other hazards that can affect chronic flooding, such as high wave flooding and coastal erosion, were not modeled. Project site elevations range from as low as four up to 11 feet above mean sea level. Direct inundation of the project area due to sea level rise based on the 3.2 feet scenario, is not depicted by SLR-XA map figure. The Applicant proposes that the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR. **(See Exhibit: 7a)**

   On December 22, 2020 Pacific Islands Ocean Observing System (PacIOOS) released a layer depicting Coastal Flood Hazard Zone with Sea Level Rise for their State of Hawai'i Sea Level Rise Viewer. The State of Hawai'i 2018 Hazard Mitigation Plan (HMP) incorporated the results of modeling and an assessment of vulnerability to coastal flooding from storm-induced wave events with sea level rise (Tetra Tech Inc., 2018). The 1%-annual-chance coastal flood zone with 3.2 feet of sea level rise (1%CFZ-3.2) was modeled to estimate coastal flood extents for wave-generating events including tropical storms, hurricanes, tsunamis, and other severe wave events with sea level rise. The majority of the project area is included in the projected Coastal Flood Hazard Zone with Sea Level Rise area. The Department requests more detailed analysis by the Applicant with regard to the potential impact to the proposed structure and uses, as well as potential mitigation measures to be included in the project based on this information prior to a final decision by the Molokai Planning Commission on the Special Management Area Use Permit. **(See Exhibit: 7b)**

10. The proposed project is located within the Tsunami Evacuation Zone. The Tsunami Evacuation Zone includes areas that must be evacuated under a tsunami warning. The site is located approximately 675 feet from the shoreline in Kaunakakai. The tsunami evacuation zone extends from the shoreline mauka of Kamehameha V Highway to Ala Malama Avenue, which includes the proposed site. The MEC Expansion is not anticipated to exacerbate tsunami hazard conditions. However, the site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should

occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone. **(See Exhibit: 8)**

11. The proposed project is located in Kaunakakai, on the southern slopes of the island of Moloka'i. The soil within the project site is classified as Mala Silty Clay and Kealia Silt Loam (Figure 8). Mala Silty Clay is the predominant soil covering the majority of the site mauka of Kamehameha V Highway. Kealia Silt Loam occurs along the southern border of the site. The soils classified as Mala Silty Clay (MmA) consist of well-drained soils on bottoms of drainage ways and on alluvial fans on the coastal plains. The mean annual soil temperature is 75° F. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. The available water capacity is about 1.4 inches per foot of soil. In low areas this soil is subject to flooding for short periods during heavy rains. The soil is easily compacted. Kealia Silt Loam (KMW) is poorly drained and has high salt content. Ponding occurs in low areas after a heavy rain. When the soil dries, salt crystals accumulate on the surface. The hazard of water erosion is no more than slight, but the hazard of wind erosion is severe when the soil is dry, and the surface layer becomes loose and fluffy. **(See Exhibit: 9)**

12. The State Department of Agriculture has established three categories of Agricultural Lands of Importance to the State of Hawai'i (ALISH). The site is located on lands that are classified as "Prime" agricultural land. It is noted that the University of Hawai'i, Land Study Bureau classified the lands in the project area as "A", or well-suited for agriculture. **(See Exhibit: 10)**

APPLICABLE REGULATIONS

STATE DISTRICT BOUNDARY AMENDMENT:

Pursuant to Section 205-3.1, Hawai'i Revised Statutes (HRS), relating to Amendments to District Boundaries, petitions for boundary amendment involving land areas of fifteen acres or less, except in conservation districts, shall be determined by the appropriate county land use decision-making authority. Further, pursuant to Chapter 19.68, Maui County Code (MCC), relating to State Land Use District Boundaries, the planning commission shall review boundary amendment requests.

Further, pursuant to Section 19.68.040, MCC, the County Council, prior to the enactment of an ordinance effecting any reclassification/boundary change, may impose conditions upon the applicant's use of the property. Conditions shall be fulfilled within the time limitation established by the council, or, if no time limitations is established, within a reasonable time. Such conditions, if any, shall run with the land and be recorded against the property. Conditions shall be imposed only if the council finds such to be necessary to prevent adverse effects upon public health, safety and welfare, and shall be reasonably conceived to fulfill needs arising directly out of the proposed land use in the following respects:

1. Protection of the public from the potentially deleterious effects of the proposed use; or

2. Fulfillment of the needs for public service demands created by the proposed use

STANDARDS FOR URBAN DISTRICT

Standards for reviewing a Land Use Commission Urban District Boundary Amendment are found under Subchapter 2,§ 15-15-18 of the Hawai'i Administrative Rules as follows:

(1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land 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;
(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; and
(C) Sufficient reserve areas for foreseeable 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;

(4) Land 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;

(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;

(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;

(7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services; and

(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.

CHANGE IN ZONING

Pursuant to Section 19.510.040, MCC, relating to Change in Zoning, the appropriate planning commission shall hold a public hearing on all applications for zoning changes and make a recommendation to the County Council. The County Council may grant a change in zoning if all the following criteria are met:

1. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;

2. The proposed request is consistent with the applicable community plan land use map of the county;

3. The proposed request meets the intent and purpose of the district being requested;

4. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;

5. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and

6. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the United States Soil and Conservation Service.

Pursuant to Section 19.510.050, MCC, relating to Conditional zoning, the County Council may impose conditions upon the applicant's use of the property. The conditions shall be imposed if the Council finds them necessary to prevent circumstances which may be adverse to the public health, safety and welfare. The conditions shall be reasonably conceived to mitigate the impacts emanating from the proposed land and shall meet the following criteria:

1. That the public shall be protected from the potentially deleterious effects of the proposed use; and

2. That the need for public services created by the proposed use shall be fulfilled.

SPECIAL MANAGEMENT AREA

Standards for reviewing a special management area (SMA) application are found under HRS 205A-26 and §12-302-10 and §12-302-11 of Chapter 302, Special Management Area (SMA) Rules of the Moloka'i Planning Commission. In evaluating an action, the following factors, but not limited to, may constitute a significant adverse effect on the environment.

(A) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

(B) Significantly curtails the range of beneficial uses of the environment;

(C) Conflicts with the County's or the State's long-term environmental policies or goals;

(D) Substantially affects the economic or social welfare and activities of the community, County or State;

(E) Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways;

(F) In itself has no significant adverse effect but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

(G) Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat;

(H) Is contrary to the state plan, county's general plan, appropriate community plans, zoning and subdivision ordinances;

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

(J) Affects an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters or coastal waters;

(K) Substantially alters natural land forms and existing public views to and along the shoreline; or

(L) Is contrary to the objectives and policies of chapter 205A, HRS.

The following guidelines from section 205A-26, HRS, shall be used by the Authority in reviewing developments within the special management area:

(1) All development in the special management area shall be subject to reasonable terms and conditions set forth by the authority to ensure:

(A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;
(B) Adequate and properly located public recreation areas and wildlife preserves are reserved;
(C) Provisions are made for solid and liquid waste treatment, disposition, and management that will minimize adverse effects upon special management area resources; and
(D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources, beaches, coastal dunes, and scenic and recreational amenities and minimize impacts from floods, wind damage, storm surge, landslides, erosion, sea level rise, siltation, or failure in the event of earthquake.

(2) No development shall be approved unless the Authority has first found that:

(A) The development will not have any significant adverse environmental or ecological effect, except as any adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Those adverse effects shall include but not be limited to the potential cumulative impact of individual developments, each of which taken by itself might not have a significant adverse effect, and the elimination of planning options;
(B) The development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and
(C) That the development is consistent with the county general plan, community plan, and zoning; provided that a finding of consistency shall not preclude concurrent processing when a general plan, community plan, or zoning amendment may also be required.

(3) The Authority shall seek to minimize, where reasonable:

(A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough, or lagoon;
(B) Any development that would reduce the size of any beach or other area usable for public recreation;

(C) Any development that would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;

(D) Any development that would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and

(E) Any development that would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

PROCEDURAL MATTERS

1. On **March 26, 2019,** the applicant mailed a letter of "Notice of Application" and location map to all owners and recorded lessees within 500 ft. of the subject property describing the CIZ applications and notifying them.

2. On **June 26, 2019,** the applicant published a "Notice of Application" and location map in the Maui News notifying the public of the applicant's intent to file the SMA "Major" Use permit application with the County of Maui. A copy of the "Notice of Application" and Affidavit of Publication is on file in the Department.

3. On **December 24, 2020, 48** days prior to the hearing, the Department mailed a notice to the applicant and appropriate state and county agencies notifying them of the scheduled public hearing for DBA, CIZ, and SMA "Major" permit applications.

4. On **January 8, 2021,** the applicant mailed a letter of notification and location map to all owners and recorded lessees within 500 ft. of the subject property describing the applications and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt (return receipt requested for land use amendments). Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts and return receipts (if required) are on file in the Department.

5. On **January 8, 2021,** a Notice of Hearing was published in the Maui News for the District Boundary Amendment, Change in Zoning, and Special Management Area Use Permit by the Department. A Notice of Application was published in the Moloka'i Dispatch by the Department on **January 13, 2021** as the Moloka'i Dispatch offices were closed after December 18, 2020 and reopened on January 4, 2021 due to the holidays. The Notice of Hearing was also posted on the four community bulletin boards on Moloka'i on the applications was published in the Moloka'i Dispatch by the Department by **January 11, 2021.**

6. On **January 20, January 27, and February 3, 2021** the Notice of Hearing was published in the following newspapers by the applicant.

6. The subject proposed action described in the above referenced applications triggers compliance to Chapter 343, Hawai'i Revised Statutes, relating to Environmental Impact Statements. The use of State funds and State land are triggers for Chapter 343 HRS relating to environmental assessments. On **April 8, 2019**, the applicant published the DEA on the OEQC web site. On **February 8, 2020** the applicant published the FEA (FONSI) on the OEQC web site.

REVIEWING AGENCIES

The agency comments can be located in the Final EA within Appendix F: Consultation, Draft EA Comments. Please click on the link from the OEQC website for the complete list, letters, and responses: http://oeqc2.doh.Hawai'i.gov/EA_EIS_Library/2020-02-08-MO-FEA-Moloka'i-Education-Center-Expansion.pdf

County Agencies:	Comment	Exhibit
Civil Defense	No Response	
Department of Environmental Management	Yes	15
Applicant's Response	Yes	15a
Department of Finance – Real Property Division	No Response	
Department of Housing & Human Concerns	Yes	16
Applicant's Response	Yes	16a
Department of Parks & Recreation	Yes	17
Applicant's Response	Yes	17a
Department of Public Works	Yes	18
Applicant's Response	Yes	18a
Department of Transportation	No Response	
Department of Water Supply	Yes	19
Applicant's Response	Yes	19a
Fire & Public Safety	No Response	
Police Department	Yes	20
Applicant's Response	Yes	20a
Department of Planning	Yes	21
Applicant's Response	Yes	21a
Moloka'i Planning Commission	Yes	22
Applicant's Response	Yes	22a
Urban Design Review Board	Yes	23
Applicant's Response	Yes	23a

State Agencies:	Comment	Exhibit
Department of Accounting and General Services	Yes	24
Applicant's Response	Yes	24a
DBEDT - Office of Planning	Yes	25
Applicant's Response	Yes	25a
DBEDT - Land Use Commission	Yes	26
Applicant's Response	Yes	26a
Department of AG, Honolulu	No Response	
Department of Hawaiian Homelands	Yes	27
Applicant's Response	Yes	27a
Department of Health, Honolulu	No Response	
Department of Health, Maui	Yes	28
Applicant's Response	Yes	28a
DLNR-Land, Maui	No Response	

DLNR	Yes	29
- Division of Forestry and Wildlife	Yes	
- Engineering Division	Yes	
- Commission on Water Resource Management	Yes	
- Land Division	Yes	
Applicant's Response	Yes	29a
DLNR-SHPD, Oahu (Architectural)	No Response	
DLNR-SHPD, Oahu	Yes	12
DLNR-SHPD, Maui	No Response	
DOE, Admin	No Response	
DOE, Maui	No Response	
DOT, Statewide Planning Office	Yes	30
Applicant's Response	Yes	30a
Office of Hawaiian Affairs	No Response	
Department of Human Services	Yes	31
Applicant's Response	Yes	31a

Federal Agencies:	**Comment**	**Exhibit**
FEMA	No Response	
EPA, Pacific Islands, (Region 9)	No Response	
U.S. Fish and Wildlife Service	No Response	
Moloka'i - Lanai Soil & Water Conservation	No Response	
Natural Resources Conservation Service-USDA-Maui	No Response	
U.S, Army Corp. of Engineers	No Response	
U.S. Coast Guard	No Response	

Other:	**Comment**	**Exhibit**
Hawaiian Telcom	No Response	
Maui Electric Company, Ltd	Yes	32
Applicant's Response	Yes	32a
Kapa'akea Homestead Association	No Response	
Hale Mahaolu Home Pumehana Center	No Response	
Aha Kiole o Moloka'i Kiole	Yes	33
Applicant's Response	Yes	33a
Moloka'i Land Trust	No Response	

ANALYSIS

LAND USE

1. The proposed project is currently in the State **Agricultural** District. The Agricultural District includes lands for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, agriculture-support activities (i.e., mills, employee quarters, etc.) and land with significant potential for agriculture uses. Section 15-15-95(b) of the Hawaii Administrative Rules makes provisions for certain "unusual and reasonable" uses within agricultural districts other than those for which the district is classified; provided a Special Permit is obtained.

   The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Permit (SUP2 980010). On February 12, 2014, the Moloka'i Planning Commission (MoPC) approved the applicant's time extension with five standard conditions and three project specific conditions. Such conditions included, "*That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment (DBA) for this property.*" **(See Exhibit: 11 SUP2 time extension)**

   The MEC Expansion involves the construction of new classroom and support spaces. The Multi-Purpose Classroom will be attached to the existing MEC building to minimize development and to maximize efficiencies. The applicant is requesting to reclassify the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5.27 acre site.

   The following analysis is based upon standards for reviewing a Land Use Commission **Urban** District Boundary Amendment which is found under Subchapter 2,§ 15-15-18 of the Hawai'i Administrative Rules as follows:

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

   Comment: *The majority of Kaunakakai is located in the State Land Use Urban District which extends east along the coast, including Kamiloloa Heights, to Kawela. The site is located in Kaunakakai in a populated area with structures, streets, and public services and facilities. The existing and proposed uses at the site include higher education, university-type instruction and assembly spaces.*

   (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;
   (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; and
   (C) Sufficient reserve areas for foreseeable urban growth;

   Comment: *The site is in proximity to Moloka'i's main employment center in Kaunakakai. MEC provides higher education opportunities for those individuals seeking to advance their careers and*

employment opportunities. While MEC employs faculty and staff members, the facility itself will not serve as a new employment center. MEC is the only post-secondary educational institution on island. The site is located along a major thoroughfare, Kamehameha V Highway, and adjacent to Duke Maliu Regional Park. The Kaunakakai Fire Station is located approximately 1,000 feet from the site on Alanui Ka'imi'ike Street. MEC is serviced by domestic water and wastewater systems and public utilities.

(2) 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 topography of the site is nearly level with elevations ranging from four to 11 feet above mean sea level (msl). Average slope is approximately 1%. The existing on site and off site storm water runoff sheet flows through the site in the direction of an existing box culvert located on the southern boundary of the site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where the runoff eventually flow into the ocean. However, the makai outlet channel between the box culvert and the wetlands is clogged and must be cleared. The proposed on-site subsurface detention system is designed as a contingency plan until the box culvert issue is resolved and a drainage easement is obtained and will be designed to accommodate the additional runoff volume generated by the project. The Applicant proposes to allow the existing pre-development surface runoff volume to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the development of the project will be conveyed to an adequate drainage outlet. The project will not adversely affect the adjoining properties.*

The MEC Expansion is not anticipated to increase the site exposure to flooding. The site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation nine feet, placing it one vertical foot above the Base Flood Elevation of 8 feet. **(See Exhibit: 6)**

While the project area appears to be minimally affected by the projected sea level rise for still water, the majority of the project area is included in the projected Coastal Flood Hazard Zone with Sea Level Rise area. The Department requests more detailed analysis by the Applicant with regard to the potential impact to the proposed structure and uses, as well as potential mitigation measures to be included in the project based on this information prior to a final decision by the Molokai Planning Commission on the Special Management Area Use Permit. **(See Exhibit: 7a & 7b)**

The site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone. **(See Exhibit: 8)**

No unstable soil conditions or other adverse environmental effects are known to exist within the site.

(3) Land 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: *The site is contiguous with Urban land to the south and in proximity to the main urban hub in Kaunakakai. The site is designated as Public/Quasi-Public use in the Moloka'i Island Community Plan.*

(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 site is designated as Public/Quasi-Public in the Moloka'i Island Community Plan and identified as the location for a University Center.*

(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 MEC conforms to the standards as discussed above. In addition, the site is adjacent to existing urban development and represents a minor portion of this district.*

(7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services;

Comment: *A portion of the site is an existing University Education Center serviced by domestic water and wastewater systems and public utilities. The remainder of the site is undeveloped. The MEC Expansion will not necessitate unreasonable investment in public infrastructure or support services.*

(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 site does not include lands with a general slope of 20% or more. The topography of the site is nearly level with elevations ranging from four to 11 feet above mean sea level (msl). Average slope is approximately 1%.*

2. As stated in the Maui County Charter, as amended in 2002:

> "The General Plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development."

The County of Maui 2030 General Plan Countywide Policy Plan, adopted by the Maui County Council on March 19, 2010, is the first component of the decennial General Plan update. The Countywide Policy Plan replaces the General Plan as adopted in 1990 and amended in 2002. The Countywide Policy Plan acts as an over-arching values statement and umbrella policy document for the Maui Island Plan and the nine Community Plans that provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. The plan includes:

1. A vision statement and core values for the County to the year 2030
2. An explanation of the plan-making process
3. A description and background information regarding Maui County today
4. Identification of guiding principles
5. A list of countywide goals, objectives, policies, and implementing actions related to the following core themes:

   A. Protect the Natural Environment

   B. Preserve Local Cultures and Traditions

   C. Improve Education

   D. Strengthen Social and Healthcare Services

   E. Expand Housing Opportunities for Residents

   F. Strengthen the Local Economy

   G. Improve Parks and Public Facilities

   H. Diversify Transportation Options

   I. Improve Physical Infrastructure

   J. Promote Sustainable Land Use and Growth Management

   K. Strive for Good Governance

The proposed project is in keeping with the following Countywide Policy Plan goals, objectives and policies:

THEME:	**Improve Education**
Goal:	Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.
Objective:	(2) Provide nurturing learning environments that build skills for the 21st century
Policies:	
(b)	*Plan for demographic, social, and technological changes in a timely manner.*
(c)	*Encourage collaborative partnerships to improve conditions of learning environments.*
(d)	*Promote development of neighborhood schools and educational centers.*
(e)	*Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.*

(f) *Support coordination between land use and school-facility planning agencies.*

(g) *Encourage the upgrade and ongoing maintenance of public-school facilities.*

(h) *Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.*

(i) *Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.*

(j) *Encourage the State to support the development of benchmarks to measure the success of Hawai'i's public-education system and clarify lines of accountability.*

(k) *Design school and park facilities in proximity to residential areas.*

(l) *Support technology- and natural-environment-based learning.*

The MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

3. According to the 2018 Moloka'i Island Community Plan the property is identified for "P, Public/Quasi-Public" land use designation and the proposed project is consistent with the land use map of the Community Plan. This land use includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers. This designation allows for public, nonprofit or quasi-public uses such as the MEC. The proposed action is in keeping with the following community plan recommendation:

Chapter 7. Community Design:

Design Principles

Preserve and maintain the traditional features of the built and natural landscape that reflect Moloka'i's history and give the island its distinctive character. Some of the character-defining features include the wide-open spaces between communities, unobstructed views of the ocean, access to the shoreline, and simple, understated buildings.

Preserve and enhance the historic character of Moloka'i. Renovate historic structures as a way of maintaining Moloka'i's history. Design new buildings and other improvements to complement and enhance the town's historic character.

Policies

7. Encourage creative innovative approaches to site design, subdivision layout, and architecture to maintain the island's rural character and to protect coastal areas, natural resources, and cultural/historic resources.

9. Promote the use of sustainable building and development practices, such as those presented in the Leadership In Energy and Environmental Design (LEED) standards.

Chapter 9. Public Facilities and Services:

Education Goal

Moloka'i will have high-quality educational facilities and programs that accommodate the community's diverse learning needs.

Policies

1. Support the expansion of facilities and programs at the UHMC-Moloka'i campus based on the current Long Range Master Plan (LRDP) to include approximately 15 total acres in Kaunakakai for expansion.

2. Support an expanded array of adult education, post-secondary, vocational, English as a second language, business, technical, professional, early college high school, and career counseling programs that prepare Moloka'i residents for future occupations and business opportunities.

9. Support the development of a performing arts center on Moloka'i

10. Encourage all educational institutions to participate in energy and resource audits to help the schools be greener and environmentally responsible and lead the community in using resources wisely.

11. Support adult and post-secondary education programs.

12. Support English as a second language classes.

13 Support programs to explore career path options, including vocational programs.

14. Support opportunities to increase enrollment in post-secondary education.

Actions

Education 9.4.03 - Provide training for job preparedness, such as proper work ethic, responsibility, resume writing, and interviewing.

Education 9.4.04 - Continue to assess and provide recommendations and funding to eliminate achievement gaps in education for Native Hawaiian students.

5. The parcels are zoned as "Interim", pursuant to Chapter 19.02, MCC.

Permitted uses in the Interim District allow for the construction of new or the expansion of existing parks, playgrounds, community centers or public/quasi-public facilities that are owned or operated by private or governmental agencies. The applicant is requesting a change in zoning from Interim to Public/Quasi-Public (P-2) for TMKs (2) 5-3-003:013 and (2) 5-3-003:014. **(See Exhibit: 4)**

Under Section 19.510.040.4, MCC, relating to Change in zoning, a change in zoning approval must meet the following criteria:

a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;

Comment: The proposed use meets the intent of the Countywide Policy Plan and the objectives and policies established in the *Moloka'i Island Community Plan.*

b. The proposed request is consistent with the applicable community plan land use map of the county;

Comment: All of the parcels which comprise the MEC, including the proposed addition, are designated "P - Public/Quasi Public" on the *Moloka'i Island Community Plan* Land Use Map.

c. The proposed request meets the intent and purpose of the district being requested;

Comment: Section 19.31.010, MCC, referring to the purpose and intent of the Public/Quasi Public District, states that: "public/quasi-public districts provide for public, nonprofit, or quasi-public uses". The primary purpose of the MEC Expansion is to increase the capacity of the facility to offer higher learning to the public as well as providing improved space for public meetings and events to benefit the greater community of Moloka'i. The proposed rezoning will maintain the use of the parcels for fulfillment of the phased long-range master plan for public use. Therefore, the MEC Expansion meets the purpose and intent of the district being proposed.

d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;

Comment: The MEC Expansion will not produce a detrimental impact upon schools, parks, playgrounds, water, sewage, solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements. Traffic volume should be monitored for any future public events utilizing the upgraded meeting space, however, overall impact of the addition is not expected to adversely affect roadways beyond their current functionality. The addition is not expected to encourage any major influx in new residents that may adversely impact other public services and facilities, such as primary or secondary schools.

e. The application, if granted would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area;

Comment: The proposed action will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.

f. If the application for change of zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the U.S. Natural Resource Conservation Service.

Comment: The change in zoning does not involve the establishment of an agricultural district with a minimum lot size of two acres.

6. The subject property is located within the Special Management Area. With any appropriate mitigation included in the recommended conditions of project approval, the proposed development meets the goals and objectives of Chapter 205A, HRS, as follows:

Recreational Resources: MEC Expansion is not anticipated to generate additional demands on existing public parks and beach areas. To protect water resources for purposes including recreation, the State of Hawai'i has adopted water quality standards.

Generally, these standards will require the submittal and adherence to a National Pollutant Discharge Elimination System (NPDES) permit. This permit requires compliance with Best Management Practices (BMPs) during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation.

As such, the proposed project is not anticipated to result in significant adverse impacts to existing coastal recreational resources.

Historic Resources: The MEC Expansion will not adversely affect historic resources. No archaeological or historic resources were found during the course of the archaeological assessment survey.

Therefore, the proposed project is not anticipated to present significant adverse impacts on cultural or historic resources.

Scenic and Open Space Resources: The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean or mauka. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting to visually screen and soften the buildings.

As such, the proposed improvements are not anticipated to have a substantial adverse impact to existing views nor will it adversely impact open space resources in the region.

Coastal Ecosystems: The MEC Expansion is not a coastal development and is not located on the coastline. To protect marine water quality, the MEC Expansion will be designed to avoid direct impacts to drainageways. It will also be designed and built in compliance with all applicable Federal, State, and County regulations pertaining to storm water management. Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impacts to surrounding properties.

Given the foregoing, the proposed project is not anticipated to adversely impact any coastal ecosystems.

Economic Uses: MEC Expansion does not directly impact the State's coastal-dependent economy. During construction the MEC Expansion will generate short-term employment (and accompanying State income and excise tax revenue). In the long-term, an effective educational system can improve the local economy with a larger educated workforce. The MEC Expansion will enable the students to broaden their educational sphere while also creating a foundation for MEC students' educational success.

There are no significant adverse economic impacts anticipated from the proposed project.

Coastal Hazards: The MEC Expansion is not anticipated to increase the site's exposure to

flooding. The site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. As applicable, a flood hazard area development permit will be obtained for site development which will be in accordance with the standards for development set forth by Section 19.62.060, MCC.

The site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

There are no significant adverse impacts relative to coastal hazards anticipated from the proposed project.

Managing Development: The MEC Expansion is not a coastal development and is not located on the coastline. Stakeholders were engaged in workshops early in the design phase of the Project. Pre-consultation comments were obtained in the Final EA. In addition, this EA discusses potential impacts and mitigation measures of the Project and provides an opportunity for input. **(See Exhibit 34: Appendix F: Consultation)**

Public Participation: This EA serves as a disclosure document of potential impacts and mitigation measures, including coastal management issues. The EA is published in the Office of Environmental Quality Control's Environmental Notice, whereby opportunity for comment by agencies and the public are provided.

As discussed previously, the proposed project has also been reviewed by the Urban Design Review Board (UDRB) and previously the Moloka'i Planning Commission. **(See Exhibit 34: Appendix F: Consultation)**

Beach Protection: The site is located away from the shoreline, such that adverse impacts on beach processes are not expected. Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

Marine Resources: The subject property is located inland, approximately 675 feet from the nearest area of the shoreline. The MEC Expansion will not have a significant adverse impact on marine or coastal resources. Appropriate BMPs and erosion control measures will be implemented to ensure that marine and coastal resources are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impacts to surrounding properties. As a result, there are no anticipated adverse impacts to marine resources.

With any appropriate mitigations included in the recommended conditions of project approval, the proposed development meets the SMA guidelines in Section 205A-26, HRS. Also, the proposed development meets the following criteria for considering the significance of potential environmental and ecological effects from Section 12-302-12 of the SMA Rules for the Moloka'i Planning Commission. Therefore, as also provided for in Chapter 205A, HRS, it will not have any substantial adverse environmental or ecological effect, including the potential cumulative impact of individual developments.

Does not involve an irrevocable commitment to loss or destruction of any

natural or cultural resources:

The site is an existing Education Center and undeveloped, vacant land. The MEC Expansion will not result in an irrevocable commitment to loss or destruction of any natural or cultural resources. The vacant portion of the site has with sparse vegetative coverage consisting of a few trees and large open spaces covered with gravel. The site does not provide unique habitat and no Federal or State of Hawai'i listed threatened, endangered, or candidate plant or animal species will be disturbed.

The site has been the subject of archaeological and cultural studies conducted in and around the site. Studies reveal the absence of any resource potentially subject to irrevocable loss as a result of construction. The SHPD made the determination in their 6E review letter dated August 22, 2019 that no historic properties are affected and noted that: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation process is ended". **(See Exhibit: 12, SHPD Determination)**

Does not significantly curtail the range of beneficial uses of the environment:

The proposed project does not conflict with the State's Environmental Policy and Guidelines as set forth in HRS Chapter 343 as the project is intended to benefit its community by providing an education center and it will maintain its designated use as a result of the proposed project. The site will continue to be utilized as a college campus.

The proposed project is consistent with the underlying land use designations of the proposed site.

Does not conflict with the County's or the State's long-term environmental policies or goals:

The proposed project is consistent with and does not conflict with the State's or County's long-term environmental policies and goals. The MEC Expansion is not expected to significantly impact any natural resources as none are present within the site.

Does not substantially affect the economic or social welfare and activities of the community, County, or State:

On a short-term basis, the project will support construction and construction- related employment and have a beneficial impact on the local economy during the period of construction. From a long-term perspective, the MEC Expansion is anticipated to have a beneficial impact on the social welfare of the community by improving the educational facilities at MEC.

Does not involve substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems and pedestrian walkways:

The proposed project is not anticipated to result in substantial adverse impacts to population or public services, facilities, or beach access and recreational opportunities.

The construction and operation of the MEC Expansion will not generate resident population to Moloka'i. The new facility may also be available for community uses at the discretion of the MEC administration, thereby having a beneficial impact by increasing venues potentially available to the Moloka'i community.

Does not in itself have significant adverse effects nor does it cumulatively have considerable effects upon the environment or involve a commitment for larger action:

With the application of recommended conditions of approval, the proposed project is not anticipated to have significant adverse effects. The Moloka'i Island Community Plan calls for "the expansion of facilities and programs at the UHMC Moloka'i campus based on the current LRDP to include approximately 15 total acres in Kaunakakai for expansion." Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Moloka'i. There are no significant adverse cumulative impacts including effects on the environment, therefore, it is not anticipated as a result of the MEC expansion.

Does not substantially affect a rare, threatened, or endangered species of animal or plant, or its habitat:

Significant adverse impacts to these environmental resources are not anticipated and there will be no adverse impacts to rare, threatened, or endangered species of animal or plant.

While not detected during the survey, the U.S. Fish and Wildlife Service (USFWS) recommended the following measures to avoid and minimize impacts to six additional species that could be present in the vicinity of the MEC site: the Hawaiian hoary bat (Lasiurus cinereus semotus), Blackburn's sphinx moth (Manduca blackgurni), Hawaiian goose (Branta sandvicensis), Hawaiian coot (Fulica alai), Hawaiian common moorhen (Gallinula chloropus sandvicensis), and Hawaiian stilt (Himantopus mexicanus knudseni).

Hawaiian hoary bat

Hawaiian hoary bats are known to roost in native and non-native trees greater than 15 feet tall. To minimize impact, the biological survey recommends avoiding removal and trimming of trees greater than 15 feet tall during the pup rearing season between June 1 and September 15. In addition, the USFWS recommends that barbed wire not be used for fencing as part of the Project Elements. Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When barbed wire is used in fencing, Hawaiian hoary bats can become entangled.

Hawaiian goose

To avoid impacts to Hawaiian geese, the USFWS recommends a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and the USFWS should be contacted for further guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area on its own accord.

Blackburn's sphinx moth

No tree tobacco, the principal current host for the endangered Blackburn's sphinx moth, was observed during our surveys. The area would not seem to be suitable habitat for tree tobacco, but it is not inconceivable that it could be present. Because of the weedy, extremely fast-growing nature of the plant and the difficulty and expense of finding pupae in the ground under the plant after larvae have finished their life cycle, it is recommended that University of Hawai'i and its contractors prevent any infestations of tree tobacco from growing. Although it is advisable to consult DLNR and/or USFWS before removing any plants, juvenile plants less than two feet tall are not generally utilized by the larvae and may be safely removed. In addition, the USFWS recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. Surveys are recommended to be conducted during the wettest portion of the year (usually November through April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).

Seabirds

Several species of migratory seabirds (including Hawaiian Petrels and Newell's Shearwaters) may fly over portions the site at night between the months of May and November; however, none are known to nest within the site. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction

or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.

Waterbirds

Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marches, ponds, reservoirs, fishponds, taro lo'i, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the USFWS recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the site or flies into the site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area.

No Federal or State of Hawai'i listed Threatened, Endangered, or Candidate species or their habitat will be impacted by the MEC Expansion as none were identified during the biological surveys. **(See Exhibit: 13 Flora & Fauna Survey)**

Is not contrary to the state plan, County's general plan, appropriate community plans, zoning and subdivision ordinances:

Once the proposed District Boundary Amendment and Change in Zoning are approved by the County Council, the proposed project will be in accordance with the State Plan, County's General Plan, Moloka'i Community Plan, zoning and subdivision ordinances.

Does not detrimentally affect air or water quality or ambient noise levels:

Short-term air quality and noise impacts caused by construction activity will be mitigated through the implementation of BMPs. There are no long-term detrimental effects on air, water quality, or noise expected as a result of the proposed project.

No State or Federal air quality standards will be violated during or after the construction of the proposed project. The only anticipated issues related to air quality may be during construction; however, construction activities would be temporary. Long-term negative impacts related to air quality are not expected.

No State or Federal water quality standards will be violated during or after the construction of the proposed project. The quantity and quality of storm water runoff will not be impacted by the proposed project.

Construction activities will inevitably create temporary noise impacts. If necessary, contractors will employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, Hawai'i Administrative Rules, all construction activities must comply with all community noise controls. Long-term noise impacts are expected to return to preconstruction levels.

Does not affect an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters, or coastal waters:

The MEC Expansion will not affect or be likely to suffer damage by being located in a flood fringe area. The FEMA Flood Insurance Rate Map places the site within Zone AE (EL 8), a Special Flood Hazard Area subject to 100-year flooding with a Base Flood Elevation of 8 feet. **(See Exhibit: 6)**

Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit must be obtained, and the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet.

The site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC campus population will be evacuated to safe areas outside the tsunami evacuation zone.

The majority of the project area is included in the projected Coastal Flood Hazard Zone with Sea Level Rise area. The Department requests more detailed analysis by the Applicant with regard to the potential impact to the proposed structure and uses, as well as potential mitigation measures to be included in the project based on this information prior to a final decision by the Molokai Planning Commission on the Special Management Area Use Permit. (See Exhibit: 7b)

Does not substantially alter natural land forms and existing public views to and along the shoreline:

The proposed improvements are not anticipated to have a substantial adverse impact to alter natural land forms and existing public views to and along the shoreline.

Is not contrary to the objectives and policies of chapter 205A, HRS:

A review of the objectives and policies of Chapter 205A, HRS, is provided in its entirety in the previous part of this section and addresses the project's relationship to the Coastal Zone Management considerations. Based on the foregoing analysis, the project will appropriately and adequately mitigate impacts to SMA-relevant areas of interest. Accordingly, there are no anticipated significant environmental and ecological effects attributed to the proposed project.

ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

The site consists of lands that have been subject to agricultural cultivation. It is unlikely that significant historic sites are present given the long history of disturbance to these lands.

The State Historic Preservation Division (SHPD) was consulted on two previous projects within the site.

First, in a letter dated July 22, 1997, the SHPD determined that the build-out of the MEC will have "no effect" on significant historical sites. Second, in 2014, related to the construction of the cell phone antenna on the MEC property, SHPD stated "no historic properties will be affected by this undertaking." **(See Exhibit: 12)**

TCP Hawai'i, LLC conducted a site inspection on October 20, 2016 for the MEC Expansion. Fieldwork consisted of a 100% pedestrian survey of the entire site as well as inspection of a block excavation and utility trenching related to the construction of the phone antenna on the MEC property. These open excavations provided opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the site. The site inspection verified the site is devoid of features or structures, other than the existing facilities of the MEC. The entire site has been leveled due to over 100 years of commercial (industrial), mechanized plowing. The inspection of the exposed subsurface deposits did not indicate the presence of any historic properties or component features.

Ground alteration, excavation, and/or digging will occur where the proposed building is located. The UH and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, work will cease work in the immediate vicinity of the find, the find will be protected from additional disturbance, and SHPD will be contacted.

Cultural Resources

The design of the existing MEC Main Building incorporates cultural references and symbolism. The architects of the existing MEC building have explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

There are no indications of traditional and customary practices, such as gathering, access, or religious traditions known to be associated with the site. A review of existing historical information, cultural studies, and records suggest the land underlying the site was primarily maintained for ranching activities. More recently, the site has been utilized in support of the MEC activities and programs. Regarding the MEC Expansion, no adverse impact to cultural resources, practices, and traditions is anticipated.

For the design of the new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. **Water** -- The subject parcel is currently serviced by the County Department of Water Supply (DWS).

   The site overlies the Kamiloloa aquifer, which has a sustainable yield of three million gallons per day (gpd) (Commission on Water Resource Management, 2018)) Commission on Water Resource Management data shows that the existing water use of the Kamiloloa aquifer is 0.04 million gpd, which is 1.3% of the sustainable yield. Factoring in existing permit allocations, the unallocated

sustainable yield of the Kamiloloa aquifer is 2.789 million gpd. **(See Exhibit: 14: Infrastructure Calculations)**

The DWS manages the Kaunakakai Water System. This system services Kaunakakai, Kamiloloa, and areas east to Kawela. The main source of potable water is provided by a well at Kualapu'u which is supplemented by a low capacity well in Kawela.

Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the site. The site is served by a two-inch meter. There are two fire hydrants on the site. The waterline and meter along Alanui Ka'imi'ike Street provide domestic water service and fire flow protection to the site. There are no non-potable water resources available for the site; the County of Maui's Kaunakakai Wastewater Reclamation Facility (WWRF) has not produced recycled water since 2013.

In 2018 water use at the MEC facility was 2,566 gpd based on FY2018 DWS consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. The campus does not have a cafeteria or food service facility.

The daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and 2,445 gpd will be for irrigation use. The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area. With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

Water for the Expansion will be provided from the existing two-inch water meter servicing the existing building. The meter's adequacy will be determined as part of the building permit application process.

2. **Sewers** – The County of Maui operates public sewer systems in Kaunakakai and Kualapu'u. Sewage from the Kaunakakai system is conveyed to the Kaunakakai WWRF for treatment. Treated effluent is used for irrigation and the excess is disposed of via injection wells. Kaunakakai WWRF is located approximately one mile from the site and is managed by the Maui County Department of Environmental Management (DEM) Wastewater Reclamation Division. The Kaunakakai WWRF services the area in and around Kaunakakai. Sewer lines along King Kamehameha V Highway convey wastewater to the Kaunakakai WWRF. An existing ten-inch sewer line along the mauka side of Kamehameha V Highway provides sewer service to the site. The applicant hired AECOM, a civil engineering firm, who estimated the existing average wastewater flow from MEC is approximately 750 gpd. **(See Exhibit: 14: Infrastructure Calculations)**

AECOM estimates that with the Expansion the average wastewater flow from MEC will be approximately 1,750 gpd. The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, and a water cooler.

Wastewater service for the MEC expansion will be provided by an underground sewer pipe connecting to the existing building's lateral connected to the County system. Non-contact cooling

water and condensate will not drain to the wastewater system. This will be achieved by terminating the condensate drain lines above grade on a splash block or in a gravel bed.

Although DEM states that wastewater capacity at the Kaunakakai WWRF is available (as of May 8, 2019), DEM also states that wastewater system capacity cannot be ensured until the issuance of the building permit. Thus, MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion to DEM as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be built, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;
c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Wastewater plans will conform to applicable provisions of the DOH Administrative Rules, Chapter 11-62, "Wastewater Systems."

3. **Drainage** – The site comprises two distinct drainage areas: 1) TMK (2) 5-3-003:013, the undeveloped parcel on the west side of the site; and 2) TMK (2) 5-3-003:014 the parcel on the east side of the site where the existing MEC facility is located (which includes existing the MEC building, a paved parking lot, and landscaped areas). **(See Exhibit: 14: Infrastructure Calculations)**

The majority of onsite surface runoff from the existing MEC facility (TMK (2) 5-3-003:014) is captured by drain inlets and swales. The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway. The existing onsite and offsite stormwater runoff sheet flows through the site in the direction of an existing box culvert located on the southern boundary of the site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where it eventually flows into the ocean. The box culvert is within the Kamehameha V Highway right-of-way and is under the jurisdiction of DOT. Since the culvert is under the jurisdiction of DOT, DOT could clean the silt from the culvert, but that will not reduce the ponding or increase the flow as elevations on both the mauka and makai sides of the highway are higher than the culvert. AECOM concludes that because the highway embankment and the culvert are slightly elevated above the adjacent land, the ponding may be an intentional "holding" design.

AECOM estimates after build-out ("post-development") of the Multi-Purpose Classroom building and other new impervious surfaces of the MEC Expansion runoff from the entire site (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014) will be 2.43 cfs, an increase of 1.08 cfs increase over existing conditions (i.e. "pre-development" condition without the MEC Expansion).

The additional runoff generated by the Multi-Purpose Classroom building and other new impervious

surfaces will be conveyed by a new drainage system to a new detention basin on Parcel 14 west of the Multi-Purpose Classroom building. Thus, the MEC Expansion will not adversely affect adjoining properties; contribute any increase in runoff to the existing drainage system; or increase runoff flowing to the box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway.

All drainage improvements will comply with the Maui County Department of Public Works standards for flood control and water quality. The final design of the detention basin is expected to exceed the required drainage flow capacity.

4. **Roadways, Curbs, Gutters and Sidewalks** -- The site can be accessed from Kamehameha V Highway by way of Alanui Ka'imi'ike Street, which is a two-lane, asphalt-paved, undivided roadway with curb, gutter and sidewalk on the westerly side. The intersection of Kamehameha V Highway and Alanui Ka'imi'ike Street is unsignalized with STOP-sign control on the Alanui Ka'imi'ike Street approach.

Kamehameha V Highway is a two-lane State highway that is one of the main transportation arteries for the island. It has a 22 ft. wide asphalt-paved travel way and four ft. wide asphalt-paved shoulders along the frontage of the site. The posted speed limit in the vicinity of the site is 25 mph. Kamehameha V Highway continues east of the site, narrowing to a single lane (12-foot wide paved travel way) without paved shoulders approximately ten miles east of Kaunakakai.

Alanui Ka'imi'ike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to the site, it also provides access to the Moloka'i Fire Station and residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. There are speed humps on Alanui Ka'imi'ike Street, and one of them is located just mauka of the MEC Driveway. There is an attached sidewalk on the west side of Alanui Ka'imi'ike Street along the frontage of the site. An access easement is provided from Alanui Ka'imi'ike Street through the site from TMK (2) 5-3-003:014 to TMK (2) 5-3-003:013.

AECOM prepared a Transportation Impact Assessment Report (TIAR) for the MEC Expansion (AECOM Technical Services, 2017). Key findings from the TIAR are summarized below. **(See Exhibit: 5)**

MEC Expansion related traffic will be generated by employees, students, and visitors to the MEC.

With the MEC Expansion of a multi-purpose classroom building with three flexible classrooms, the TIAR conservatively assumed an on-campus enrollment of 300 full-time equivalent students, and an actual student enrollment of up to 450 students (unduplicated headcount) due to distance-learning technology. With the expansion, MEC estimates approximately 220 total people (students, lecturers, and staff), disbursed throughout a 12-hour period, may be on-campus Monday – Thursday, which is less than the number of people the TIAR analysis is based on. Thus, the TIAR assumption of future traffic impacts take into account a "worst case" scenario, that is not likely to occur on a regular basis.

No significant impact to future peak hour intersection operations due to the MEC Expansion are anticipated. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the expansion. The State Department of Transportation (DOT), in their comment letter on the Draft EA, stated: "Based upon the information

provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities."

Because of the low level of traffic generated by the proposed MEC Expansion and the resultant low levels of impacts, the TIAR concludes that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions. Should these conditions change, roadway, pedestrian, and bicycle facilities may need modification, but the need for these changes would not be due to the MEC Expansion.

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods.

There is a possibility that the proposed MEC Expansion may provide more space for additional special events and community meetings. While this is a benefit to the community, the TIAR recommends that, should community use of the MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

5. **Electrical and Telephone** -- Overhead/underground electrical and telephone service is available to the proposed site. Overhead electrical, telephone and cable TV service are provided by Maui Electric Company, Limited, Hawaiian Telecom, and Spectrum Cable, respectively along Kamehameha V Highway.

   A Verizon cellular tower is located on the site, west of the existing MEC building. The Verizon cellular tower consists of an 80-foot antenna pole and storage area for a 50KVA transformer, 30 KW generator, load center with integral transfer switch, and branch circuits.

   New telecommunications infrastructure will be provided to support telephone, data, and CATV for the MEC Expansion. Telecommunications infrastructure shall consist of inter-building pathways, new telecommunications room, and a horizontal distribution within the new facilities.

6. **Parks** -- The County Department of Parks and Recreation operates and maintains a well-developed park system on Moloka'i that consists of ten parks totaling 41.5 acres. These facilities are spread out across the island and include five community parks, four neighborhood parks, and one special area park. Since population centers are dispersed across the island communities generally share park facilities. The Moloka'i community has access to nine sports fields, four tennis courts, and three sports courts.

   The proposed project is not anticipated to result in an increase in usage of park facilities.

7. **Schools** -- The island of Moloka'i is served by several public schools including Maunaloa, Kaunakakai, and Kilohana Elementary Schools from Pre-Kindergarten to grade six, as well as Moloka'i Middle School and Moloka'i High School. Moloka'i has one public-charter school, Kualapu'u with Kula Kaiapuni o Kualapu'u that serves kindergarten through grade six and one private school, Aka'ula School, which serve students from grade five through grade twelve. The

proposed project will not adversely affect school facilities in the area.

Table 2. Enrollment for Moloka'i Schools

School	Enrollment 2016-2017 School Year	Enrollment 2017-2018 School Year
Kaunakakai Elementary School (Grades K-6)	280	275
Kilohana Elementary School (Grades K-6)	82	83
Maunaloa Elementary School (Grades K-6)	51	41
Kualapu'u Elementary School (Charter School- Grades K-6)	310	325
Moloka'i Intermediate School (Grades 7-8)	168	199
Moloka'i High School (Grades 9-12)	335	343
Source: State of Hawai'i, Department of Education, October 2017.		

MEC is the only post-secondary educational institution on island. Through MEC, students can pursue certificate and associate degrees in seven primary majors from UH Maui College, including Liberal Arts, Agriculture and Natural Resources, Business Careers, Early Childhood Education, Hawaiian Studies, Human Services, and Allied Health. Plans to include UH Maui College's three Bachelor of Science degrees are underway. A wide variety of Bachelor and Master's degrees are also available from other UH campuses, facilitated by University Center, Maui, which connects Moloka'i students to UH Mānoa, UH Hilo, and UH West O'ahu through interactive television, off-island travel, and the web.

The MEC Expansion will not generate new residents or introduce new school-aged children to the area. Therefore, no additional demands will be placed on the Department of Education facilities. The construction of the MEC Expansion will improve MEC facilities, reduce overcrowding, provide needed classroom space, and meet the future growth demands of incurring enrollment.

8. **Solid Waste** -- The Naiwa Landfill encompasses nearly 12 acres of a 25-acre parcel that is owned by the County of Maui. The landfill, which accepts solid waste for the entire island, receives approximately 17 tons of refuse per day and has an estimated capacity of 580,000 cubic yards. The proposed site includes composting and recycle drop off facilities. An adjacent ten-acre parcel to the southwest of the landfill is available for future expansion. The landfill also includes a recycling center and metals facilities for residents and businesses. Single family solid waste collection service is provided by the County of Maui once weekly.

   Waste generated by site preparation will primarily consist of vegetation, rocks, and debris from clearing, grubbing, and grading. Soil and rocks displaced from grading and clearing will be used as fill

within the site as needed and if of suitable quality. Construction material debris will be recycled or disposed at the County landfill. As much as possible re-usable materials will be diverted from the landfill. During site preparation and construction of the Expansion MEC and its contractors will comply with all requirements of the Maui County Code, including the requirements of Chapter 8.04 - Refuse Collection and Landfills. Hazardous waste is not expected to be generated from the construction of the Expansion. Sampling and testing of the exiting building confirm there is no presence of hazardous materials.

No adverse impacts on solid waste resources are anticipated.

9. **Public Services** -- The County of Maui's Police Department is responsible for the preservation of the public peace, prevention of crime, and protection of life and property. The department's Moloka'i patrol district is headquartered in Kaunakakai and is budgeted for 28 uniformed officers. The district is divided into two motorized routes with each beat patrolled by a single officer. In addition to regular patrols, the Moloka'i patrol district provides a community oriented policing program and a D.A.R.E. officer, a school resource officer and a criminal investigation detective.

   The mandate of the Maui Fire Department is to protect life, property and the environment from fires, hazardous material releases and other life-threatening emergencies. The department has 14 stations throughout the County including three stations on Moloka'i. The Kaunakakai station is responsible for a portion of Central Moloka'i, including Kaunakakai and the subject property. The Hoolehua station covers West Moloka'i and part of Central Moloka'i, while the Pukoo Station covers east Moloka'i.

   Moloka'i General Hospital, a 15-bed rural health care facility, provides the only emergency room and urgent care clinic for residents and visitors. In addition, several private care physicians on the island provide medical care and outpatient services. Emergency medical services is provided by a 24-hour ambulance facility located in Kaunakakai.

   No adverse impacts on police, fire, and medical services are anticipated.

ENVIRONMENTAL IMPACTS

Pursuant to Section 11-200-2 of the Hawai'i Administrative Rules, Chapter 200, entitled Environmental Impact Statement Rules, a cumulative impact means:

> *The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.*

In the prior Moloka'i Community Plan (2001), MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Moloka'i Island Community Plan (2018) and the MEC Expansion is part of the implementation of the Long Range Development Plan (LRDP). Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Moloka'i. The cumulative impact of the overall expansion in this context is anticipated to be positive. Significant adverse cumulative impacts are, therefore, not anticipated as a result of the MEC Expansion.

Secondary impacts, or indirect impacts, are those which have the potential to occur later in time or farther in distance but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of a project. They may include growth inducing effects, and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems. For example, secondary impacts from highway projects can occur because they can induce development by removing one of the impediments to growth, transportation access.

The MEC Expansion is not expected to present significant adverse secondary impacts. Potential impacts can be mitigated, as discussed throughout this report. The MEC Expansion provides for increased student enrollment which may attract more pedestrian and vehicle traffic to the site. The Moloka'i Island Community Plan calls for "the expansion of facilities and programs at the UHMC-Moloka'i campus based on the current LRDP to include approximately 15 total acres in Kaunakakai for expansion." This long-term vision for MEC provides for potential future acquisition of 10 additional acres to expand the MEC proposed site from 5 acres to 15 acres. Potential secondary impacts could include development of a larger campus in Kaunakakai.

There will be short term noise and air quality impacts during the construction phases of the project. BMPs should be incorporated into the project in accordance with Federal, State and County standards. Airborne particulates, including dust, may be generated during proposed site preparation and construction activities. However, BMPs for dust control measures, such as a dust fence, regular watering and sprinkling, will be implemented as needed to minimize wind-blown emissions. As with air quality, ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment, such as bulldozers, front end loaders, dump trucks, and trailers will be the dominant source of noise during proposed site construction. In this context BMPs such as regular maintenance of equipment, inspection of mufflers on equipment and scheduling of construction activity will be applied during construction to minimize adverse noise impacts. The contractor will coordinate with the State Department of Health (DOH) to ensure that noise permits are obtained, as may be applicable to the project. With the implementation of BMPs, the proposed project is not expected to adversely impact local and regional air quality and ambient noise quality. Upon completion, the proposed project will not significantly adversely impact local or regional air quality or ambient noise levels.

In summary, the proposed action is not anticipated to result in significant adverse cumulative or secondary impacts.

TESTIMONY

As of January 28, 2021, the Planning Department has received no testimony.

ALTERNATIVES

State Land Use Commission District Boundary Amendment (DBA)

1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberation on the application.

2. Recommend Approval of the DBA to the County Council. The Commission is not the authority on the DBA and, therefore, can only make a recommendation to the County Council to approve or deny the DBA. The County Council is the authority to act on the DBA.

3. Recommend Denial of the DBA to the County Council. The Commission is not the authority on the DBA and, therefore, can only make a recommendation to the County Council to approve or deny the DBA. The County Council is the authority to act on the DBA.

Change in Zoning (CIZ)

1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberation on the application.

2. Recommend Approval of the CIZ to the County Council. The Commission is not the authority on the CIZ and, therefore, can only make a recommendation to the County Council to approve or deny the CIZ. The County Council is the authority to act on the CIZ.

3. Recommend Denial of the CIZ to the County Council. The Commission is not the authority on the CIZ and, therefore, can only make a recommendation to the County Council to approve or deny the CIZ. The County Council is the authority to act on the CIZ.

Special Management Area Use Permit (SM1)

Until the DBA and CIZ can be approved by the County Council, the application does not meet the applicable standards for a SM1 as found in HRS 205A-26 and Section 12-302-11 of the Special Management Area Rules for the Moloka'i Planning Commission (Commission). Therefore, the Commission must defer action on the SM1 until after the Council has taken action on the DBA and CIZ.

CONCLUSIONS OF LAW

State Land Use Commission District Boundary Amendment (DBA)

The DBA will change the land use designations for Parcel 13 and Parcel 14 from "Agricultural" to "Urban."

Moloka'i Planning Commission and County Council

The DBA is processed at the county level: Section 19.68.30B, MCC, relating to State Land Use District Boundaries, states, "the appropriate planning commission shall thereupon conduct a public hearing on the application for the requested reclassification/boundary change...." and "shall submit to the county council a report with such recommendations as the facts may warrant, together with a transcript of the hearing or a summary of the evidence and testimony taken."

Further, pursuant to Section 19.68.040, MCC the County Council, prior to the enactment of an ordinance affecting any reclassification/boundary change, may impose conditions upon the applicant's use of the property. The Department is not recommending any conditions for the DBA. The proposed action is consistent with the above listed criteria of a DBA, pursuant to MCC Chapter 19.68, State Land Use District Boundaries as stated in this report.

Change in Zoning (CIZ)

A CIZ is reviewed pursuant to Section 19.510.040, MCC, by which the appropriate planning commission shall hold a public hearing on all applications for zoning changes and make a recommendation to the County Council. The Council may grant a CIZ if the following criteria are met:

1. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*

2. *The proposed request is consistent with the applicable community plan land use map of the county;*

3. *The proposed request meets the intent and purpose of the district being requested;*

4. *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences, and improvements;*

5. *The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and,*

6. *If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, agricultural feasibility study shall be required and reviewed by the Dept. of Agriculture and the US Soil and Conservation Service.*

The proposed site is zoned "Interim." The Applicant's proposed action is consistent with and is supported by the above listed criteria for a CIZ.

Special Management Area Use Permit (SM1)

As noted above, until the DBA and CIZ can be approved by the County Council, the application does not meet the applicable standards for a SM1 as found in Section 205A-26, HRS, and Section 12-302-11 of the Special Management Area Rules for the Moloka'i Planning Commission (Commission).

RECOMMENDATION

State Land Use Commission District Boundary Amendment (DBA)

The Department recommends to the Commission that it recommend "approval" to the Maui County Council of the DBA for Parcel 13 and Parcel 14 from "Agricultural" to "Urban."

Change in Zoning (CIZ)

The Department recommends to the Commission that it recommend "approval" to the Maui County Council of the CIZ for Parcel 13 and Parcel 14 from "Interim" to "P-1 Public/Quasi-Public."

Special Management Area Use Permit (SM1)

The Department recommends deferral on taking action on the Special Management Area Use Permit until after the approval of the DBA and CIZ, but offers the following preliminary conditions for consideration at that time:

STANDARD CONDITIONS

1. That, to the satisfaction of the Department of Planning (Department), construction of the proposed

project shall be initiated within three years after approval of the SMA Use Permit by the Commission. Initiation of construction shall be determined as construction of onsite and/or offsite improvements, issuance of a foundation permit and initiation of construction of the foundation, or issuance of a building permit and initiation of building construction, whichever occurs first. Evidence of the initiation of construction shall be submitted to the Department prior to the date listed immediately above. Failure to comply by that date will automatically terminate this Special Management Area (SMA) Use Permit unless a time-extension is requested and should be submitted no later than 90 days prior to said date. A time-extension shall be processed in accordance with the provisions of Section 12-302-17 of the Special Management Area Rules for the Commission (SMA Rules).

2. That, to the satisfaction of the Department, the construction of the project shall be completed within five years after the date of its initiation. Evidence of the date of the completion of construction shall be submitted to the Department. Any request for a time extension shall be submitted no later than 90 days prior to the completion deadline. A time-extension should be processed in accordance with the provisions of Section 12-302-17 of the SMA Rules. Failure to complete construction of this project within this time period will require unfinished portions of the project to obtain a new SMA Use Permit.

3. That the Applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by the subject permit and shall obtain, pay for, and keep in force throughout the term of the permit, comprehensive liability insurance issued (1) by an insurance company authorized to do business in the State of Hawai'i ("admitted carrier"), or (2) through a general insurance agent or broker licensed in the State of Hawai'i, if the company is not authorized to do business in the State of Hawai'i ("non-admitted carrier"). The insurance carrier shall be rated no less than "A-" as established by "AM Best" or "Standard & Poor" ratings. The insurance policy, as evidenced by issuance of a policy endorsement, shall name the County, its officers, employees, and agents, as an additional insured. The insurance policy shall contain the following minimum requirements:

a. No less than a combined single limit ("CSL") of liability coverage of $1,000,000;

b. No erosion of limit by payment of defense costs;

c. Annual aggregate limit of not less than $1,000,000;

d. A duty to defend, indemnify and hold harmless the County, its officers, employees, and agents, against any loss, liability, claims, and demands for injury or damage, including, but not limited to, claims for property damage, personal injury, or wrongful death, arising out of, or in connection with, in whole or in part, the permitted uses, the County's permit review and approval process, or any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights;

e. Name the County, its officers, employees, and agents, as additional insureds; and

f. Written or endorsed to state that the coverage to the additional insureds is primary and non-contributing with respect to any other insurance available to the County.

The Applicant shall furnish the Department with a copy of the insurance policy certificate and the required endorsements verifying such insurance coverage within 90 days of the issuance of the subject permit. Thereafter, the Applicant shall instruct the insurance company to directly provide the Department with a copy of the insurance policy certificate and required endorsements as it is renewed on an annual basis. The proof of insurance and all subsequent certifications of insurance coverage shall include the applicable Tax Map Key and permit numbers. If the scheduled expiration date of a current insurance policy is earlier than the expiration of the subject permit, the Applicant shall, upon renewal of the insurance policy, provide the Department with a copy of the renewed insurance policy certificate and required endorsements. The insurance policy shall expressly state that the coverage provided under such policy shall not be canceled or terminated, unless the carrier has first given the Department at least 30 calendar days prior written notice of the intended cancellation

or termination.

The insurance policy shall remain in full force and effect until the permitted work has been completed and accepted by the County.

4. That, to the satisfaction of the Commission or the Department, the applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the Special Management Area Use Permit. Failure to so develop the property may result in the revocation of the permit.

5. That the applicant shall submit to the Department one hard copy and one digital copy of a detailed report addressing its compliance with the conditions established with the subject Special Management Area Use Permit. A preliminary compliance report shall be reviewed and approved by the Department prior to issuance of the first of a grubbing, grading, foundation, or building permit, or prior to the initiation of site preparation or construction if grubbing, grading, foundation, or building permit exemptions are sought. Plans regarding the location of any construction related structures such as, but not limited to trailers, sheds, equipment and storage areas and fencing to be used during the construction phase shall be submitted to the Department for review and approval prior to or along with the preliminary compliance report. The preliminary compliance report shall also include evidence that final construction plans are in substantial compliance with preliminary plans dated January 30, 2020. A final compliance report shall be submitted to the Department for review and approval prior to issuance of any certificate of occupancy.

6. That, to the satisfaction of the Department, appropriate filtration measures to separate petroleum products and other potential contaminants shall be incorporated into the project's final drainage plan and shall be regularly maintained per manufacturer's specifications or other Best Management Practices (BMPs), with the contaminant residuals from storm water treatment to be disposed of properly. Records of the inspection, maintenance and disposal shall be kept by the Applicant and made available for inspection by county and state agencies upon request. Plans for the filtration measures and a program and record keeping for inspection, maintenance and disposal of contaminated residuals shall be submitted to the Department prior to or along with the preliminary compliance report.

PROJECT SPECIFIC CONDITIONS

7. That the proposed project shall comply with the requirements of Hawai'i Administrative Rules (HAR), Chapter 11-54 and 11-55, if applicable to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters. To the satisfaction of the Commission or Department, the applicant shall submit evidence within the preliminary compliance report.

8. That all lighting shall be fully shielded to minimize impacts to young seabirds taking their maiden voyage to the open sea, in compliance with Chapter 20.35 of the Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. The applicant shall submit plans demonstrating compliance with this condition to the satisfaction of the Commission or Department, with evidence within the preliminary compliance report.

10. That the proposed project shall avoid the use of barbed wire, as the State and Federally listed Hawaiian hoary bat or 'Ope'ape'a mortalities have been documented as a result of becoming ensnared by barbed wire during flight. That the applicant shall submit plans demonstrating compliance with this condition to the

satisfaction of the Commission or Department, with evidence within the preliminary compliance report.

11. That appropriate measures shall be taken to minimize the potential for impacts to the 'Ope'ape'a, site clearing should be timed to avoid disturbance to breeding Hawaiian hoary bats; woody plants greater than 15 feet tall should not be trimmed during the bat birthing and pup rearing season (June 1-September 15). The applicant shall submit a statement of such measures to the satisfaction of the Department, with evidence within the preliminary compliance report.

12. That a qualified biologist survey areas of the proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation and that the survey shall be conducted during the wettest portion of the year. The applicant shall submit the survey and any assessments done by the biologist to the satisfaction of the Department, with evidence within the preliminary compliance report.

13. In the event that a Hawaiian goose (or geese) nest is discovered or if a Hawaiian goose (or geese) appears within 100 feet during on ongoing work, all activity should be temporarily suspended until the Hawaiian goose (geese) leaves the area on its own accord. The applicant shall submit a statement of the means by which this condition shall be implemented to the satisfaction of the Department, with evidence within the preliminary compliance report.

14. In the event a water bird is observed within the site or flies into the site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area. That the applicant shall submit a statement of the means by which this condition shall be implemented to the satisfaction of the Commission or Department, with evidence within the preliminary compliance report.

13. That appropriate construction related BMPs be implemented during construction and evidence of such shall be submitted to the Department with the preliminary compliance report.

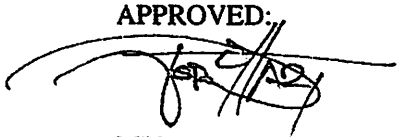
14. That in the event historic resources, including human skeletal remains, structural remains, cultural deposits, or lava tubes are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and the DLNR-SHPD, Maui Section, shall be contacted immediately at (808) 243-1285.

15. That the project's final design and elevation responsibly account for the potential effects depicted in the Pacific Islands Ocean Observing System (PacIOOS) State of Hawai'i Sea Level Rise Viewer Coastal Flood Hazard Zone with Sea Level Rise layer released on December 22, 2020.

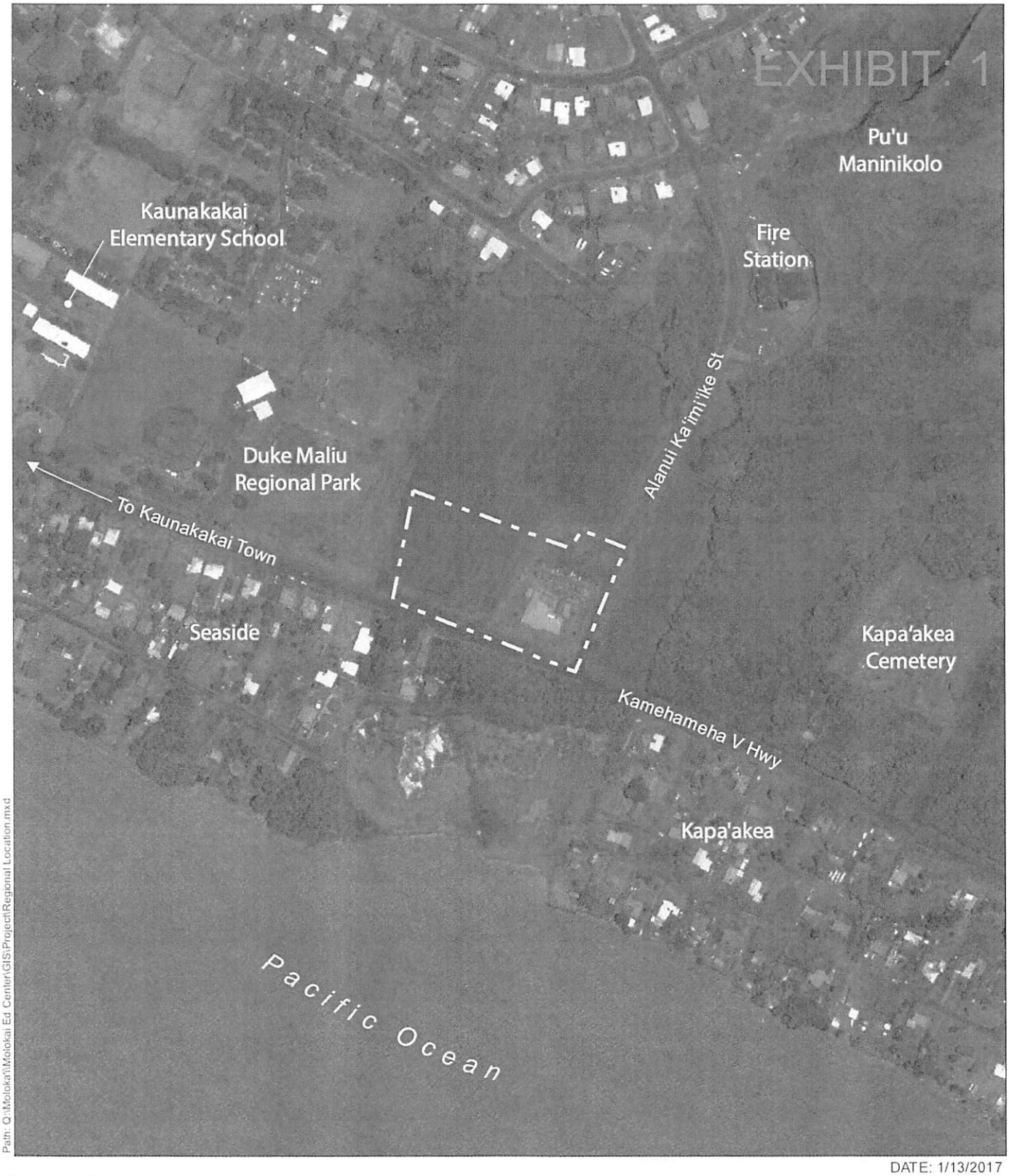
The conditions of this Special Management Area Use Permit shall be enforced pursuant to '12-302-23 and '12-302-25 of the Special Management Area Rules for the Moloka'i Planning Commission.

In consideration of the foregoing, the Planning Department recommends the Moloka'i Planning Commission recommend approval of the District Boundary Amendment and Change in Zoning requests and adopt the Department of Planning's Report and Recommendation prepared for the February 10, 2021, meeting and authorize the Planning Director to transmit said Report and Recommendation statements to the Maui County Council.

APPROVED:



MICHELE MCLEAN
Planning Director



PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
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DATE: 1/13/2017

Legend

Moloka' i Education Center

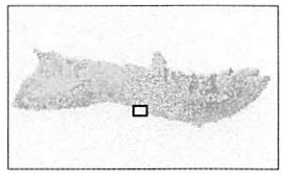


Figure 2:
Regional Location

MOLOKAI EDUCATION CENTER

University of Hawai'i North

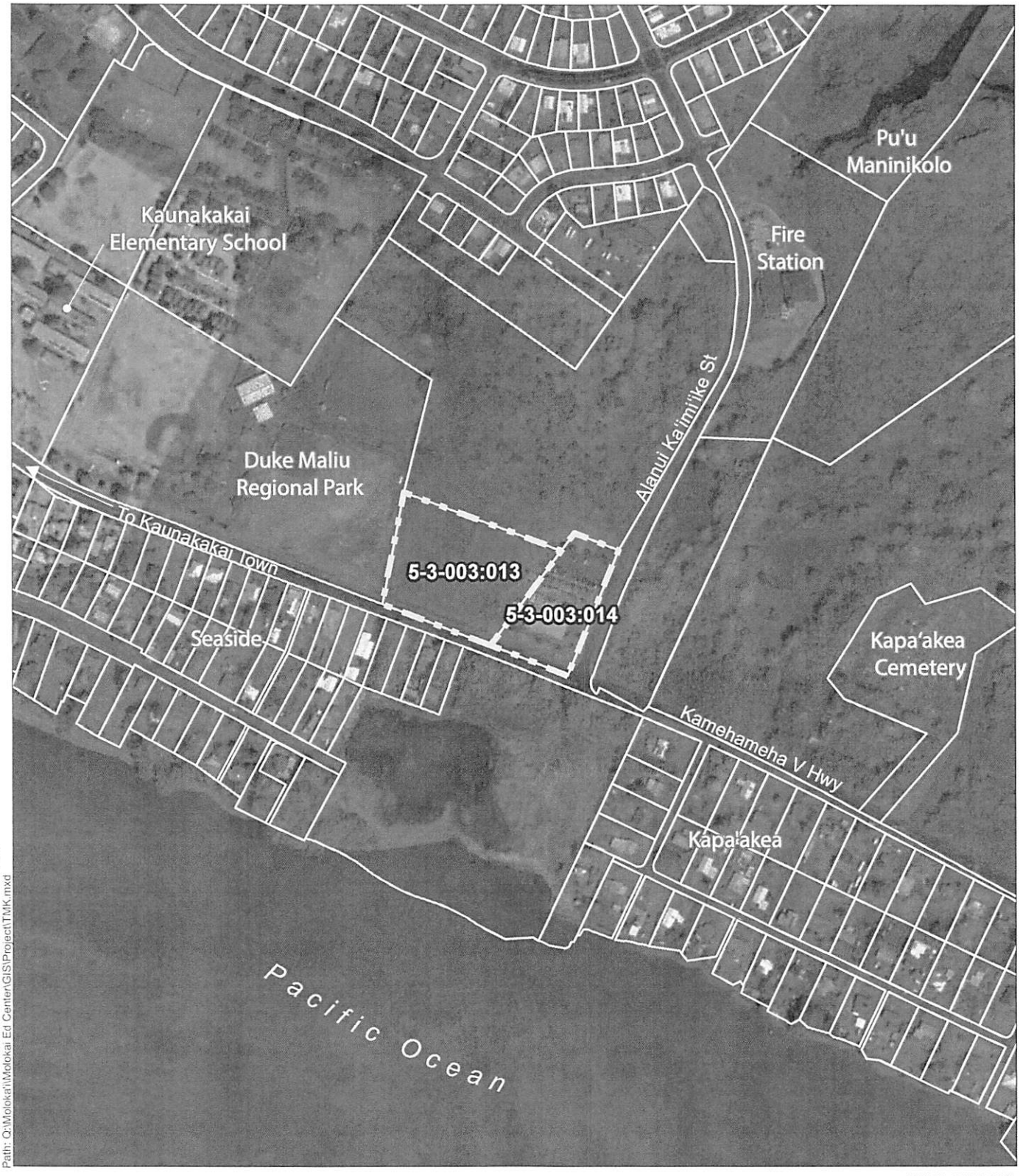
Island of Molokai

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

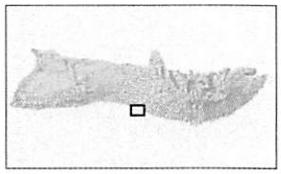


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Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\TMK.mxd

DATE: 6/6/2019

Legend

Moloka'i Education Center



*A lot consolidation is being sought as part of the project.

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 3:
Tax Map Key

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Moloka'i

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.



1. Existing Molokai Education Center building entrance



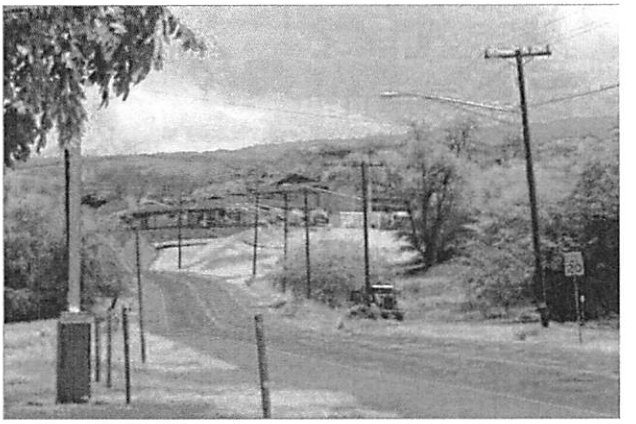
2. View of parking lot and the MEC building on the back



3. View from parking lot looking west toward parcel (2) 5-3-003:013



4. View looking west toward parcel (2) 5-3-003:013 and Kamehameha V Hwy



5. Alanui Ka'imi'ike St looking mauka

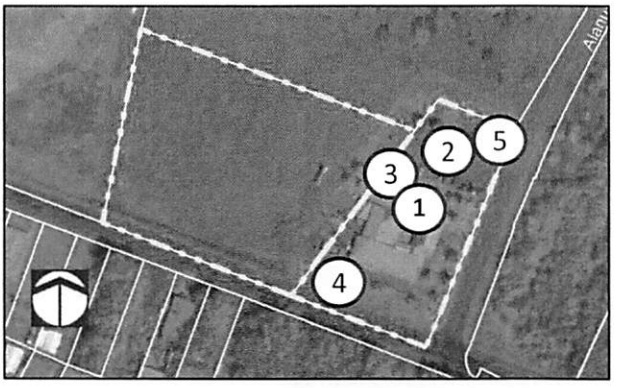
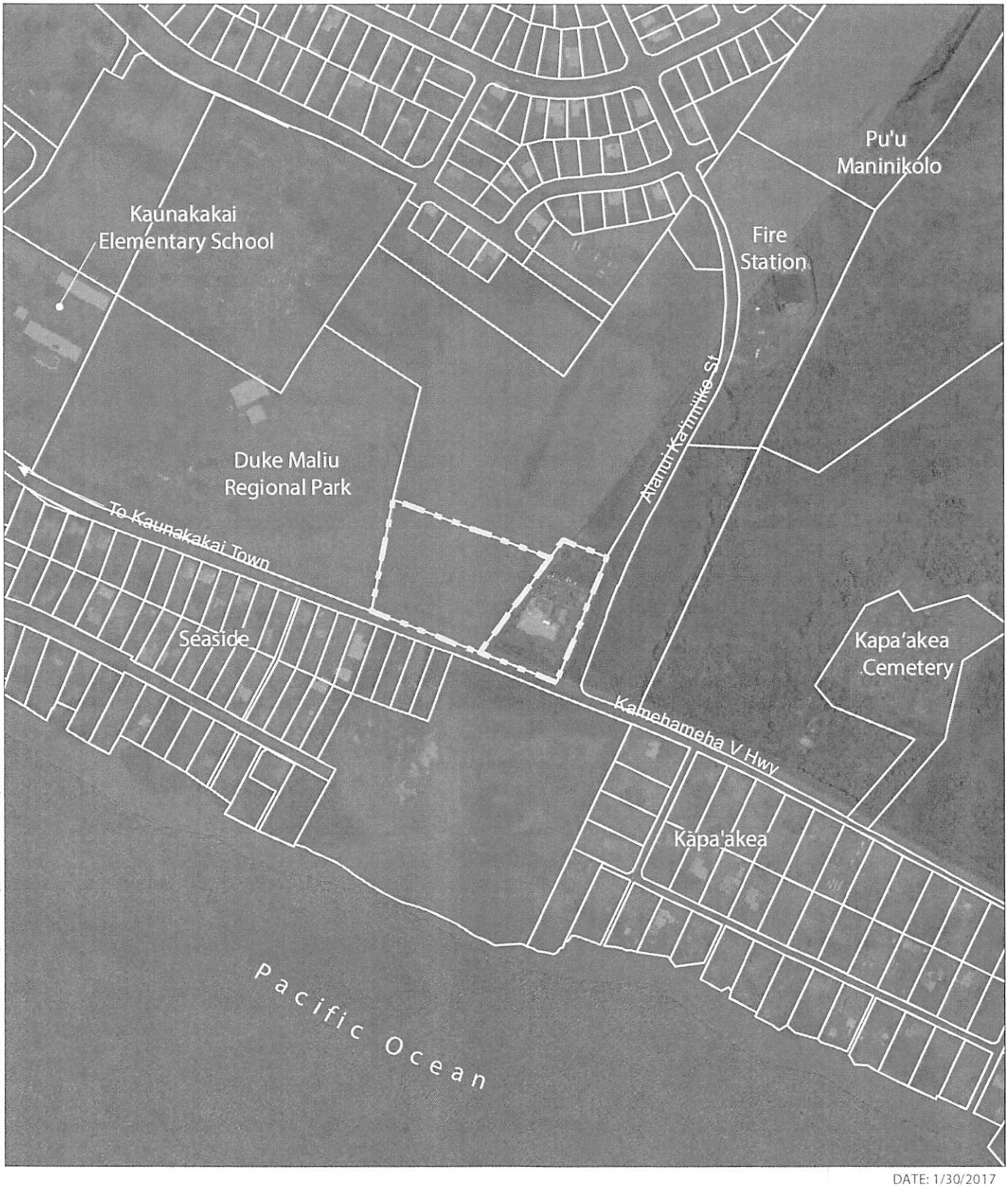


Figure 4:
Site Photos

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Molokai

PBR HAWAII & ASSOCIATES INC.



PDF - Q:\Moloka'i\Molokai Ed Center\PDF's\Regional Location.pdf
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DATE: 1/30/2017

Legend

Moloka' i Education Center

Special Management Area

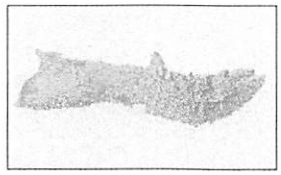


Figure 6:
Special Management Area

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII
& ASSOCIATES, INC.

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Molokai\Molokai Ed Center\PSD\Molokai Community Plan (Propose).psd

DATE: 2/13/2019

LEGEND

Molokai Education Center

Central
Kalawao County
2014 Parcels

Single Family
Multi-family
Hotel
Commercial
Light Industrial

Heavy Industrial
Airport
Agriculture
Rural
Project District

Open Space
Conservation
Public/Quasi-public
Park
Park/Golf Course

Figure 7:
Moloka'i Island Community Plan (2018)

MOLOKAI EDUCATION CENTER

UH Maui College — Island of Molokai

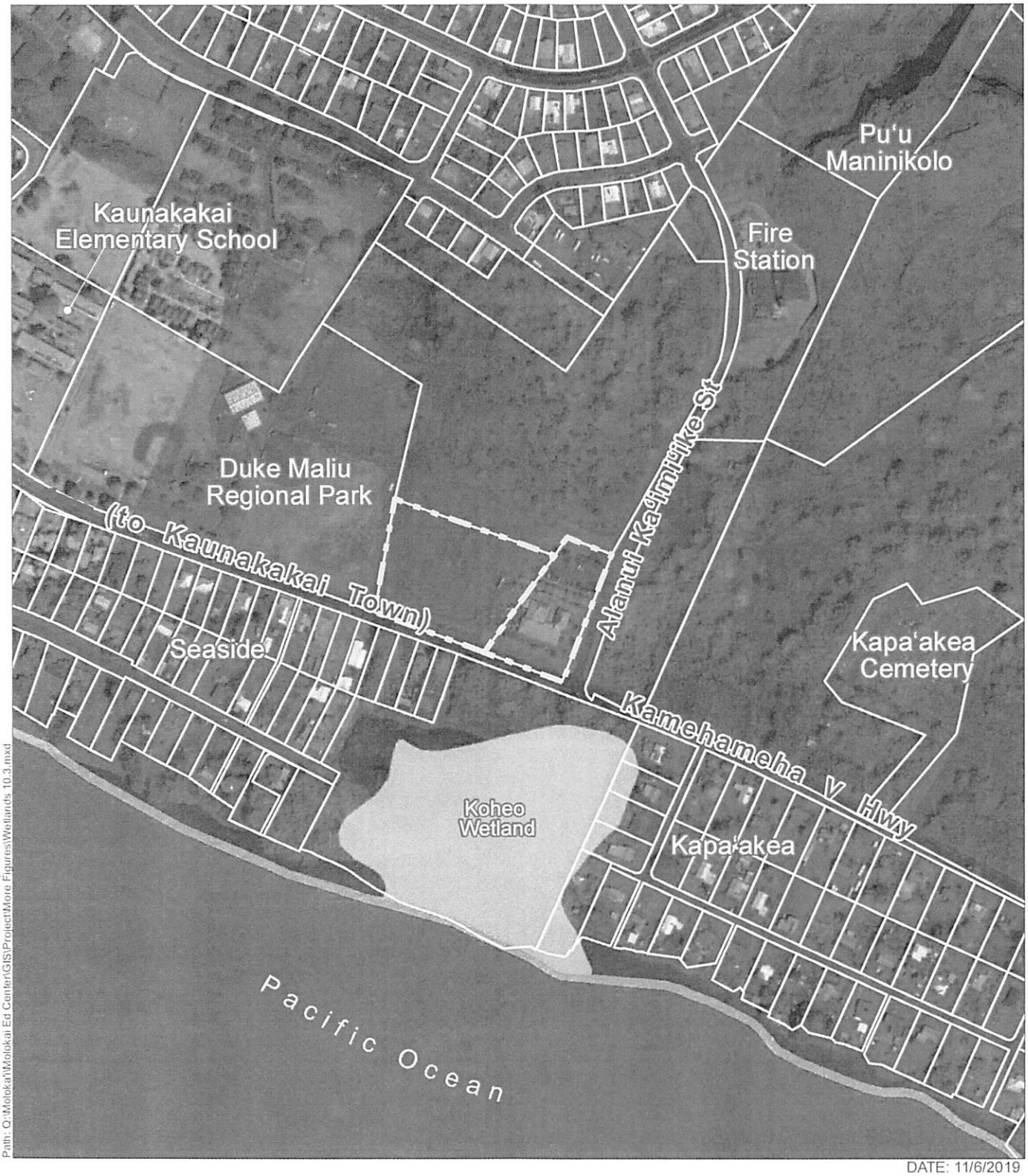
North

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

County of Maui, 2016

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



PDF: Q:\Molokai\Molokai Ed Center\PDF\EA\Wetlands.pdf
Path: Q:\Molokai\Molokai Ed Center\GIS\Project\More Figures\Wetlands 10.3.mxd

DATE: 11/6/2019

Legend

- Molokai Education Center
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

Figure 11: Wetlands

MOLOKAI EDUCATION CENTER

University of Hawai'i North

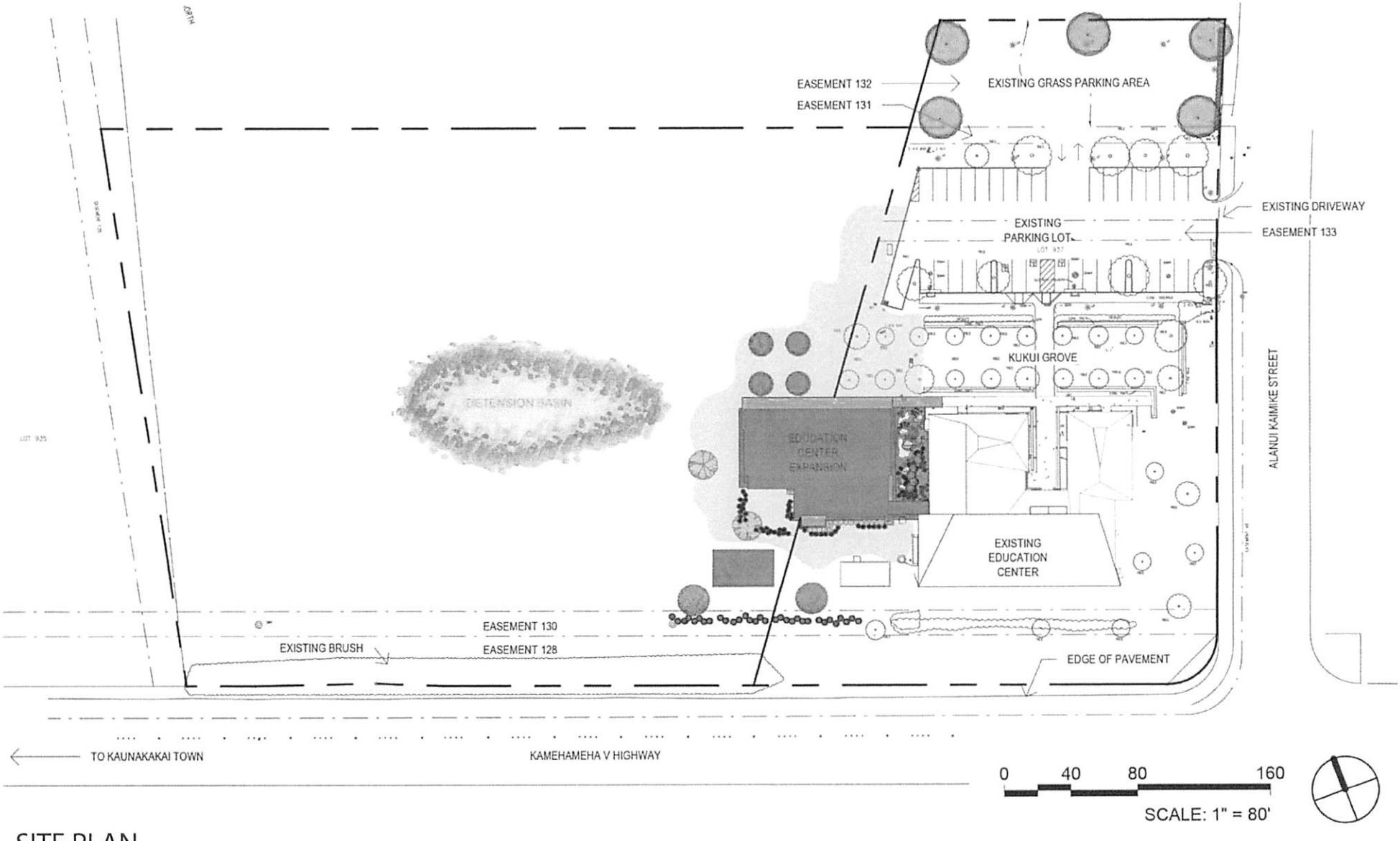
Linear Scale (feet)
0 100 200

Island of Moloka'i

PBR HAWAII & ASSOCIATES, INC.

Source: U.S. Fish & Wildlife Service, 2018. County of Maui, 2018. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

MEC Plans



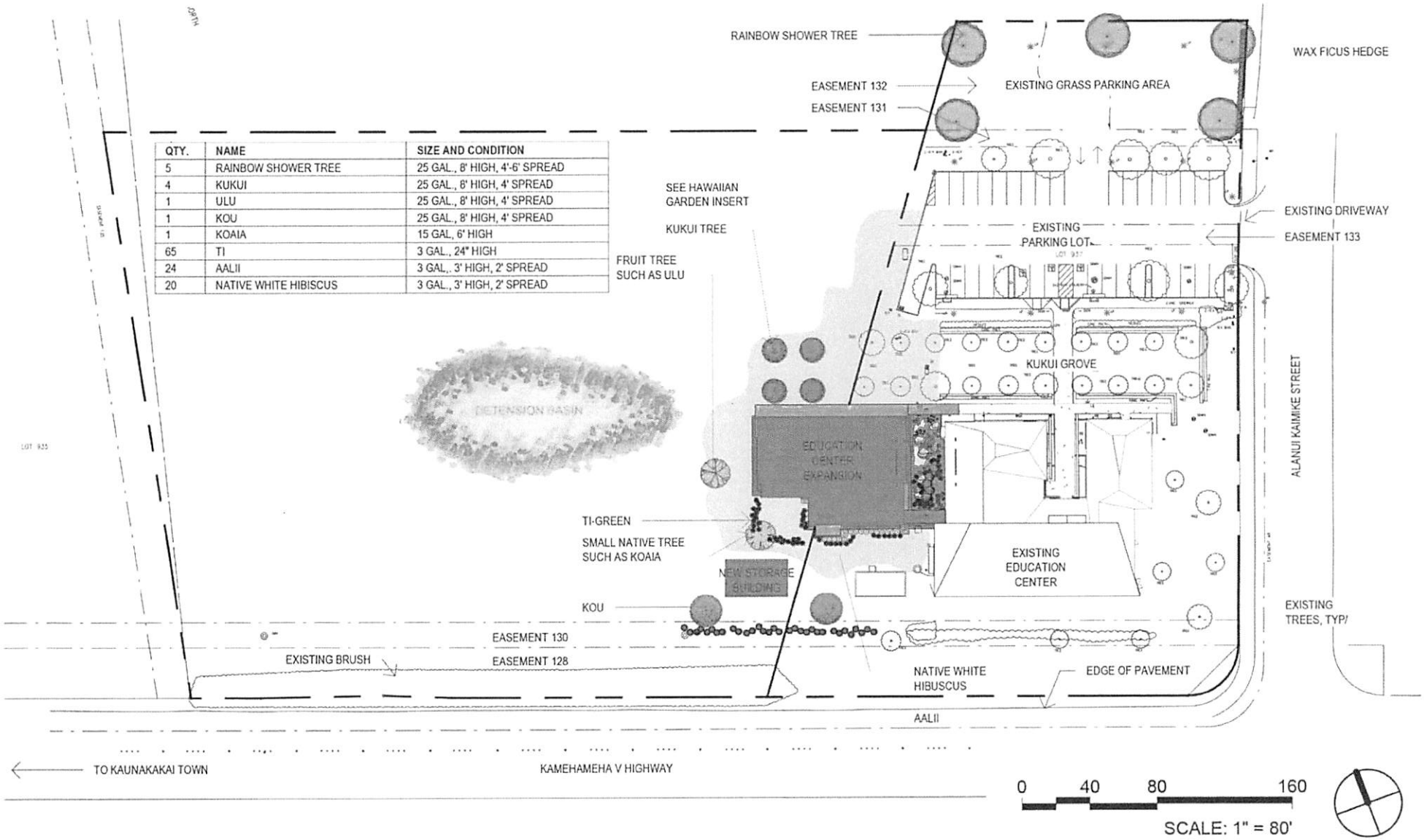
SITE PLAN

Molokai Education Center
University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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



QTY.	NAME	SIZE AND CONDITION
5	RAINBOW SHOWER TREE	25 GAL., 8' HIGH, 4'-6' SPREAD
4	KUKUI	25 GAL., 6' HIGH, 4' SPREAD
1	ULU	25 GAL., 8' HIGH, 4' SPREAD
1	KOU	25 GAL., 8' HIGH, 4' SPREAD
1	KOAIA	15 GAL, 6' HIGH
65	TI	3 GAL., 24" HIGH
24	AALII	3 GAL,. 3' HIGH, 2' SPREAD
20	NATIVE WHITE HIBISCUS	3 GAL., 3' HIGH, 2' SPREAD

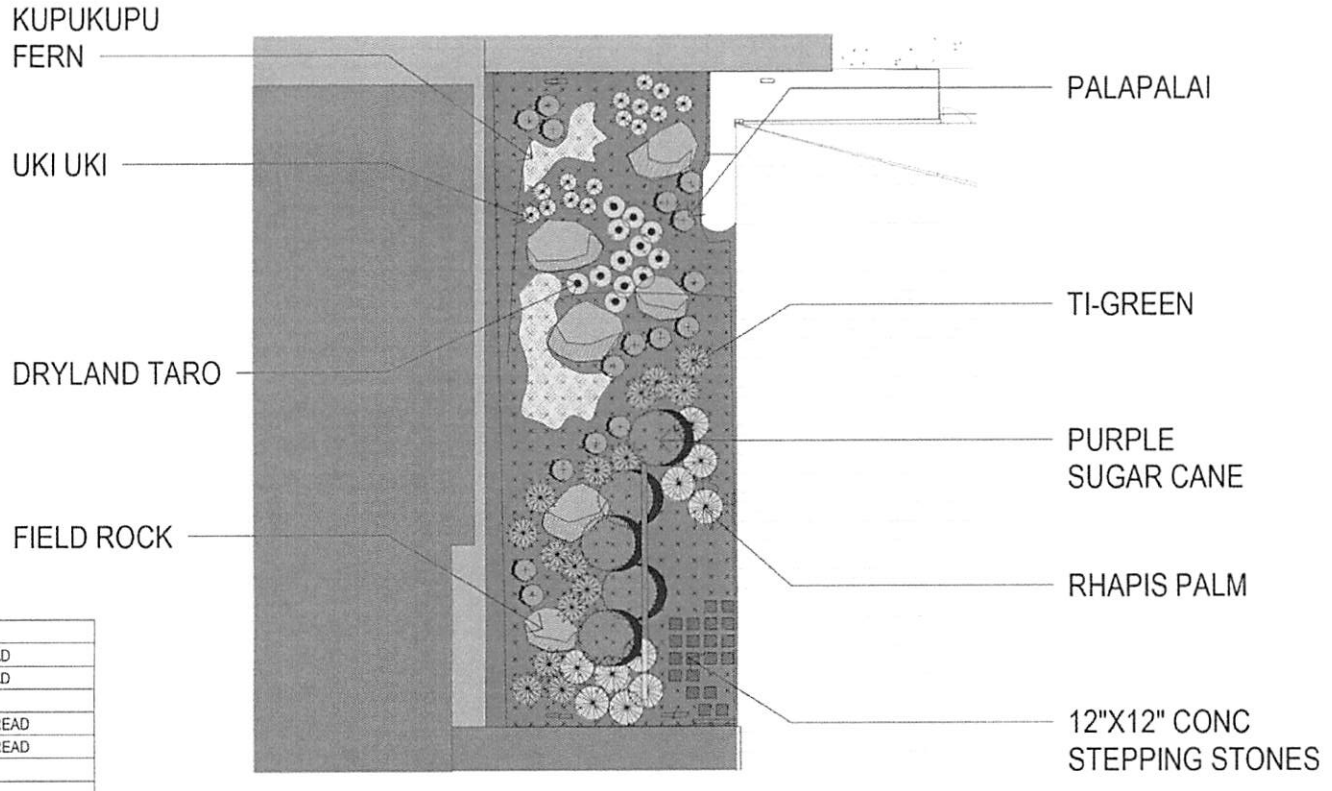
LANDSCAPE PLAN

Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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



QTY.	NAME	SIZE AND CONDITION
28	RHAPIS PALM	5 GAL., 4' HIGH, 2' SPREAD
5	PURPLE SUGAR CANE	5 GAL., 4' HIGH, 2' SPREAD
15	TI	3 GAL., 24" HIGH
12	DRYLAND TARO	1 GAL., 18" HIGH, 12" SPREAD
16	PALAPALAI	1 GAL., 18" HIGH, 12" SPREAD
15	UKI UKI	6" POT
80 SF	KUPUKUPU FERN	4" POT, 12" SPREAD

0 8' 16' 32'

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

HAWAIIAN GARDEN LANDSCAPE PLAN

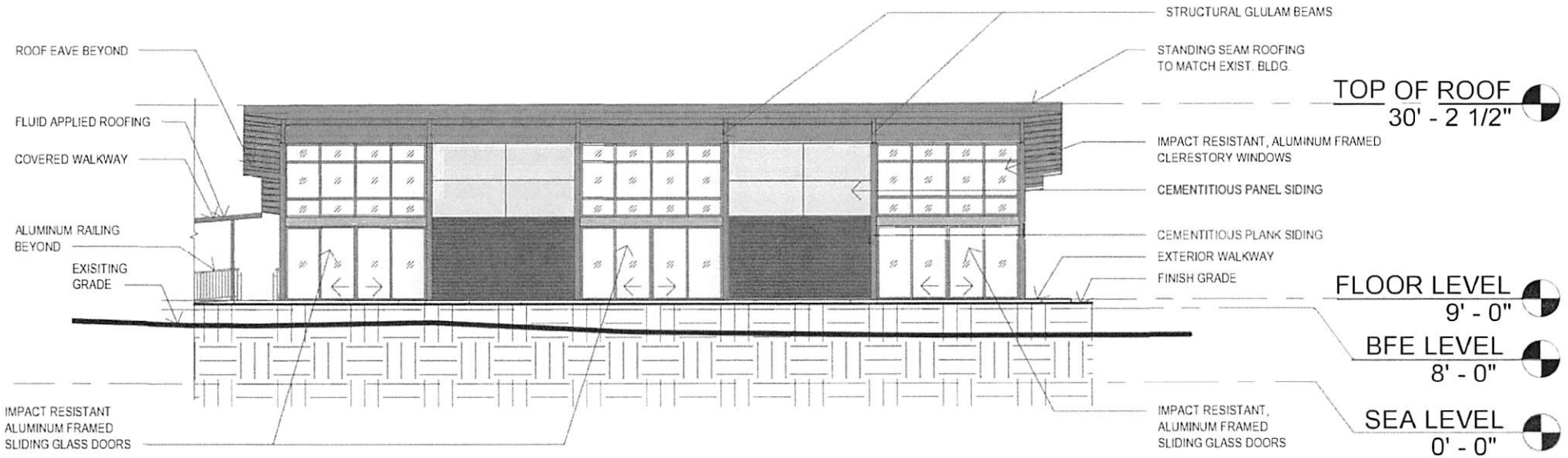
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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



0 8' 16' 32'

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

NEW BUILDING - NORTH ELEVATION

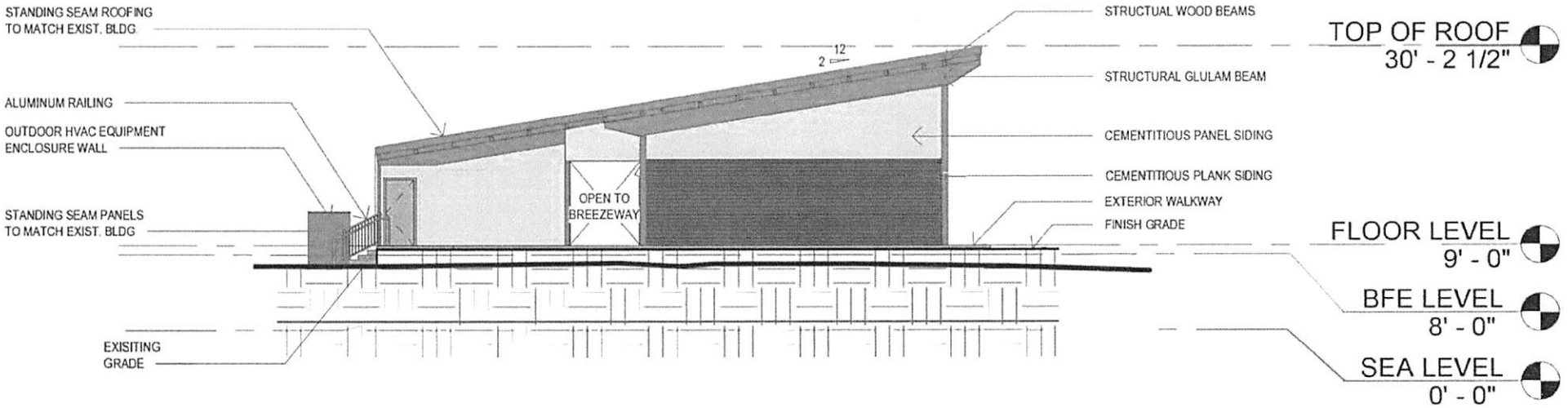
Molokai Education Center

University of Hawai'i System

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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0 8' 16' 32'

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

NEW BUILDING - EAST ELEVATION

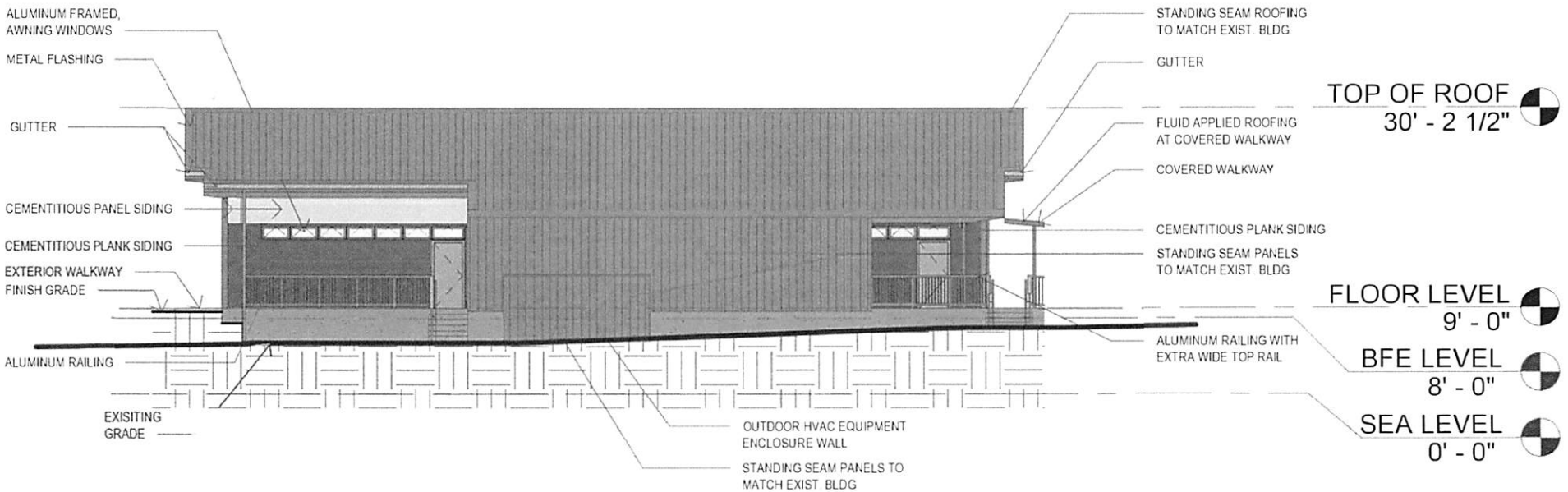
Molokai Education Center

University of Hawaii Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



0 8' 16' 32'

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

NEW BUILDING - SOUTH ELEVATION

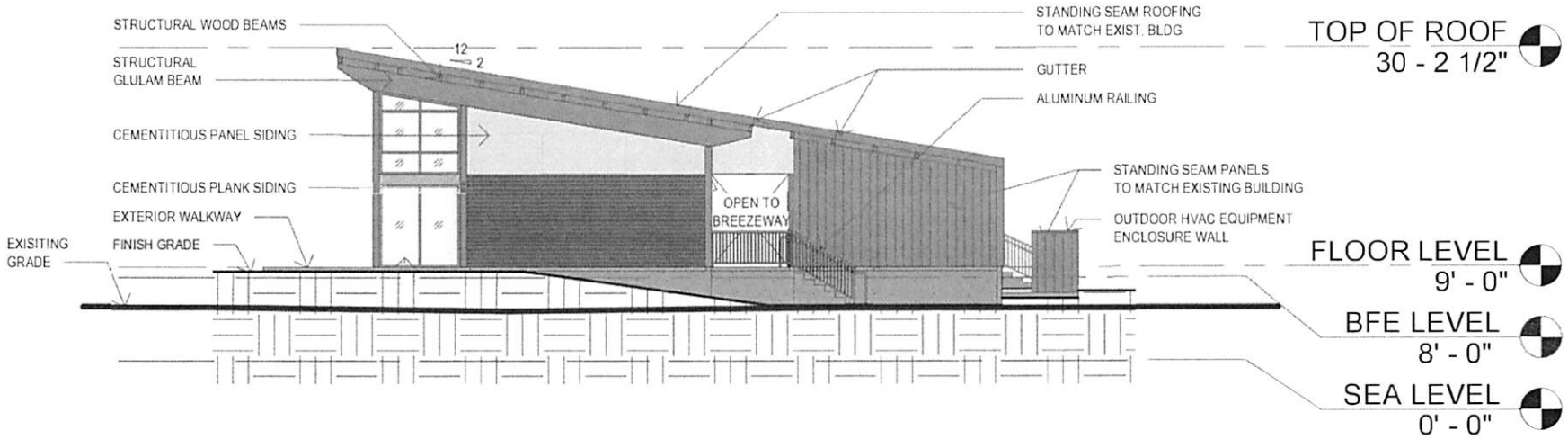
Molokai Education Center

University of Hawai'i — College of Moloka'i

PBR HAWAII

Source: CD Design Hawaii, LLC (2019)

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0 8' 16' 32'

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

NEW BUILDING - WEST ELEVATION

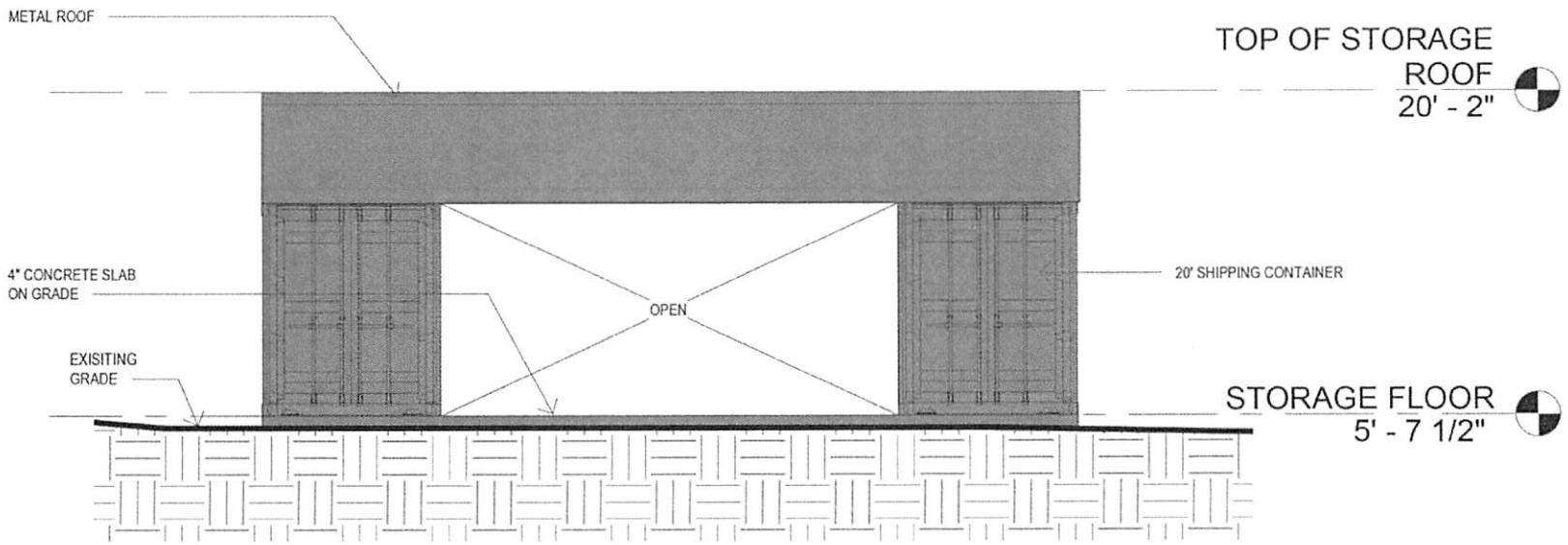
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - NORTH ELEVATION

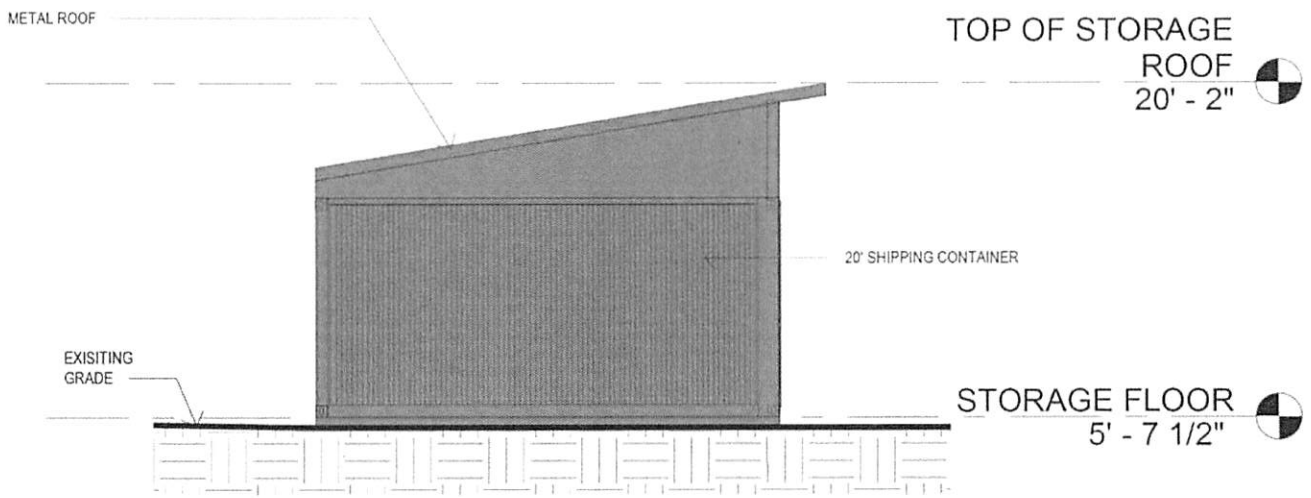
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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0 4' 8' 16'

SCALE: 1/8" = 1'-0"

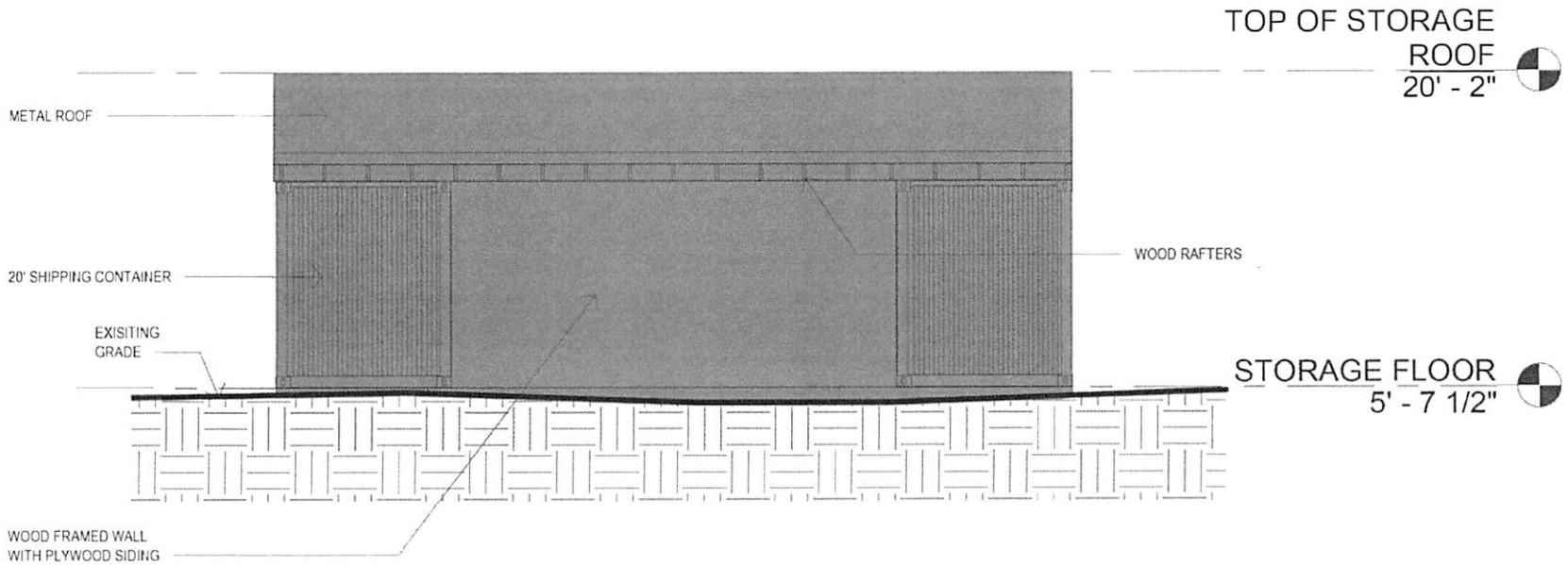
STORAGE - EAST ELEVATION

Molokai Education Center
University of Hawaii Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

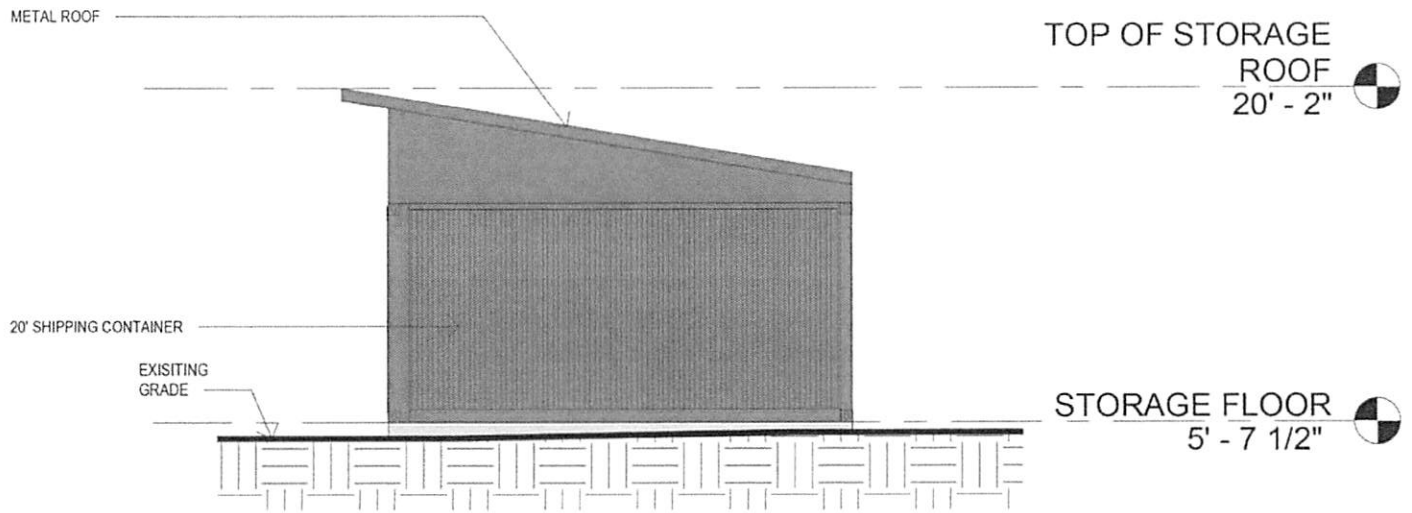
STORAGE - SOUTH ELEVATION

Molokai Education Center

University of Hawai'i — Island of Moloka'i

Source: GD Design Hawaii, LLC (2019)

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - WEST ELEVATION

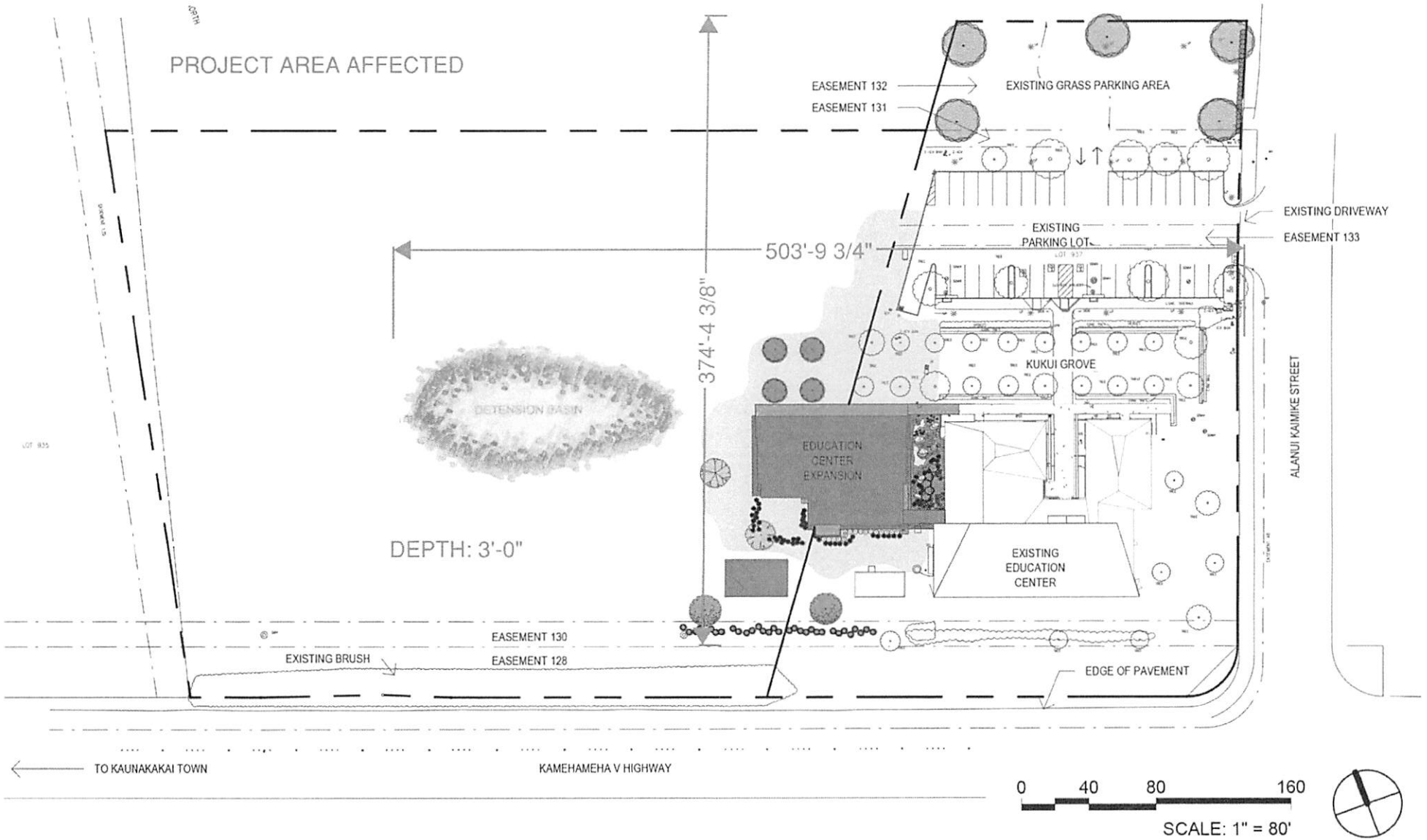
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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SITE PLAN

Molokai Education Center

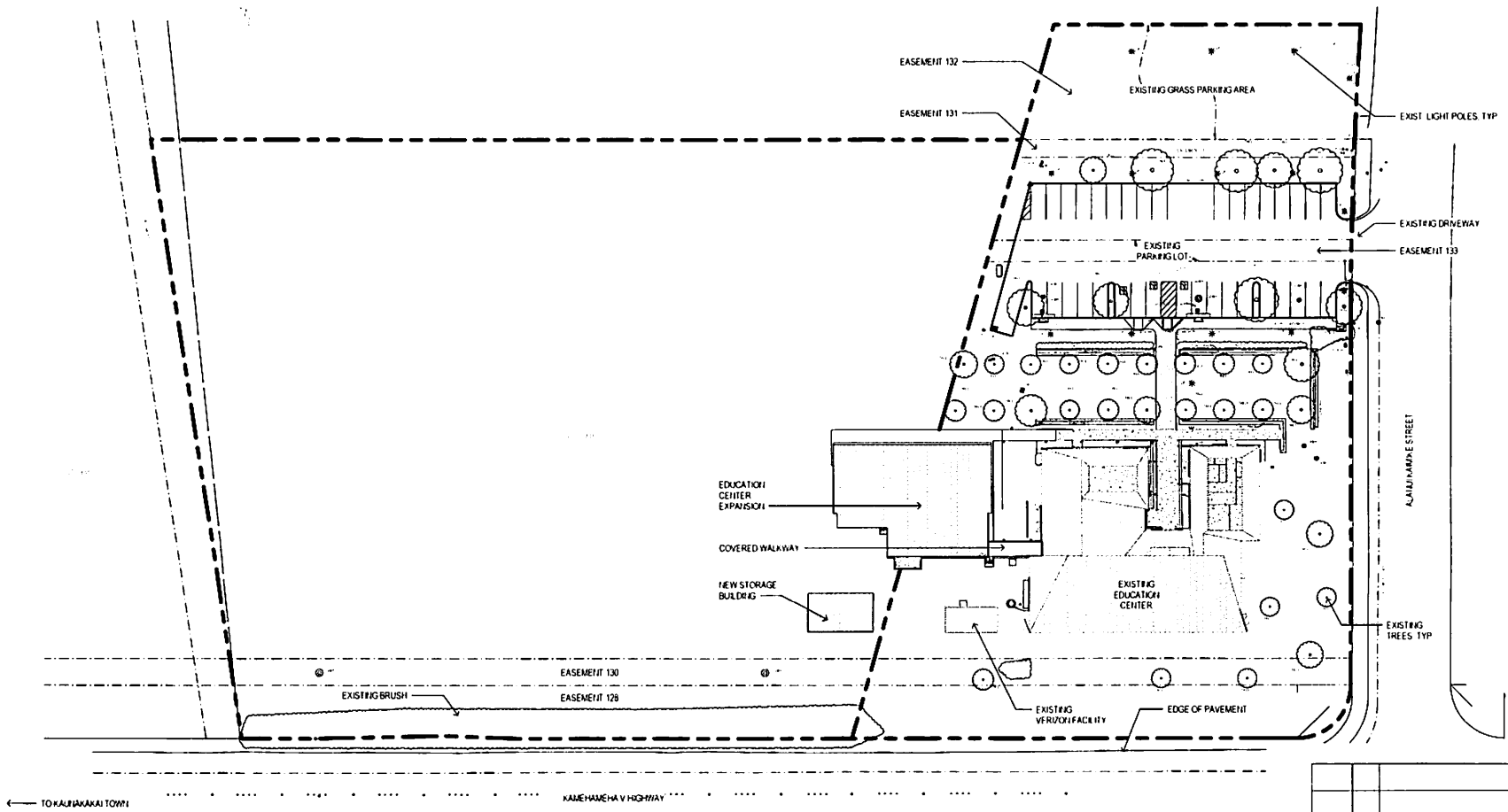
University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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

Architectural Plans



1 **OVERALL SITE PLAN**
SCALE 1" = 30'-0"

SCALE 1" = 30'

	△				

LICENSED PROFESSIONAL ARCHITECT No. 9616 HAWAII, USA

EXPIRATION DATE: 04/30/20

UH MAUI COLLEGE
STATE OF HAWAII

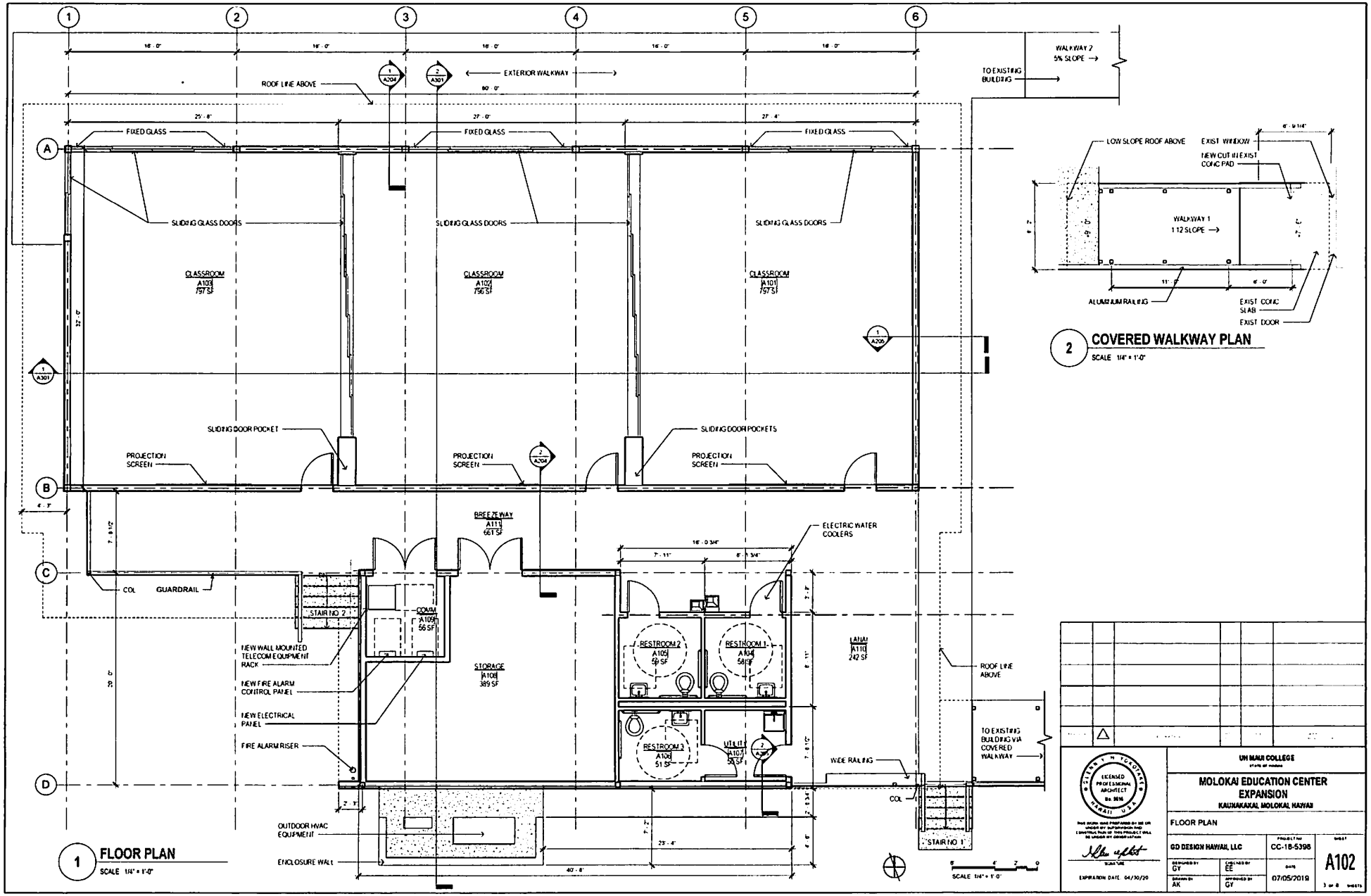
MOLOKAI EDUCATION CENTER EXPANSION
KAUNAKAKAI, MOLOKAI, HAWAII

SITE PLAN

GD DESIGN HAWAII, LLC		PROJECT No. CC-18-5398	SHEET A101
DESIGNED BY GY	CHECKED BY EE	DATE 07/05/2019	
DRAWN BY AK	APPROVED BY GY		

2 of 8 SHEETS

FILE _____ DRAWING _____ FOLDER _____



1 **FLOOR PLAN**
SCALE 1/4" = 1'-0"

2 **COVERED WALKWAY PLAN**
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

LICENSED PROFESSIONAL ARCHITECT
No. 9616
HAWAII, U.S.A.

THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTITUTES PART OF THIS PROJECT WAS NOT UNDER MY OBSERVATION

EXPIRATION DATE: 04/30/20

UH MAUI COLLEGE
STATE OF HAWAII

MOLOKAI EDUCATION CENTER EXPANSION
KAUNAKAKAI, MOLOKAI, HAWAII

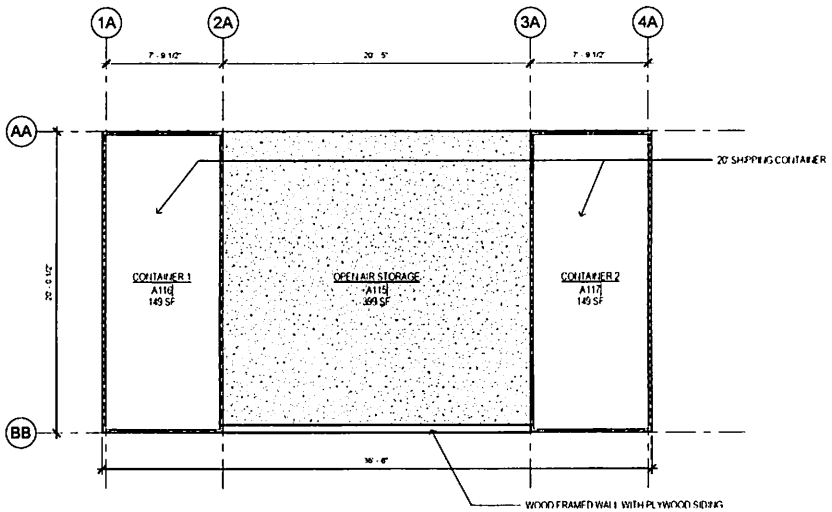
FLOOR PLAN

GD DESIGN HAWAII, LLC

PROJECT No: CC-18-5398

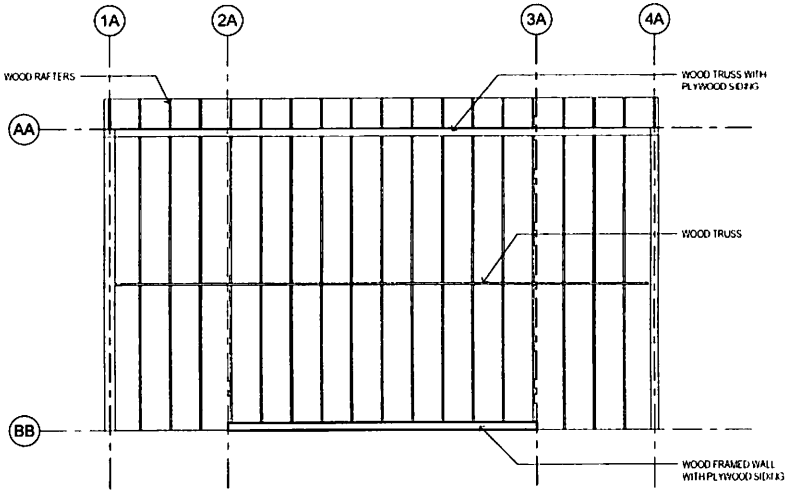
DESIGNED BY: GY
CHECKED BY: EE
DRAWN BY: AK
APPROVED BY: GY
DATE: 07/05/2019

SHEET: A102
3 OF 8 SHEETS



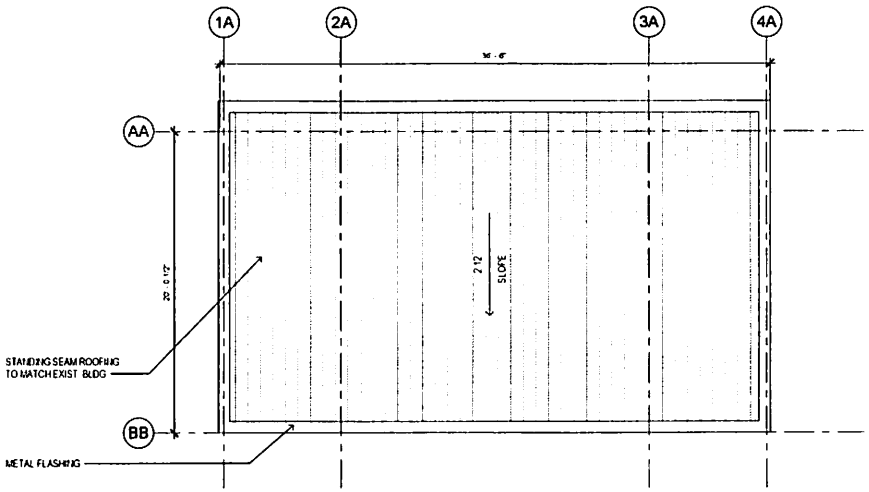
1 FLOOR PLAN

SCALE 1/4" = 1'-0"



2 REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"



3 ROOF PLAN

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

LICENSED PROFESSIONAL ARCHITECT No. 9616 HAWAII, U.S.A.

EXPIRATION DATE: 04/30/20

UH MAUI COLLEGE
STATE OF HAWAII

MOLOKAI EDUCATION CENTER EXPANSION
KAUNAKAKAI, MOLOKAI, HAWAII

STORAGE BUILDING PLANS

GD DESIGN HAWAII, LLC		PROJECT NO. CC-18-5396	SHEET X111
DESIGNED BY GY	CHECKED BY EE	DATE 07/05/2019	
DRAWN BY AK	APPROVED BY GY		Author of 8 sheets

FILE _____ DRAWING _____ FOLDER _____

Colored Drawings





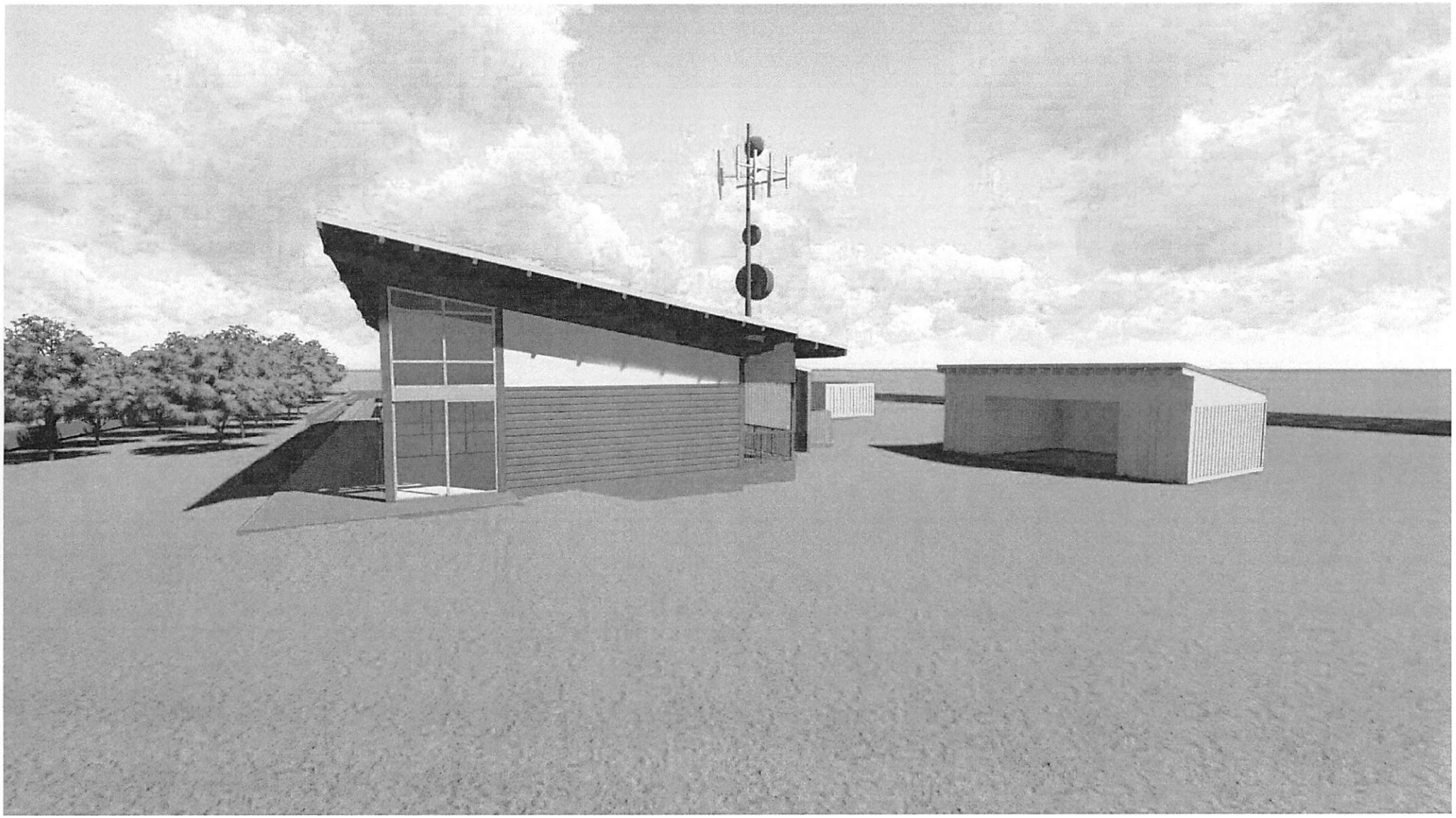


EXHIBIT: 2

DBA Application Form

COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 MAIN STREET, SUITE 619
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-8205 FAX: (808) 270-7634

APPLICATION TYPE: LAND USE COMMISSION DISTRICT BOUNDARY CHANGE/RECLASSIFICATION

DATE: 09/14/2018 VALUATION: $3,700,000

PROJECT NAME: Molokai Education Center Expansion

PROPOSED DEVELOPMENT: An approx. 3,300 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms. A new storage building is also planned. TMKs (2) 5-3-003:013 and 014 (5.27 acres total area). Lot consolidation of TMKs 013 & 014 is being sought as part of the project.

TAX MAP KEY NO.: (2) 5-3-003:013 & 014 CPR/HPR NO.: _____ LOT SIZE: 5.27 acres

PROPERTY ADDRESS: 375 Kamehameha Highway, Kaunakakai, HI 96748

OWNER: University of Hawaii PHONE:(B) _____ (H) _____

ADDRESS: 2444 Dole Street, Bachman Hall 109H

CITY: Honolulu STATE: Hawaii ZIP CODE: 96822

OWNER SIGNATURE: (see letter of authorization - Exhibit E)

APPLICANT: University of Hawaii (Jan Gouveia)

ADDRESS: 2444 Dole Street, Bachman Hall 109H

CITY: Honolulu STATE: Hawaii ZIP CODE: 96822

PHONE (B): (808) 956-6405 (H): _____ FAX: (808) 956-3763

APPLICANT SIGNATURE: (see letter of authorization - Exhibit E)

AGENT NAME: Tom Schnell (PBR Hawaii & Associates)

ADDRESS: 1001 Bishop Street Suite 650

CITY: Honolulu STATE: Hawaii ZIP CODE: 96813

PHONE (B): (808) 521-5631 (H): _____ FAX: (808) 523-1402

EXISTING USE OF PROPERTY: Undeveloped, vacant land & educational facility

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Agricultural

COMMUNITY PLAN DESIGNATION: Public/Quasi ZONING DESIGNATION: Interim

OTHER SPECIAL DESIGNATIONS: Special Management Area

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii **TELEPHONE** (808) 521-5631

PROJECT NAME Molokai Education Center Expansion **E-MAIL** tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 **TAX MAP KEY** 5-3-003-013

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☒ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES & BASE FLOOD ELEVATIONS:[3] Zones X, AE (8')

☐ FEMA DESIGNATED FLOODWAY | For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.

2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.

4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]

REVIEWED & CONFIRMED BY:

Sheila Nakagawa (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-014

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
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3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☐ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: X, XS, AE (8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

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☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land

2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

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4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Sheila Nakagawa 3/29/19
(Signature) (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

PLANNING DEPARTMENT
2200 MAIN STREET, SUITE 619
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-8205 FAX: (808) 270-7634

STATE LAND USE DISTRICT BOUNDARY AMENDMENT/RECLASSIFICATION

SOURCE OF LEGAL AUTHORITY: Chapter 205, Hawaii Revised Statutes and Title 19, Maui County Code

INFORMATIONAL SHEET

The purpose of this application is to establish procedures for implementing the provisions of Section 205-3.1, HRS, pertaining to applications for boundary amendment/reclassification of State Land Use District boundaries involving lands fifteen acres or less presently classified in the Agricultural, Rural or Urban Districts. Applicants applying for lands over fifteen acres or classified as Conservation District, should contact the State Land Use Commission for appropriate procedures.

Upon submittal of a State District Boundary Amendment/Reclassification Application, it will be reviewed for completeness.

Upon certification of completeness, a hearing will be scheduled with the appropriate Planning Commission to review. The Commission shall make a recommendation to the County Council. Approval of the application is through adoption by ordinance.

Between the date of certification of completeness and the Planning Commission hearing, the following must be completed:

APPLICANT:

1. Notification of property owners and lessees of hearing date by certified mail or registered mail, return receipt requested. (Notification letter to owners and lessees are to be mailed after listing and map are checked and verified, application accepted and public hearing scheduled. A location map of the proposed project shall be sent with the notice. Said notification shall be made 30 days prior to the public hearing.) The applicant shall submit an affidavit of mailing to the Director on a form provided by the Department certifying that notice, as required herein has been provided.

2. Publication of the notice in a newspaper of general circulation in the county, once a week for three consecutive weeks prior to any public hearing.

PLANNING DEPARTMENT:

1. Published notice in a newspaper of general circulation within the County of the scheduled hearing.

2. Preparation of report and recommendation to the Commission.

LAND USE COMMISSION DISTRICT BOUNDARY CHANGE/RECLASSIFICATION
REQUIRED SUBMITTALS

District Boundary Change/Reclassification:

From: Agricultural To: Urban

☑ 1. Evidence that the applicant is the owner or lessee of record of the real property to be reclassified.

☑ 2. A notarized letter of authorization from the legal owner if the applicant is not the owner.

☑ 3. List of owners and lessees of real property within a 500 feet radius of the subject parcel should be obtained from the most current available list at the Maui County Department of Finance, Real Property Tax Division. This list should include the tax map key numbers and the names and addresses of all owners, lessees, and members of the Board of Directors or managing agents to be notified, including a map drawn to scale, clearly defining the 500 feet notification boundary and the parcels affected.

☑ 4. A non-refundable filing fee (See Fee Schedule, Table A); payable to *County of Maui, Director of Finance.*

☑ 5. **Zoning & Flood Confirmation form** (pg 2) completed and signed by Planning Dept.

(One Original and One copy)

☑ 1. Legal Description and map drawn to scale of the subject property.

☑ 2. Reason (s) justifying the request.

☑ 3. Report addressing how the proposed district change conforms to the standards establishing the use district as identified in Chapter 15, Land Use Commission Rules, Subchapter 2 Establishment of State Land Use Districts.

☑ 4. Map of site and proposed land use.

After reviewing these documents for completeness, the department will notify the applicant of the number of additional copies needed to be provided for agency transmittal.

DATE:

TO: Owners/Lessees

Please be informed that the undersigned has applied to the Maui Planning Commission of the County of Maui for a State Land Use District Boundary Amendment/Reclassification for the following parcel(s):

1. Tax Map Key: (2) 5-3-003:013 & 014

2. Location: In the vicinity of Kamehameha V Hwy and Alanui Kaimiike Street

3. Area of parcel: 5.27 acres

4. Reclassified from Agricultural to Urban

5. Proposed Development: An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date:

Time:

Place:

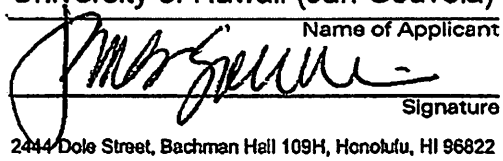
Attached please find a map identifying the location of the specific parcel(s) being considered in the request for State Land Use District Boundary Amendment/Reclassification.

The hearing is held under the authority of Chapter 92, Hawaii Revised Statutes, Title 19 of the Maui County Code, and the appropriate Commission rules.

Testimony relative to this request may be submitted in writing prior to the hearing to the appropriate Planning Commission c/o the Maui Planning Department, 2200 Main Street, Wailuku, Maui, Hawaii 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Planning Department, 2200 Main Street, Wailuku, Maui, Hawaii, Telephone (808) 270-8205; toll free from Molokai 1-800-272-0117, Extension 8205; and toll free from Lanai 1-800-272-0125, Extension 8205.

University of Hawaii (Jan Gouveia)
Name of Applicant


Signature

2444 Dole Street, Bachman Hall 109H, Honolulu, HI 96822
Address

(808) 956-6405
Telephone

NOTARIZED AFFIDAVIT OF MAILING

_____, being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a __ for land situated at 375 Kamehameha Highway, Kaunakakai, HI 96748, TMK: _____

2. Affiant did on _____, 20 , deposit in the United States mail, post paid, by certified or registered mail and delivery to addressee, a copy of a Notice of Hearing, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified on "Exhibit B," attached hereto and made a part hereof.

3. Thereafter there was returned to the Office of Affiant the United States Post Office Certified or Registered Mail Receipts, which are attached hereto as "Exhibit C" and made a part hereof.

Further Affiant sayeth naught:

_____

DBA - Map of Site

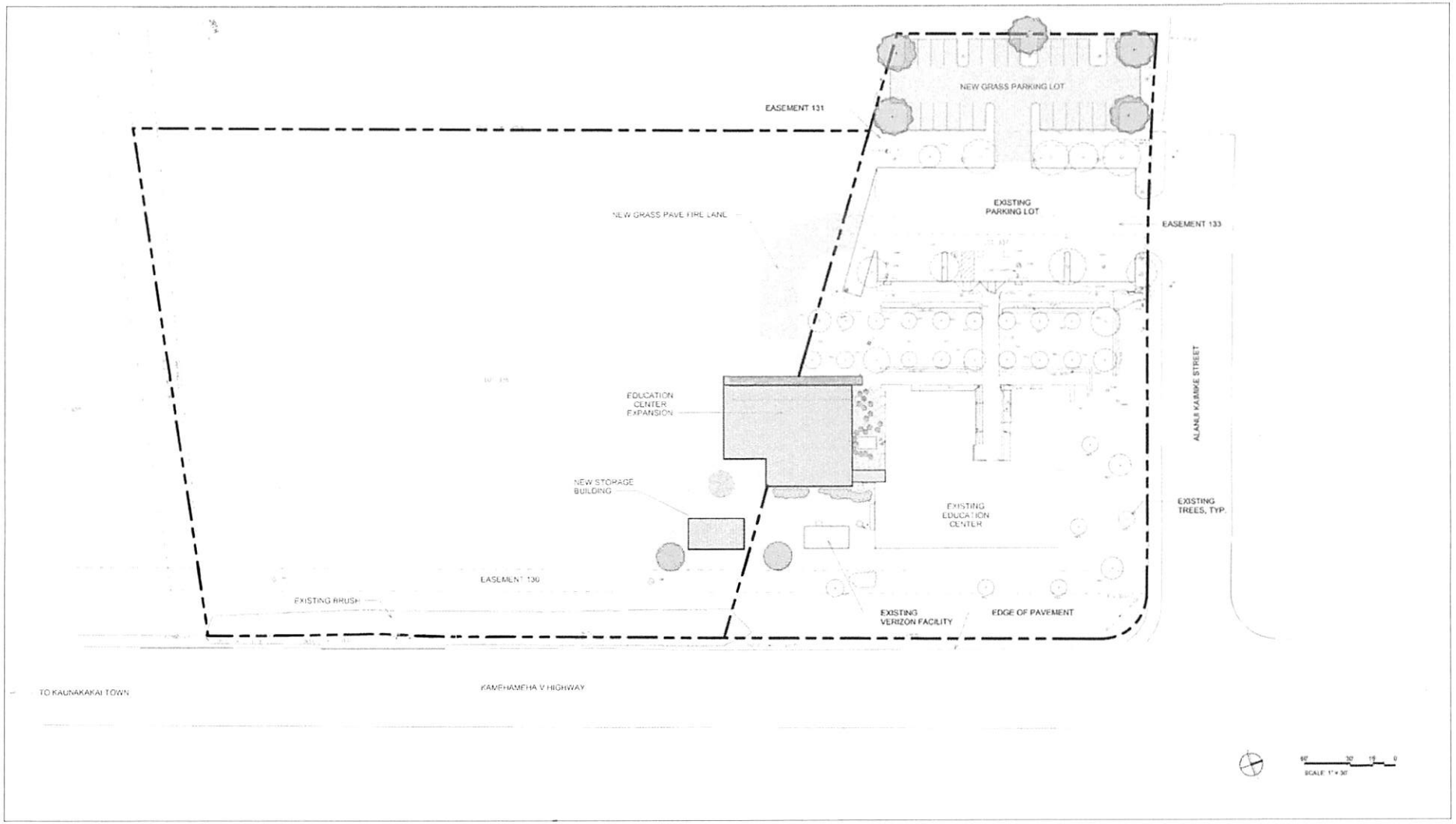


FIGURE:
Map of Site (Site Plan)

Molokai Education Center

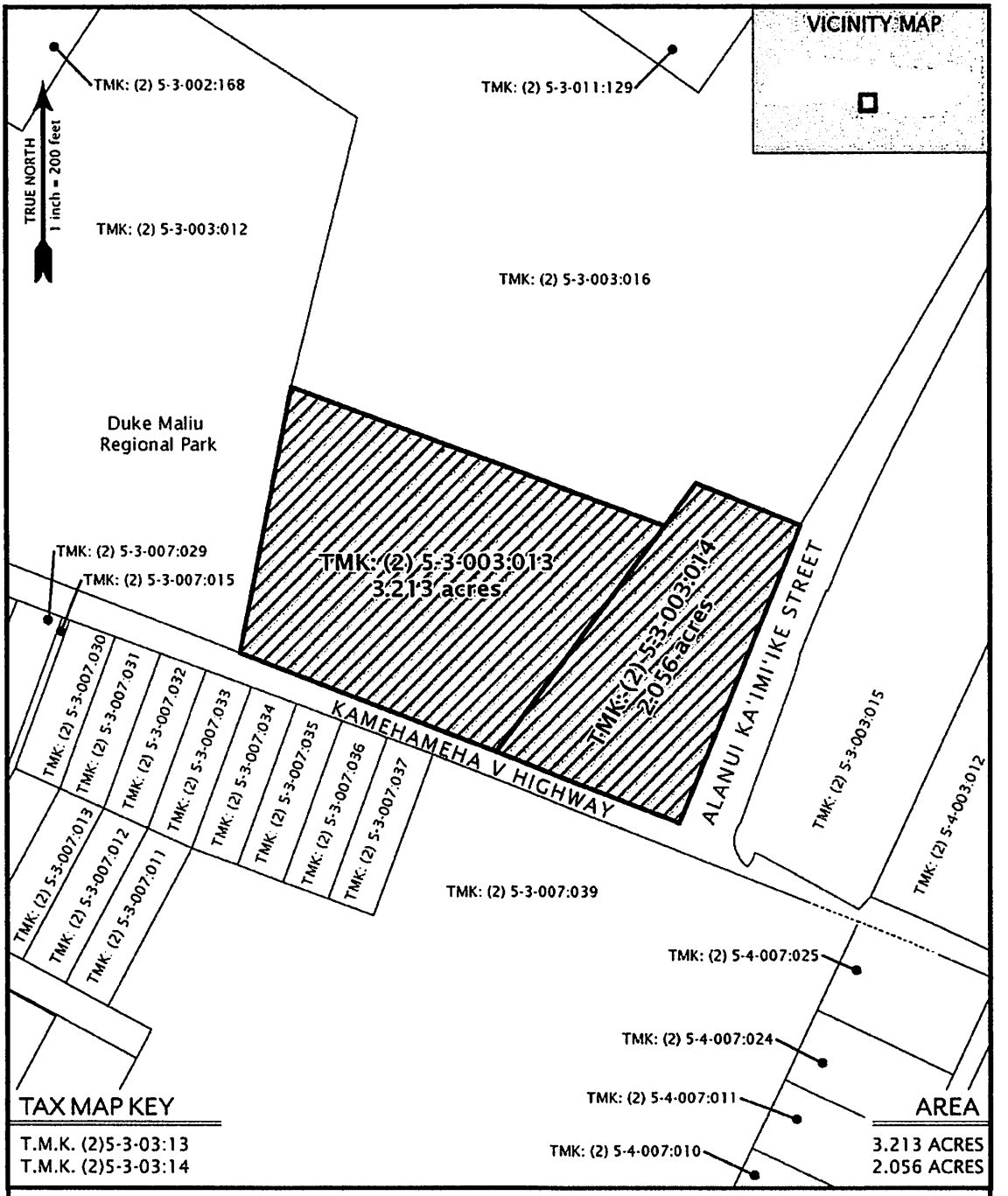
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data

DBA - Map of Proposed Land Use



STATE LAND USE DISTRICT BOUNDARY AMENDMENT MAP NO.

STATE LAND USE DISTRICT BOUNDARY AMENDMENT - KAUNAKAKA'I, MOLOKA'I, HAWAI'I
FROM AGRICULTURAL TO URBAN

EXHIBIT: 3

CIZ Application Form

COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 MAIN STREET, SUITE 619
WAILUKU, HI 96793
(Office) 270-8205 (Fax) 270-1775
email: planning@mauicounty.gov

Application for
CHANGE OF ZONING
(CIZ)

I. SOURCES OF AUTHORITY

The sources of authority for a **Change Of Zoning** are as follows:

Maui County Code (MCC) Chapter 19.510 and 19.510.040

Copies can be obtained in the Planning Department or downloaded from the Maui County website at: www.mauicounty.gov

II. PURPOSE

A Change Of Zoning (CIZ) may be requested when a property is proposed to be used in a manner not allowed under the current zoning. A CIZ may be granted, provided the following criteria are met:

- The proposed request meets the intent of the General Plan and the objectives and policies of the applicable County community plan.
- The proposed request is consistent with the applicable community plan land use map of the County.
- The proposed request meets the intent and purpose of the district being requested.
- The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.
- The application, if granted, would not adversely impact the social, cultural, economic, environmental and ecological character and quality of the surrounding area; and
- If the application involves the establishment of an agricultural district with a minimum lot size of two (2) acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and U.S. Natural Resources Conservation Service.

Copies of the CIZ application can be obtained from the Planning Department. A form fillable PDF version is available from the **Zoning and Land Use Plans** section of the Maui County website at: http://www.mauicounty.gov/index.asp?NID=1251

III. APPLICATION CONTENTS

This application packet contains the following documents each of which shall be complete at the time of submittal:

Change Of Zoning Application Form (see Page 4)
Zoning and Flood Confirmation Form (see Page 5)
Required Submittals Checklist (see Page 6)
Project Assessment Requirements Checklist (see Pages 7-8)
Notice of Application (see Page 9)
Notarized Affidavit of Mailing of Notice of Application (see Page 10)
Notice of Public Hearing (see Page 11)
Notarized Affidavit of Mailing of Notice of Public Hearing (see Page 12)
Long Range Division-Project Database Form (see Pages 13-14)
Sample Map (See Page 15)

IV. SUBMITTAL AND REVIEW PROCESS

Refer to Chapter 19.510, MCC. In summary the submittal and processing procedures are as follows:

1. Applicant submits application.
2. Applicant mails out *Notice of Application* (See Page 9) with a *location map* to all owners and recorded lessees within 500 feet of the subject project site property boundaries. (The *location map* is an accurately scaled map depicting the project site in relation to adjacent parcels and landmarks. It is used in notices to the public to clearly portray the location of the proposed project.) A copy of the *Notice of Application*, *location map*, and *Notarized Affidavit of Mailing of Notice of Application* (See Page 10) shall be submitted as part of the application. (In the event that the application is only to amend text and is not associated with a land use or development application on a project site, contact Planning Department staff for guidance.)
3. The Department of Planning transmits legal description and map to Department of Finance for its Real Property Assessment Division to reconcile metes and bounds with their data
4. Provided that the application is adequate and no additional information is required, the application will be transmitted to reviewing agencies for comments, recommendations and conditions.
5. Upon receipt of agency comments, a public hearing is scheduled for Planning Commission for review and recommendation to County Council.
   Note: Protests may be filed with the appropriate planning commission prior to or on the public hearing date. If forty percent (40%) of the owners/lessees within five hundred feet (500') of the property file written protests, the ordinance must be approved by a vote of six (6) members of the County Council, in order to become effective.
6. Needed adjustments will be made to the map by Department staff, who will perform an integrity check and assign a map number.
7. The Planning Director transmits the Planning Commission's findings, conclusions, and recommendations to the County Council.
8. The County Council reviews and acts upon the application. Any CIZ must be adopted by County ordinance by the County Council and Mayor.
9. A copy of the ordinance, with exhibits, is transmitted to the Real Property Assessment Division for their information and action.

V. PUBLIC HEARING REQUIREMENTS BEFORE THE PLANNING COMMISSION

The **Applicant** is responsible for the following public hearing requirements:

1. Mail ***Notice of Public Hearing*** by certified or registered mail, return receipt requested, to owners/lessees of record within 500 feet of the Parcel boundaries not less than 30 calendar days prior to the public hearing (see Page 11).
2. Submit certified mail return receipts and ***Notarized Affidavit of Mailing of Notice of Public Hearing*** to the Department at least 10 business days prior to the public hearing (see Page 10).
3. Publish the ***Notice of Public Hearing*** and **location map** once a week for three consecutive weeks prior to the date of the public hearing in a newspaper which is printed and issued at least twice weekly in the County and which is generally circulated throughout the County (see Page 9).
4. Submit certified copy of published notice to the Director of Planning at least six (6) days prior to the date of public hearing (see Page 10).
5. The applicant applicant may need to prepare documents, such as amendments to land use maps, unilateral agreements, etc.

The **Planning Department** is responsible for the following public hearing requirements:

1. Notify the applicant and appropriate state and county agencies of the date of the public hearing not less than 45 days prior to the public hearing.
2. Publish the notice of the date, time, place and subject matter of the public hearing once in a newspaper printed and issued at least twice weekly in the county and which is generally circulated throughout the county at least thirty calendar days prior to the date of the public hearing.
3. Transmit a report on the application to the Planning Commission, applicant and appropriate State and County agencies not less than six days prior to the date of the public hearing.
4. Following a recommendation by the appropriate Planning Commission, transmit necessary documents to the County Council.

CHANGE OF ZONING APPLICATION

Please print legibly or type the following.

Permit Number(s): CIZ _____ - _____

PROPERTY ADDRESS & INFORMATION

Project Name:	**Tax Map Key No.:**
Molokai Education Center Expansion	(2) 5-3-003:013 & (2) 5-3-003:014
Total Area:	**Valuation*:**
5.27 acres	$3,700,000

Physical Address/Location of Project:
375 Kamehameha Highway, Kaunakakai, HI 96748

** Total cost or fair market value, as estimated by an architect, engineer, or contractor licensed by the State of Hawaii Dept. of Commerce and Consumer Affairs; or, by the administrator of Dept. of Public Works, Development Services Administration.*

DESCRIPTION OF PROPOSED ACTIVITY OR DEVELOPMENT

Describe the existing use:

(2) 5-3-003:014: Existing use includes an education center building and paved parking lot with access from Alanui Ka'imi'ike Street.

(2) 5-3-003:013: Existing conditions include a vacant lot of undeveloped land adjacent to TMK (2) 5-3-003:014

Describe the proposed use: Proposed use for TMK (2) 5-3-003:014 remains unchanged. An approx. 3,300 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms to provide opportunities for classes and community events is proposed. A new storage building is also planned. Lot consolidation of TMK's 013 & 014 is being sought as part of the project.

LAND USE DESIGNATIONS	Existing	Proposed
State Land Use District Boundary	Agricultural	Urban
Maui Island Plan	N/A	N/A
Community Plan	Public/Quasi Public	Public/Quasi Public
County Zoning	Interim	P-1 Public/Quasi Public
Other (i.e. SMA)	Portion within SMA	Portion within SMA

CONTACT INFORMATION

APPLICANT INFORMATION

Name(s): University of Hawaii (Jan Gouveia)
Email: kodani@hawaii.edu

Mailing Address: 2444 Dole Street, Bachman Hall 109H, Honolulu, HI 96822

Phone Number(s **(bus)** (808) 956-6405 **(hm)** **(cell)** **(fax)** (808) 956-3763

Signature(s): (see letter of authorization - Exhibit E) **Date:** 01/24/21

CONSULTANT INFORMATION

Name(s): Tom Schnell (PBR HAWAII & Associates)
Email: tschnell@pbrhawaii.com

Mailing Address: 1001 Bishop Street Suite 650, Honolulu, HI 96813

Phone Number(s **(bus)** (808) 521-5631 **(hm)** **(cell)** **(fax)** (808) 523-1402

Signature(s): Tom Schnell **Date:** 01/24/21

OWNER INFORMATION

Name(s): University of Hawaii (Jan Gouveia)
Email: kodani@hawaii.edu

Mailing Address: 2444 Dole Street, Bachman Hall 109H, Honolulu, HI 96822

Phone Number(s **(bus)** (808) 956-6405 **(hm)** **(cell)** **(fax)** (808) 956-3763

Signature(s): (see letter of authorization - Exhibit E) **Date:** 01/24/21

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-013

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☒ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: Zones X, AE(8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature)
☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).
☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).
☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.
☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:
1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]

REVIEWED & CONFIRMED BY:

Sheila Wakayama (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-014

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from** Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☐ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: X, XS, AE (8')

☐ FEMA DESIGNATED FLOODWAY | For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits, base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Sheila Nakagawa (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

REQUIRED SUBMITTALS CHECKLIST

☑ 1. This **Change Of Zoning Application** with all pages completed.

☑ 2. Evidence that the Applicant is the owner of the real property to be reclassified; OR, if the Applicant is not the owner, a notarized letter of authorization from the owner authorizing the applicant to act on the owner's behalf AND evidence that identify the legal owner.

☑ 3 A copy of the ***Notice of Application,*** **location map** and ***Notarized Affidavit of Mailing of Notice of Application.***

☑ 4. List of owners and lessees of real property within a 500 feet radius of the subject parcel boundaries shall be obtained from the most current available list at the Maui County Department of Finance, Real Property Tax Division. This list should include the tax map key numbers and the names and addresses of all owners, lessees, and members of the Board of Directors or managing agents to be notified, including a *parcel notification map* (The *parcel notification map* is a map drawn to scale, clearly identifying the 500 foot boundary surrounding the subject parcel and the parcels within the notification boundary).

☑ 5. ***Zoning and Flood Confirmation form*** (pg 5) completed and signed by Planning Dept.

☑ 6. Legal metes and bounds description of the subject property.

☑ 7. Map of the subject property and its surrounding properties, including their Tax Map Key numbers, on regular paper (8 ½" x 11" format). The map will not include the metes and bounds on it, nor signature lines or dates for any approvals (see sample on page 15).

☑ 8. Two (2) hard copies of a ***Project Assessment*** document which contains all the items listed in the *Project Assessment Requirements Checklist.*
Note: The Department will review the application and request additional copies for agency transmittal.

☑ 9. Any other information, as may be required.

☑ 10. A copy of the ***Notice of Public Hearing.***

☑ 11. An electronic copy in PDF format of the entire application package on a compact disk or flash drive.

☑ 12. A **non refundable** filing fee payable to *County of Maui, Director of Finance.*
(see Fee Schedule, Table A found on the Maui County website)

After reviewing the application packet and certifying that it is ready for processing the Applicant will be notified of the number of additional hard and digital copies to be provided for agency review.

PROJECT ASSESSMENT REQUIREMENTS CHECKLIST

*Refer to Chapter 19.510, MCC. Compile the items listed below into a Project Assessment document, which may include elements of the Chapter 343, HRS environmental assessment or impact statement. In the "**Location**" column list the document and page number where each item is found.*

D#	Assessment Content Description	Location
D1	Owner identification and signature or written authorization documents.	DEA 1.1 & SINFO* Ex. D,E
D2	Owner's name, address, and phone number.	DEA 1.2
D3	Agent's name, address, and phone number, if applicable.	DEA 1.4
D4	Tax map key and street address, if available.	DEA 2.1.1
D5	*Locational map* identifying the site, adjacent roadways, and landmarks (The purpose of *locational map* is to give an overview depicting the project site in relation to adjacent landmarks and geographic features. Possible formats include marked-up aerial photographs and the *location map* described on Page 2, among others.).	DEA Fig. 2
D6	List of owners and lessees of record within 500 feet and the *parcel notification map* (described on Page 5).	SINFO Ex.G
D7	Analysis of ways in which application conforms to policies and objectives of General Plan, Community Plan and applicable district.	DEA 6.2
D8	Detailed land use history of parcel(s) to include former and existing state and county land use designations, violations and uses.	DEA 2.1.4
D9	Preliminary archaeological and historical data and comments from the Department of Land and Natural Resources (DLNR) and Office of Hawaiian Affairs (OHA). If applicable, a preservation /mitigation plan approved by DLNR and OHA.	DEA 4.1
D10	Analysis of secondary impacts of the proposed use on surrounding uses.	DEA 5.3
D11	Traffic impact analysis and, if applicable, a traffic master plan with comments from the Department of Transportation (DOT) and the Department of Public Works (DPW).	DEA App. D
D12	If applicable, an assessment of the impact the proposed use may have on agricultural use of the property with comments from The Department of Agriculture (DOA) and Natural Resources Conservation Service (NRCS).	DEA 3.3
D13	Water source, supply and distribution analysis, and, if applicable, a water master plan which includes comments from the DLNR, Department of Water Supply (DWS), and DPW.	DEA 3.5, 4.7
D14	Sewage disposal analysis, and comments, if applicable, from the Department of Health (DOH), DLNR, Department of Environmental Management (DEM), and DWS.	DEA 4.7.2
D15	Solid waste disposal analysis and comments, if applicable, from DOH, DLNR, DEM, and DWS.	DEA 4.7.4

*SINFO = Molokai Education Center Supplemental Information

PROJECT ASSESSMENT REQUIREMENTS CHECKLIST

D#	Assessment Content Description	Location
D16	Identification of environmentally sensitive areas, habitat and botanical features, such as wetlands, streams, endangered plants, etc., and comments, if applicable, from DLNR, US Fish and Wildlife Service (USFWS), and US Army Core of Engineers (USACE).	DEA 3.7
D17	Identification of the existing topographical and drainage patterns and any alterations proposed.	DEA 3.5, 4.7.3
D18	Identification and summary of all meetings held between Applicant and any community group.	DEA Ch. 9
D19	Dated photographs of site or structure.	DEA Fig. 4
D20	Development schedule.	DEA 2.2.5
D21	Schematic site development plans, if applicable, drawn to scale, which identify property lines and easements; location, size, spacing, setback and dimensions of all existing and proposed building, structures, improvements and uses; existing and proposed building elevations, sections, floor plans and site sections; topographic information showing existing features and conditions and proposed grading; existing and proposed landscaping which depicts open spaces, plantings and trees; existing and proposed roadways and accesses to the project and parking layout with dimensions; and shoreline, shoreline setback lines, stream and other setback lines.	DEA App. A
D22	Operations and management of proposed use which may include: number of employees, housing plan, hours of operation, provisions for off-site parking.	DEA 2.2
D23	Identification of traditional beach and mountain access trails and additional trails which may be required for public access, and, if applicable, a preservation/mitigation plan and comments from DLNR and OHA.	DEA 4.2
D24	Identification and assessment of chemicals and fertilizers used, and, if applicable, a mitigation plan and maintenance program and schedule, and comments from DOH, DLNR, USFWS, and US Environmental Protection Agency (USEPA).	DEA 3.4
D25	Any other information necessary to assess the application.	

NOTICE OF APPLICATION

Date: 3-26-19

TO: OWNERS/LESSEES

Please be advised that the undersigned has filed an application for a **Change Of Zoning** to change the land use designation(s) (and/or plain text) for the following parcel:

1. Tax Map Key Number: (2) (2) 5-3-003:013 & (2) 5-3-003:014
2. Location (street address): 375 Kamehameha Highway, Kaunakakai, HI 96748
3. Change of Zoning from: Interim

   to: P-1 Public/Quasi Public

   Other (i.e. SMA):
4. Description of the existing uses on the Property:

   (2) 5-3-003:014: Existing use includes an education center building and paved parking lot with access from Alanui Ka'iml'ike Street. (2) 5-3-003:013: Existing conditions include a vacant lot of undeveloped land adjacent to TMK (2) 5-3-003:014
5. Description of the proposed uses on the Property:

   Proposed use for TMK (2) 5-3-003:014 remains unchanged. Proposed use for TMK (2) 5-3-003:013 includes developing an ~~addition to the existing education center to provide multi-purpose classrooms to provide opportunities for classes and~~ community events.

The Applicant is responsible for ensuring accuracy of the information.

University of Hawaii (Jan Gouveia)

Owner/Applicant	Applicant (if not also Owner)
Signature	Signature
2444 Dole Street, Bachman Hall 109H	1001 Bishop St Suite 650
Mailing Address, No. & Street or PO Box	Mailing Address, No. & Street or PO Box
Honolulu, HI 96822	Honolulu HI 96813
City, State, Zip Code	City, State, Zip Code
(808) 956-6405	808 521-5631
Telephone	Telephone

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION

Thomas Schnell , being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a **Change Of Zoning** for land situated at

   375 Kamehameha Highway, Kaunakakai, HI 96748 , TMK (2): (2) 5-3-003:013 & (2) 5-3-003:0014

2. Affiant did on March 26 2019, deposit in the United States mail, postage prepaid, a copy of a Notice of Filing of Application with a location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.

Further, Affiant sayeth naught.

subscribed and sworn to before me this

26 day of MARCH , 20 19 .

MICHAEL ISARA NOTARY PUBLIC [Stamp or Seal] No. 16-277 STATE OF HAWAII

Notary Public, State of Hawaii

Print Name: MICHAEL ISARA

My commission expires: 9/14/2020

NOTARY PUBLIC CERTIFICATION

Doc. Date:	3/26/19	# Pages:	9
Notary Name:	MICHAEL ISARA	Judicial Circuit:	1st
Doc. Description:	AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION		
Notary Signature:			
Date:	3/26/19		

MICHAEL ISARA [Stamp or Seal] NOTARY PUBLIC No. 16-277 STATE OF HAWAII

PBR HAWAII
& ASSOCIATES, INC.

March 26, 2019

Surrounding Property Owners
of the Molokai Education Center

SUBJECT: UNIVERSITY OF HAWAII MAUI COLLEGE (UHHC) MOLOKAI EDUCATION CENTER
ADDRESS: 375 Kamehameha Highway, Kaunakakai, HI 96748
TMK: (2) 5-3-003:013 and (2) 5-3-003:014

Dear UHHC Molokai Education Center Neighbor,

As UHHC Molokai Education Center's planning consultant, I am sending you this letter and attached Notice of Application as part of the process of the proposed expansion of the UHHC Molokai Education Center.

UHHC Molokai Education Center proposes to add a multi-purpose classroom to the campus. The classroom is proposed to be connected to the existing building and would provide more space for classes, lectures, and community events.

As part of the permitting process UHHC Molokai Education Center seeks a Change in Zoning of the property (Tax Map Key (TMK) (2) 5-3-003:013 and TMK (2) 5-3-003:014) from Interim to Public/Quasi-Public (P-2). The attached Notice of Application is required to be mailed to all owners and lessees of record located within a 500-foot distance from the TMK parcels. Your address was derived from the most current list of owners and lessees of record available from the Real Property Tax Division of the County of Maui Department of Finance.

As part of the permitting process UHHC Molokai Education Center will also be seeking a: 1) State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District; and 2) Special Management Area (SMA) Use Permit. Notices of hearings for these permits (and the Change in Zoning) will be mailed to you at the appropriate times.

A Draft Environmental Assessment (EA) has also been prepared which includes more information about the proposed UHHC Molokai Education Center expansion. We will send you a notice of the publication of the Draft EA within the next several days, along with information regarding how you can review and provide comments on the Draft EA.

Should you have any questions, please contact me at (808) 521-5631 or Kelley Dudoit from the UHHC Molokai Education Center at kelleyt@hawaii.edu or (808) 553-4490.

Sincerely,

PBR HAWAII,

Tom Schnell, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

A. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

KATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

JIACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
FAX: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

Printed on recycled paper

NOTICE OF APPLICATION

Date: 3-26-19

TO: OWNERS/LESSEES

Please be advised that the undersigned has filed an application for a Change Of Zoning to change the land use designation(s) (and/or plain text) for the following parcel:

1. Tax Map Key Number: (2) (2) 5-3-003:013 & (2) 5-3-003:014
2. Location (street address): 375 Kamehameha Highway, Kaunakakai, HI 96748
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   to: P-1 Public/Quasi Public

   Other (i.e. SMA):
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5. Description of the proposed uses on the Property:

   Proposed use for TMK (2) 5-3-003:014 remains unchanged. Proposed use for TMK (2) 5-3-003:013 includes developing an ~~addition to the existing education center to provide multi-purpose classrooms to provide opportunities for classes and~~ community events.

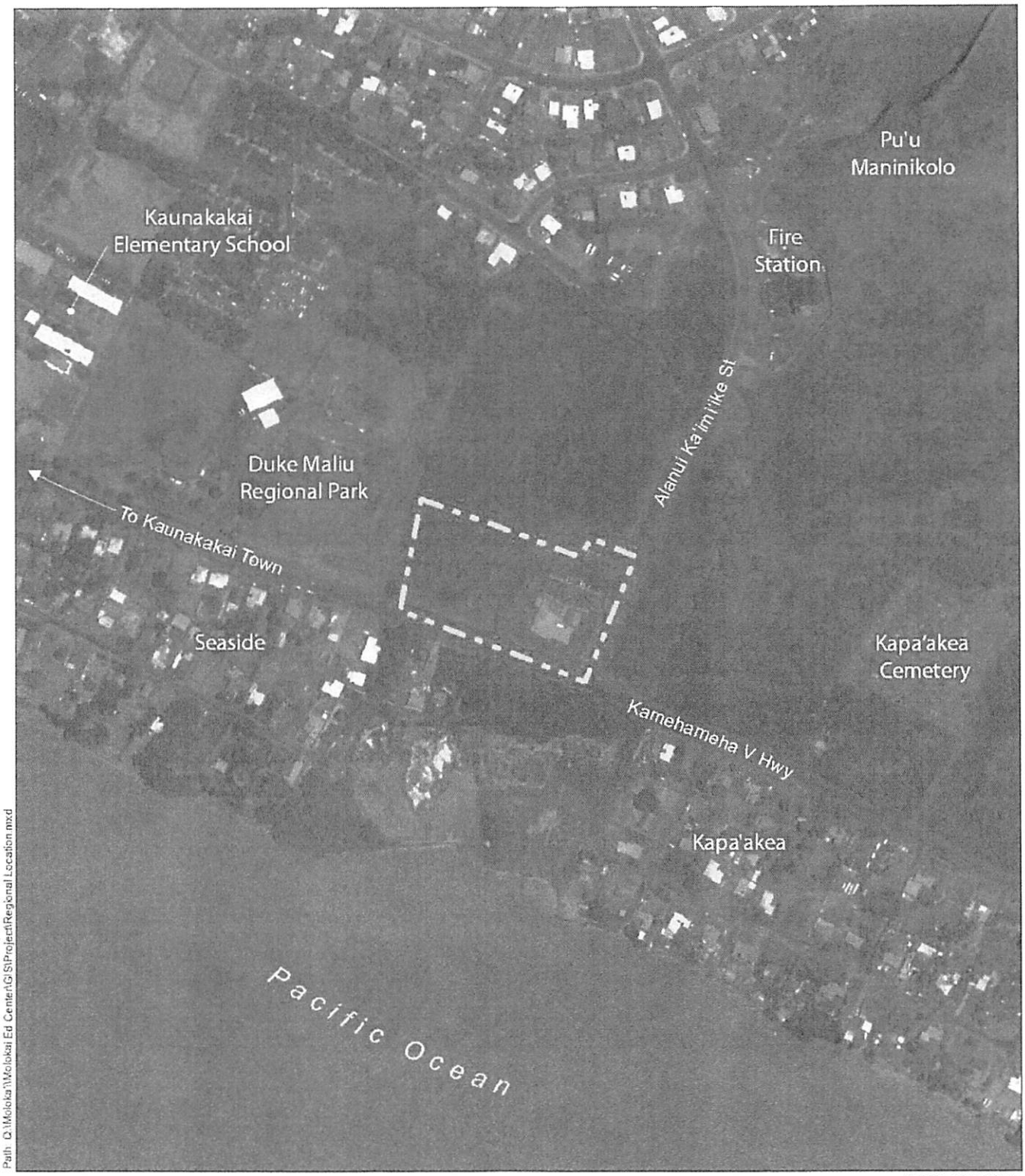
The Applicant is responsible for ensuring accuracy of the information.

University of Hawaii (Jan Gouveia)

Owner/Applicant	Applicant (if not also Owner)
Signature	Signature
2444 Dole Street, Bachman Hall 109H	1001 Bishop St Suite 650
Mailing Address, No. & Street or PO Box	Mailing Address, No. & Street or PO Box
Honolulu, HI 96822	Honolulu HI 96813
City, State, Zip Code	City, State, Zip Code
(808) 956-6405	808 521-5631
Telephone	Telephone

Exhibit A

Location Map



PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
Path Q:\Moloka'i\Molokai Ed Center\GIS\Project\Regional Location.mxd

DATE: 1/13/2017

Legend

Moloka' i Education Center

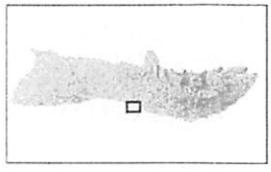


Figure:
Location Map

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

North

Linear Scale (feet)

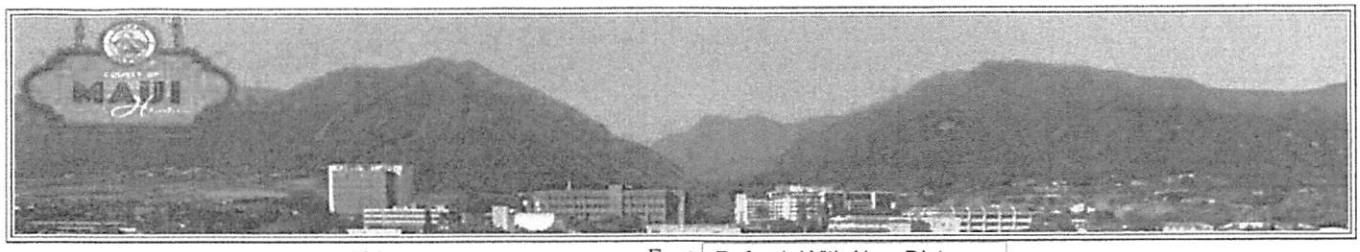
0 100 200 400

PBR HAWAII

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Exhibit B

List of Recorded Owners and Lessees within 500 feet

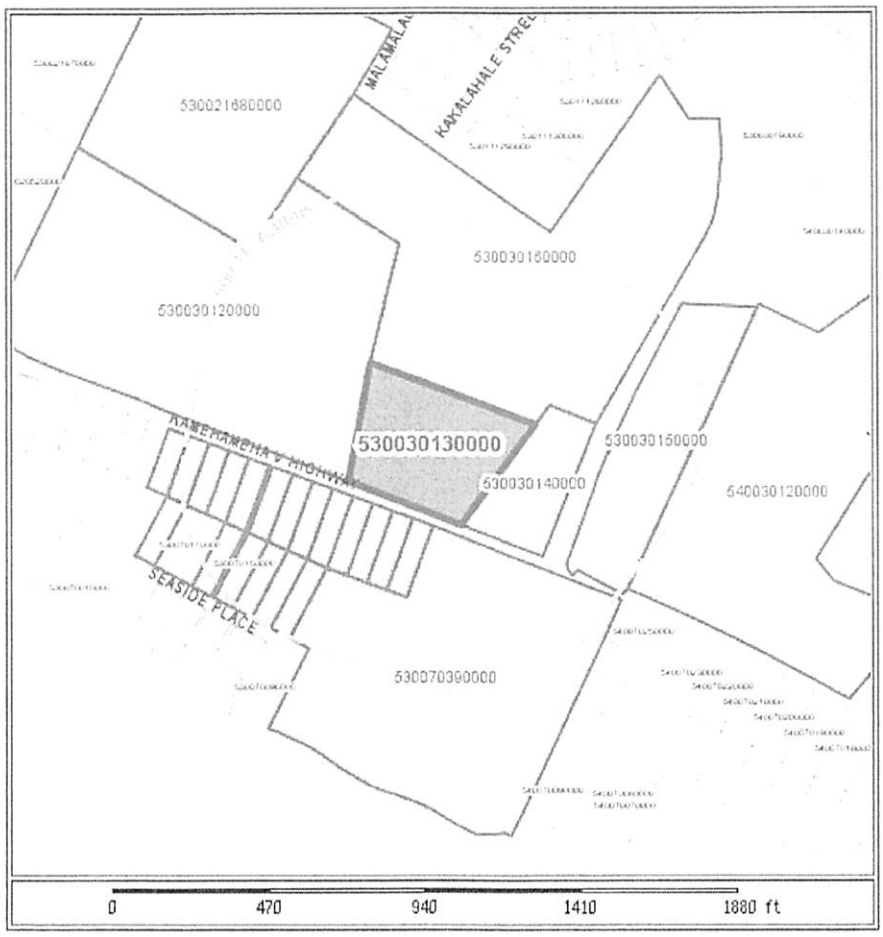


500 Feet Refresh With New Distance

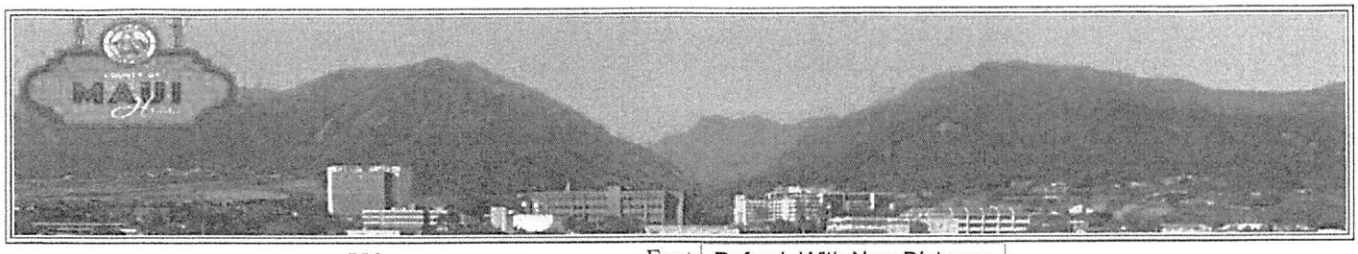
Print Mailing Labels at 500 Feet

Count	Parcel #	Owner	Address
1	530021680000	HALE MAHAOLU HOME PUMEHANA	200 HINA AVE KAHULUI HI 96732
2	530030130000	UNIVERSITY OF HAWAII	2444 DOLE ST HONOLULU HI 96822
3	530030140000	UNIVERSITY OF HAWAII	C/O RYAN KURASHIGE 2002 EAST WEST RD HONOLULU HI 96822
4	530030150000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
5	530030160000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
6	530070110000	BRYANT,ROY K TRUST	PO BOX 482249 KAUNAKAKAI HI 96748
7	530070120000	MONIZ,ESTHER JUDITH	128 E PAPA AVE KAHULUI HI 96732
8	530070130000	MONIZ,ESTHER JUDITH	128 E. PAPA AVENUE KAHULUI HI 96732
9	530070140000	OTSUKA,GARY GIICHI	PO BOX 244 KAUNAKAKAI HI 96748
10	530070150000	COUNTY OF MAUI	00000
11	530070160000	KEAHI,ALEXANDER TRUST	PO BOX 995 KAUNAKAKAI HI 96748
12	530070170000	KAWANO,NELSON S	PO BOX 351 KAUNAKAKAI HI 96748
13	530070190000	NEGRILLO,RICHARD JR	PO BOX 1492 KAUNAKAKAI HI 96748
14	530070250000	PLACE,WALLUMOORE JOSEPH	264 KAMEHAMEHA V HWY KAUNAKAKAI HI 96748
15	530070260000	OTO,VILIAMI KULIFEKAI	PO BOX 126 HOOLEHUA HI 96729
16	530070270000	YEDA,MILES MAMORU	5208 KOHI ST LAHAINA HI 96761
17	530070270000	TAMURA,TESUO	P O BOX 94 KAUNAKAKAI HI 96748
18	530070270000	YEDA,JEAN SHIGEYO	1615 SAINT LOUIS DR HONOLULU HI 96816
19	530070280000	NANOD,FILEMON MANILA TRUST	PO BOX 118 KAUNAKAKAI HI 96748
20	530070290000	KEANINI,ARLENE HATSUKO TRUST	290 KAMEHAMEHA V HWY KAUNAKAKAI HI 96748
21	530070300000	SIMON,SEAN KILPATRICK	P O BOX 1335 KAUNAKAKAI HI 96748
22	530070310000	TAKATA,GLENN KATSUMI	PO BOX 516 KAUNAKAKAI HI 96748
23	530070310000	TAKATA,LANE SADAO	PO BOX 331117 KAHULUI HI 96733
24	530070310000	TAKATA,MANDY CHIEMI	PO BOX 2043 KAUNAKAKAI HI 96748
25	530070320000	TAKAHASHI,DAVID M LVG TRUST	1727 PALAMOI ST

			PEARL CITY HI 96782
26	530070330000	TAKAHASHI,DAVID MIKIO TRS	1727 PALAMOI ST PEARL CITY HI 96782
27	530070340000	HIRATA,HARRY I DEC'D	P O BOX 750 KAUNAKAKAI HI 96748
28	530070350000	HIRATA,KAZUMI TR	C/O KAZUMI & SANDRA HIRATA TRS PO BOX 978 KAUNAKAKAI HI 96748
29	530070360000	HIRATA,KAZUMI TR	KAZUMI & SANDRA HIRATA TRS P O BOX 978 KAUNAKAKAI HI 96748
30	530070370000	ROCCOGRANDI,ROBERT DELANO - DEC'D	170 E 83RD ST APT 7P NEW YORK NY 10028
31	530070390000	GOODFELLOW BROTHERS INC	PO BOX 220 KIHEI HI 96753
32	540030120000	MOWAT,DELLDRENE K MOWAT	2100 DATE STR #1803 HONOLULU HI 96826



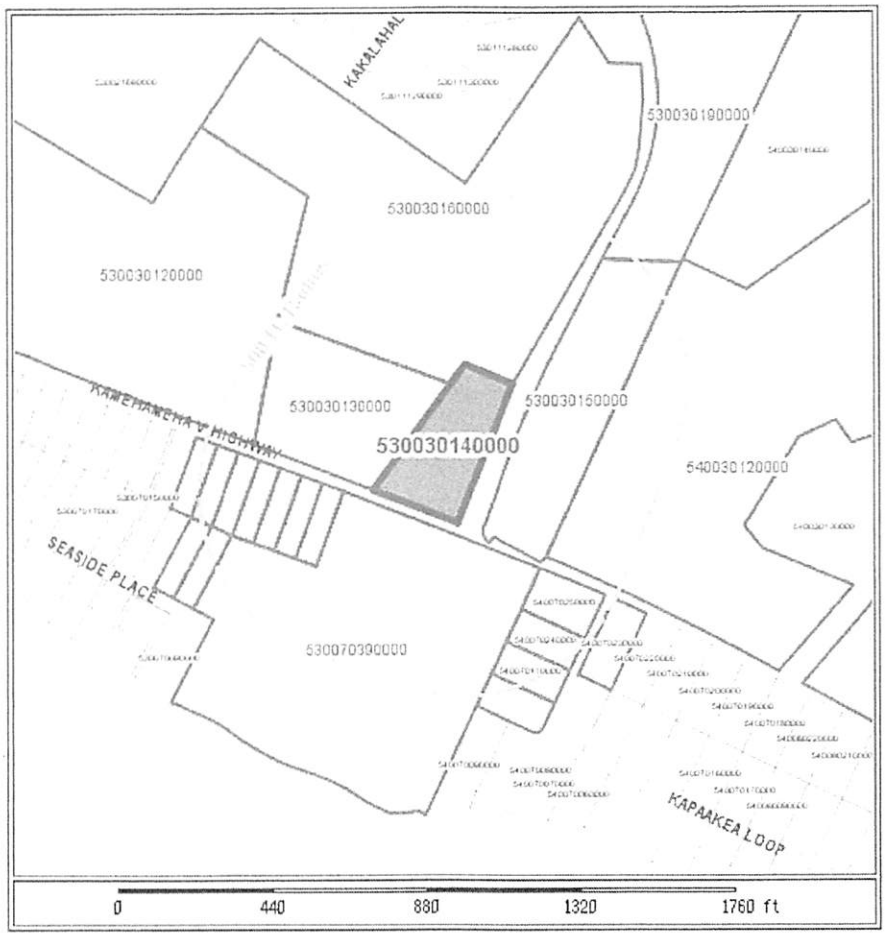
© and website design by qpublic.net



500 Feet Refresh With New Distance

Print Mailing Labels at 500 Feet

Count	Parcel #	Owner	Address
1	530030130000	UNIVERSITY OF HAWAII	2444 DOLE ST HONOLULU HI 96822
2	530030140000	UNIVERSITY OF HAWAII	C/O RYAN KURASHIGE 2002 EAST WEST RD HONOLULU HI 96822
3	530030150000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
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6	530070120000	MONIZ,ESTHER JUDITH	128 E PAPA AVE KAHULUI HI 96732
7	530070310000	TAKATA,GLENN KATSUMI	PO BOX 516 KAUNAKAKAI HI 96748
8	530070310000	TAKATA,LANE SADAO	PO BOX 331117 KAHULUI HI 96733
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10	530070320000	TAKAHASHI,DAVID M LVG TRUST	1727 PALAMOI ST PEARL CITY HI 96782
11	530070330000	TAKAHASHI,DAVID MIKIO TRS	1727 PALAMOI ST PEARL CITY HI 96782
12	530070340000	HIRATA,HARRY I DEC'D	P O BOX 750 KAUNAKAKAI HI 96748
13	530070350000	HIRATA,KAZUMI TR	C/O KAZUMI & SANDRA HIRATA TRS PO BOX 978 KAUNAKAKAI HI 96748
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15	530070370000	ROCCOGRANDI,ROBERT DELANO - DEC'D	170 E 83RD ST APT 7P NEW YORK NY 10028
16	530070390000	GOODFELLOW BROTHERS INC	PO BOX 220 KIHEI HI 96753
17	540030120000	MOWAT,DELLDRENE K MOWAT	2100 DATE STR #1803 HONOLULU HI 96826
18	540070100000	CALAIRO,CLARA R	PO BOX 781 KAUNAKAKAI HI 96748
19	540070110000	PLACE,CHAD K	PO BOX 1740 KAUNAKAKAI HI 96748
20	540070230000	KAAI,SAMUEL	PO BOX 74 KAUNAKAKAI HI 96748
21	540070240000	DUDOIT,RODNEY	PO BOX 1443 KAUNAKAKAI HI 96748
22	540070250000	KAIAMA,FAYE	PO BOX 21 KALAUPAPA HI 96742



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NOTICE OF PUBLIC HEARING

DATE: _____

For: Mailing To Owners /Lessees and Publication in Newspaper

Please be informed that the undersigned has applied to the _____ Planning Commission for a **Change Of Zoning** for the following parcel(s):

a. Tax Map Key No: (2) 5-3-003:013 & (2) 5-3-003:014 Sq.Ft./Acreage: 5.27 acres

b. Street Address: 375 Kamehameha Highway, Kaunakakai, HI 96748

c. Land Use Designation:

County Zoning from: Interim

to: P-1 Public/Quasi Public

d. Proposed Development:

Proposed use for TMK (2) 5-3-003:014 remains unchanged and includes the existing education center and parking lot. An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms is proposed. Lot consolidation of TMK's 013 & 014 is being sought as part of the project.

TO BE COMPLETED BY THE DEPARTMENT OF PLANNING:

Public Hearing Date: _____ **Time:** _____

Place: _____

_____

Attached please find a *location map* identifying the location of the specific parcel(s) being considered in the request for a **Change of Zoning.**

The public hearing is held under the authority of Chapter 92, Hawaii Revised Statutes, Title 19 of the Maui County Code, and the appropriate Planning Commission rules.

Testimony relative to this request may be submitted in writing prior to the hearing to the appropriate Planning Commission c/o the County of Maui, Department of Planning, 2200 Main Street Suite 315, Wailuku, Maui, Hawaii, 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Department of Planning, 2200 Main Street Suite 315, Wailuku, Maui, Hawaii; telephone (808) 270-7735; toll free from Molokai 1-800-272-0117 extension 7735; toll free from Lanai 1-800-272-0125, extension 7735.

University of Hawaii (Jan Gouveia) (808) 956-6405

Name of Applicant Telephone

Signature

2444 Dole Street, Bachman Hall 109H

Mailing Address, No. & Street or PO Box

Honolulu, HI 96822

City, State, Zip Code

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING

_____ , being first duly sworn, on oath, deposes and says:

1. Affiant is the applicant for a **Change Of Zoning** for land situated at 375 Kamehameha Highway, Kaunakakai, HI 96748 , TMK: (2) 5-3-003:013 & (2) 5-3-003:014 .

2. Affiant did on _____ , ____, deposit in the United States mail, postage prepaid, by certified or registered mail, return receipt requested, a copy of a Notice of Public Hearing with location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.

3. Thereafter, there was returned to the office of Affiant, the United States Post Office certified or registered mail receipts and return receipts which are attached hereto as "Exhibit C" and made a part hereof.

Further, Affiant sayeth naught.

_____

Subscribed and sworn to me before me
this _____day of _____ , ____
_____ .

[Stamp or Seal]

_____
Notary Public, State of Hawaii

Print Name: _____
My commission expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: _____ # Pages: _____

Notary Name: _____ Judicial Circuit: _____

Doc. Description: _____

_____

_____

_____ [Stamp or Seal]

Notary Signature: _____

Date:

PROPOSED PROJECT DATA SUMMARY SHEET

Applicant: Please complete this two (2) sided form. Complete only those items that are appropriate to your application(s). If you have any questions, please contact the ***Long Range Planning Division*** at 270-7214.

Date: March 27, 2019	Project Name (if applicable): Molokai Education Center Expansion
Applicant's Name: University of Hawaii (Jan Gouveia)	What permits are you applying for? CIZ, SMA Use Permit, DBA
Property Tax Map Key (TMK) number: (2) 5-3-003:013 & (2) 5-3-003:014	Please give us a brief summary of your project, including the existing and proposed uses: TMK (2) 5-3-003:014 includes the existing education center building and a parking lot, while TMK (2) 5-3-003:013 contains an adjacent undeveloped lot. An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms is proposed. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.
Contact Phone Number: (808) 956-6405	
E-mail Address: kodani@hawaii.edu	Developer Name: Property Owner Name: University of Hawaii

Residential Projects: Single-Family and Multi-Family

1. How many single family units (i.e., individual detached homes) are you building? _____
   a. Will accessory dwellings (i.e., ohanas) be permitted? If yes, how many? _____
2. How many multi-family units (i.e., condo, apartment, or townhouse) are you building? _____
3. Are you subdividing your property? ☐ Yes ☑ No
   a. If yes, how many buildable lots are you requesting to create? _____
4. How many acres, or square feet, are at the project site? _____
5. If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project area? _____
6. Will this project require land use amendments? Please check √ all that apply and indicate the proposed change

a.	State Land Use District Boundary	☐ Yes ☐ No ☐ Not Sure	from:	to:	
b.	Maui Island Plan	☐ Yes ☐ No ☐ Not Sure	from:	to:	
c.	Community Plan	☐ Yes ☐ No ☐ Not Sure	from:	to:	
d.	Zoning	☐ Yes ☐ No ☐ Not Sure	from:	to:	

7. Will you be selling any of the units as "affordable" as defined under the Housing and Urban Development guidelines? ☐ Yes ☐ No ☐ Not Sure
   a. If yes, how many of the units, or percentage of units, will fall under this category? _____
8. From the date of filing the application with the Planning Department, how long do you estimate the project to reach complete build-out? Please check √ one (1) box.
   ☐ 0 - 5 years ☐ 6 - 10 years ☐ 11 - 15 years ☐ 16 - 20 years ☐ 21+ years

Industrial/Commercial Projects

1. Will this project be used for (please list all that apply by indicating the amount of square footage proposed):
   a. Retail purposes: _____
   b. Office space/lease: _____
   c. Industrial purposes:

continued on next page...

PROPOSED PROJECT DATA SUMMARY SHEET

Visitor Accommodations

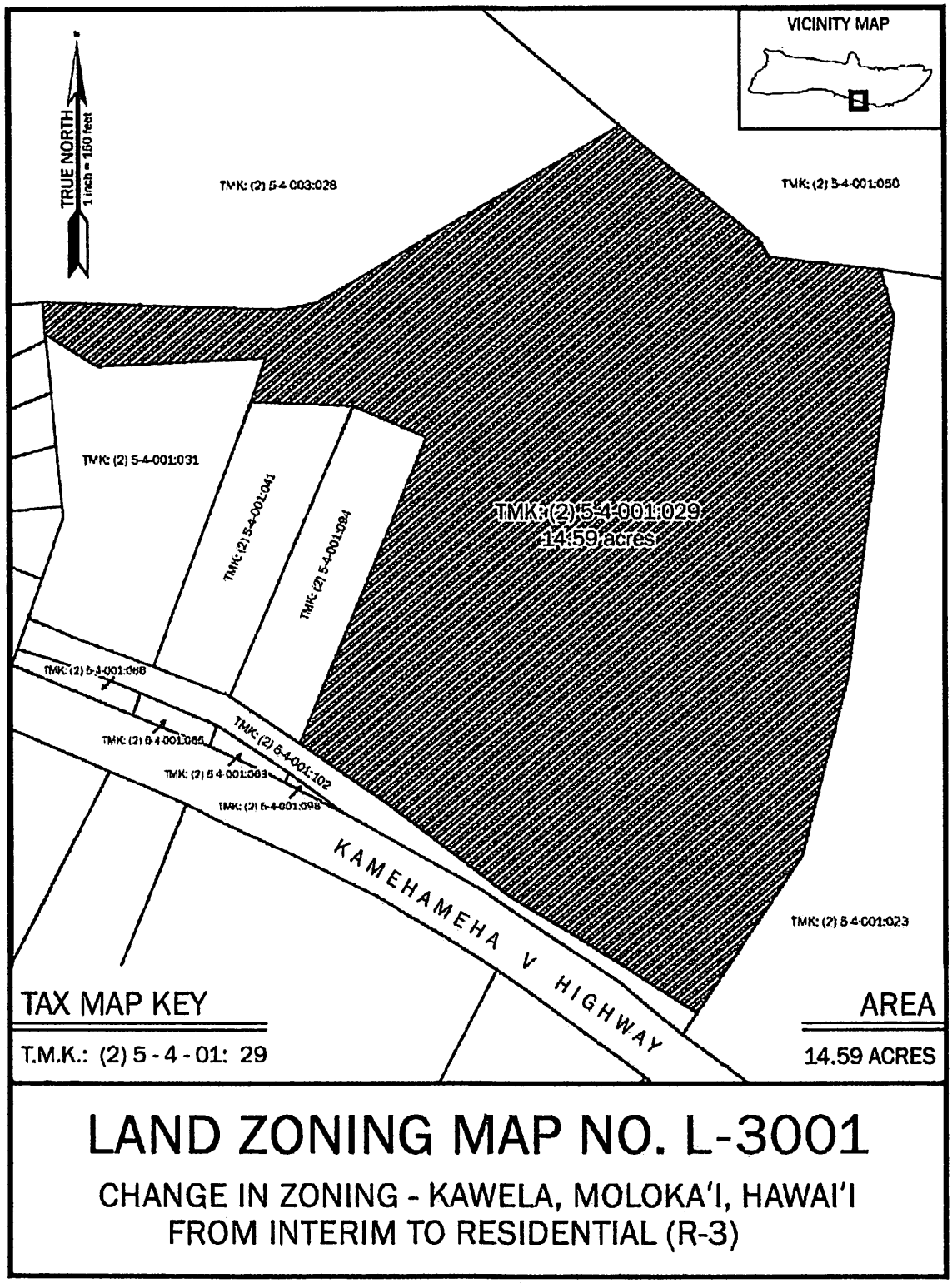
Hotels and Timeshares

1. Will this project have hotel units? ☐ Yes ☐ No
   a. If yes, how many hotel units/rooms are proposed? _____
2. Will this project have timeshare units? ☐ Yes ☐ No
   a. If yes, how many timeshare units/rooms are proposed? _____
3. Will there be "lock-off" units (i.e., a unit which can be partitioned to create two separate units)? ☐ Yes ☐ No
   a. If yes, how many units will have "lock-off units"? _____

Bed and Breakfast (B&B) and Transient Vacation Rentals (TVRs)

1. Will (any of) the unit(s) be owner occupied? ☐ Yes ☐ No
2. How many bedrooms are proposed for rental? ☐ Yes ☐ No
   ☐ one (1) bedroom ☐ two (2) bedrooms ☐ three (3) bedrooms
   ☐ four (4) bedrooms ☐ 5+ bedrooms ☐ entire unit (i.e., condo/house/accessory dwelling)
3. Will this project be newly constructed? ☐ Yes ☐ No

SAMPLE OF MAP REQUIRED

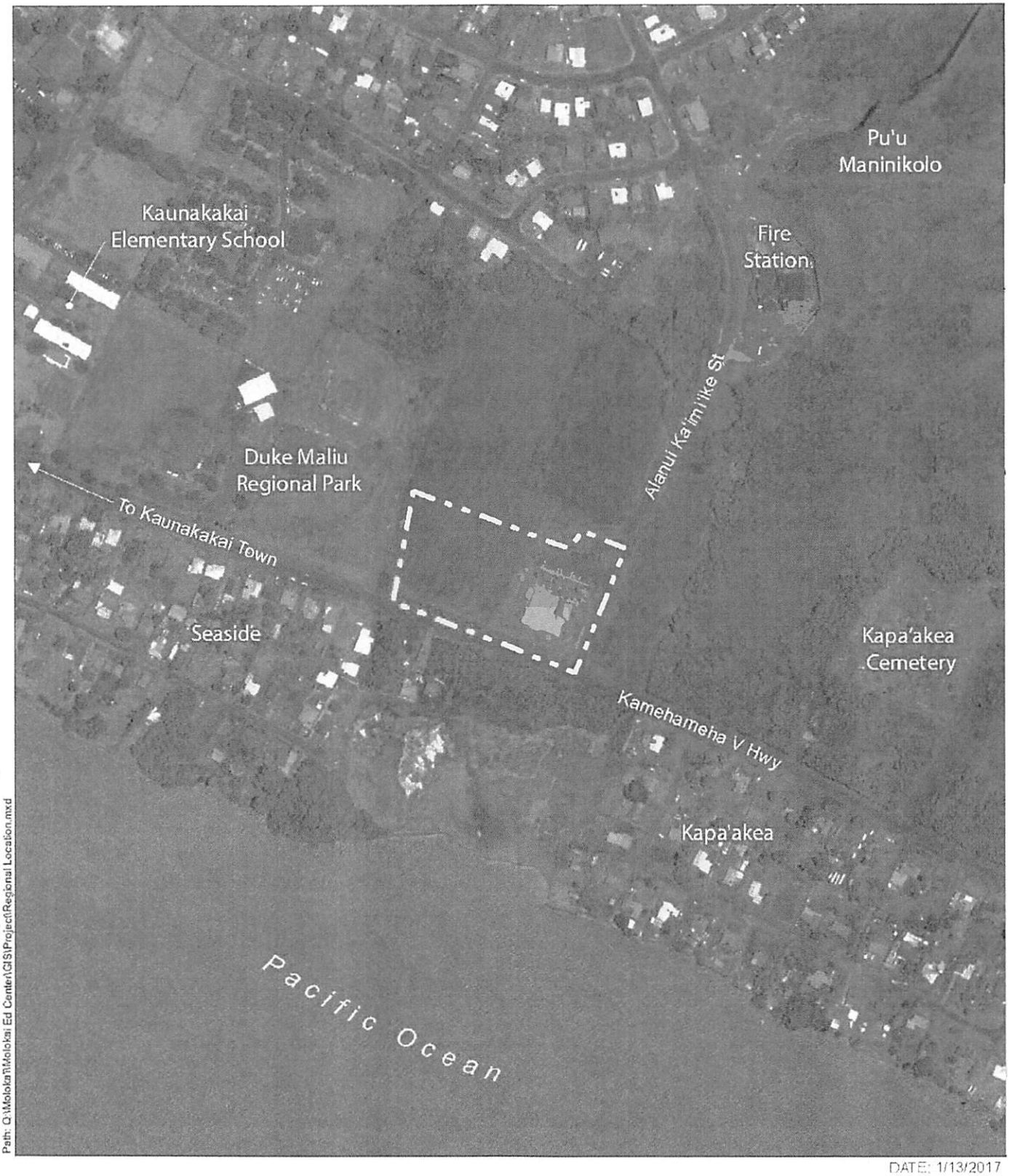


LAND ZONING MAP NO. L-3001

CHANGE IN ZONING - KAWELA, MOLOKA'I, HAWAI'I FROM INTERIM TO RESIDENTIAL (R-3)

CIZ – Location Map

(CIZ Required Submittals Checklist #3)



PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\Regional Location.mxd

DATE: 1/13/2017

Legend

Moloka'i Education Center

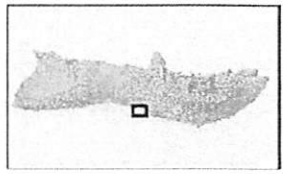


Figure:
Regional Location

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

North

Linear Scale (feet)

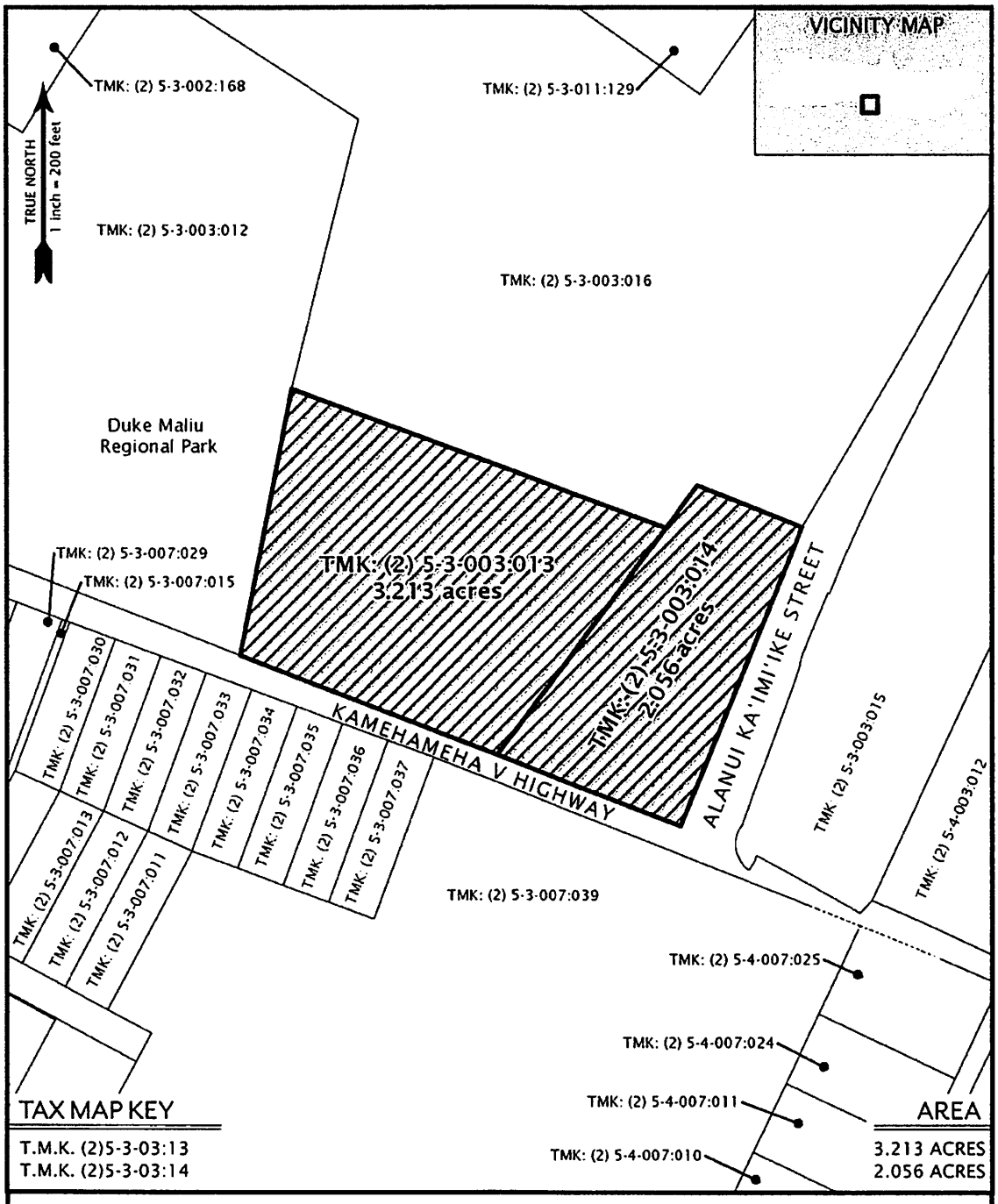
0 100 200 400

PBR HAWAII

Source: County of Maui (May 2013), ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

CIZ – Land Zoning Map

(CIZ Required Submittals Checklist #7)



LAND ZONING MAP NO.

CHANGE IN ZONING - KAUNAKAKAI, MOLOKA'I, HAWAI'I
FROM INTERIM TO PUBLIC/QUASI-PUBLIC (P-2)

EXHIBIT: 4

SMA Application Form

COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 Main Street, Suite 315
WAILUKU, HI 96793
(Office) 270-8205 (Fax) 270-7634
email: planning@mauicounty.gov

Application packet for
SPECIAL MANAGEMENT AREA USE PERMIT
(SM1)

I. SOURCES OF AUTHORITY

The sources of authority for a **Special Management Area Use Permit** are listed below:

- Chapter 205A, Hawaii Revised Statutes (HRS), Costal Zone Management, as amended.
- Chapter 202, Special Management Area Rules for the Maui Planning Commission;
- Chapter 302, Special Management Area Rules for the Molokai Planning Commission;
- Chapter 402, Special Management Area Rules for the Lanai Planning Commission.

A fillable and savable PDF version of this application may be downloaded from the Department of Planning section of the County of Maui website, under "Development Permits, Applications & Reviews". www.mauicounty.gov.

II. PURPOSE

The purpose of the Special Management Area Use Permit (SM1) is to regulate any use, activity, or operation that qualifies as a "development", and has a valuation in excess of $500,000, or may have a significant or cumulative adverse environmental or ecological effect within the Special Management Area (SMA).

The permit provides a means to ensure that development is consistent with the Hawaii Coastal Zone Management Program objectives and policies, and complies with the Hawaii Special Management Area guidelines. The guidelines include a key requirement that development have no substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and is clearly outweighed by public health, safety, or compelling public interests. Permits are required in order to preserve, protect, and restore the natural resources of the coastal zone of Hawaii by establishing special controls on development within the areas along the shoreline so as to avoid the permanent loss of valuable resources and the foreclosure of land use and management options, and ensure that adequate public access is provided to beaches, recreational areas, and natural reserves.

Through the SMA Use Permit process, the Applicant works with various government agencies and the Department of Planning (Department) to explore, design, and approve the best possible project that employs "best management practices" in order to minimize the potential impacts on the near-shore environment and coastal resources. Ecological, cultural, historic, and aesthetic values will be considered, as well as needs for economic development.

III. APPLICATION CONTENTS

This application contains the following documents.

1. SM1 Permit Application Checklist (pgs 3-6)
2. Special Management Area Use Permit (SM1) application (pg 7)
3. Zoning and Flood Confirmation Request Form (pg 8)
4. Chapter 343, HRS Compliance Checklist (pg 9)
5. Notice of Application (pg 10)
6. Notice of Public Hearing (pg 11)
7. Notarized Affidavit of Mailing of Notice of Public Hearing (pg 12)
   NOTE: Keep this form for later use. After the Notice of Public Hearing is mailed, this affidavit shall be signed, notarized, returned, and received by the Department not less than ten (10) business days prior to the public hearing.
8. Maui County UDRB Checklist of Standard Concerns (pg 13)
9. Long Range Division Project Database form (pgs 14-15)
10. HRS 205A-2 Coastal Zone Management Program; Objectives and Policies (Pgs 16-17)
11. HRS 205A-26 Special Management Area Guidelines (Pg 18)

IV. PROCESSING PROCEDURES

For detailed rules and processing procedures, refer to the specific Special Management Area (SMA) Rules for each respective Planning Commission on Maui, Molokai, or Lanai. This application packet is derived from the SMA Rules, which are referenced above under *I. Sources of Authority.* In summary, the processing procedures are as follows:

1. Applicant submits application to the County of Maui, Department of Planning (Department).
2. The Department reviews the application based upon the policies, objectives, and guidelines as provided in the SMA Rules of the respective Planning Commission. If necessary, additional data and information may be requested. The application shall not be deemed complete for agency transmittal until the Director is satisfied that the application has completely addressed all Special Management Area policies, objectives and guidelines.
3. When the application is deemed complete for agency transmittal, the Department transmits the document to relevant government agencies for comments and recommendations. The applicant shall then satisfactorily address each agency's comments and recommendations.
4. If applicable, the Applicant shall present the proposed project to the Urban Design Review Board (UDRB), Cultural Resources Commission (CRC), or the Hana Advisory Committee (HAC) for comment and recommendation to the Planning Commission. Please ensure that your presentation to the UDRB includes all applicable UDRB standard concerns (see UDRB Checklist of Standard Concerns, page 13)
5. Once the Applicant has satisfactorily addressed agency comments, the application is deemed complete for public hearing by the Director and is scheduled for a public hearing before the Planning Commission.
6. The Planning Commission reviews and acts upon the application.

V. NOTICE AND PUBLIC HEARING REQUIREMENTS BEFORE THE PLANNING COMMISSION

The **Applicant** is responsible for the following notice requirements:

1. Submit the *Notice of Application* (pg 10) with a legible location map for publication to a newspaper within 10 calendar days of its approval by the Department and provide proof of publication to the Department within 14 calendar days after the date of publication. The applicant shall publish the notice of application once in a newspaper printed and issued at least twice weekly in the County of Maui and which is generally circulated throughout the County. [For projects on Molokai only: the applicant shall publish the notice of application once in a newspaper which is printed and issued at least monthly and generally circulated on the island of Molokai.]
2. Mail the *Notice of Public Hearing* (pg 11) with the location map by certified or registered mail, to owners/lessees of record within 500 feet of the Parcel boundaries, not less than 30 calendar days prior to the public hearing.
3. Submit both the certified or registered mailing receipts and the *Notarized Affidavit of Mailing of Notice of Public Hearing* (pg 12) to the Department not less than 10 business days prior to the public hearing.

The **Planning Department** is responsible for the following notice requirements:

1. Notify the Applicant and appropriate state and county agencies of the date of the public hearing, not less than 45 calendar days prior to the public hearing.
2. Publish the notice of the date, time, place and subject matter of the public hearing once in a newspaper printed and issued at least twice weekly in the County and which is generally circulated throughout the County at least 30 calendar days prior to the date of the public hearing. [For projects on Molokai only: publish in a newspaper which is printed and issued at least monthly and generally circulated on the island of Molokai.]
3. Transmit a report on the application to the Planning Commission, not less than 6 days prior to the date of the public hearing.
4. Conduct a public hearing at a regularly scheduled Planning Commission meeting and provide the Department's Findings of Fact, Determination, and Recommendations to the Planning Commission for deliberation.

SM1 PERMIT APPLICATION CHECKLIST

NOTE: Please number all documents and arrange them in the order they are listed below. Incomplete applications may be returned or delay their processing. Any misrepresentation regarding this application may result in a permit denial, permit revocation, and other possible violations and/or fines.

1. ☑ A non-refundable **Filing Fee**, payable to *County of Maui, Director of Finance.*
   See Fee Schedule, Table A Special Management Area (SMA) Permits (non-exempt). The current fee schedule is available at the Department of Planning, or at the Department of Planning section of the County of Maui website under "Development Permits, Applications & Reviews". www.mauicounty.gov

2. ☐ YES ✓NO Has any work already been started or completed for this project?
   - If yes, please describe on a separate sheet of paper and be advised that additional fees may apply.

3. ☑ Completed **SM1 Permit Application Checklist** (*THIS CHECKLIST*) (pg 3).

4. ☑ Completed **APPLICATION Special Management Area Use Permit (SM1)** (pg 7).

5. ☑ The Zoning & Flood Confirmation Form (pg 8) will need to be completed in its entirety and included in this application. This form needs to first be reviewed, confirmed, and signed by the Department of Planning, Zoning Administration and Enforcement Division (ZAED) prior to submitting this application. (ZAED is located in Wailuku at 250 S. High St, in the Kalana Pakui Bldg.)

6. ☑ Completed *Chapter 343, HRS Checklist* (pg 9). If the proposed action triggers Chapter 343, HRS, related to Environmental Impact Statements, submit a completed Environmental Assessment (EA), Environmental Impact Statement (EIS), or a letter of exemption from Chapter 343, HRS, from the proper authority.

7. ☑ Evidence that the applicant is the owner or lessee of record of the real property. – OR – If the applicant is not the owner, a notarized letter from the owner authorizing the applicant to act on the owners behalf, AND evidence that the authorization is from the legal owner.

8. ☑ Complete the information asked for on the *Notice of Application* form (pg 10).

   NOTE: After the Department reviews the Notice of Application for completeness, it will be returned to the applicant. The applicant shall then submit the Notice of Application for publication to a newspaper within ten days of Departmental approval and submit proof of publication to the Planning Department within fourteen days after the date of publication. The applicant shall of publish the Notice of Application once in a newspaper printed and issued at least twice weekly in the County and which is generally circulated throughout the County. [For projects on Molokai only, the applicant shall publish the notice of application once in a newspaper which is printed and issued at least monthly and generally circulated on the island of Molokai.]

9. ☑ Complete the information asked for on the *Notice of Public Hearing* (pg 11), except the section to be completed by the Department of Planning.

   NOTE: The Department will notify the applicant of the Public Hearing date at least forty-five days prior to the public hearing. This form shall then be mailed not less than thirty calendar days before the hearing date by certified or registered mail, postage prepaid, to the owners of real property situated within five hundred feet of the boundaries of the parcel that is the subject of the application, as identified in the 500 foot list below. The applicant shall also send notice to all persons who have requested the Commission in writing to be notified of special management area proceedings.

10. ☑ **A 500 Foot List.** The 500 foot list should be arranged by tax map key (TMK) numbers. This list shall include all the tax map key (TMK) numbers, names, and addresses of all the owners, lessees of record, and members of the Board of Directors or managing agents to be notified, within 500 feet of the subject property's boundaries. This list shall be obtained from the County of Maui's real property tax roll.

11. ☑ **A Location Map.** This shall be drawn to scale, identifying the location of the subject property within the general area.
    On this location map,
    a. Clearly identify the subject property.
    b. Clearly identify all lots within 500 feet of the subject property's boundaries.
    c. Draw a line indicating the 500 foot boundary.
    d. Include all the tax map key numbers within that area or have an easy way to match each lot with the 500 foot list from above.

Continued on next page...

SM1 PERMIT APPLICATION CHECKLIST (continued)

12. ☑ **Site Plan* of the Subject Property** prepared to scale and based upon an accurate instrument survey. The plan shall define and show the design of the proposed activity or development and the existing physical conditions of the land, including but not limited to, property boundaries, topography, all structures, natural and man-made features, trees, shoreline, and shoreline setback line. Said plans shall be signed, dated, drawn to scale, and measured in feet.

    **Submit two (2) sets, including one (1) original*

13. ☑ **Plans* of the Proposed Activity or Development** designating the location and dimensions of the proposed activity or development on the land. If structures are included, the plan of the activity or development should include a dimensioned floor plan, sections, elevations, and other physical features. Provide existing and proposed finished (interior) square footage and existing and proposed covered lanai square footage. Said plans shall be signed, dated, drawn to scale, and measured in feet.

    **Submit two (2) sets, including one (1) original*

14. ☑ A **Landscape Planting and Irrigation Plan** defining tree and shrub locations, type of plant materials, sizes, irrigation lines, as well as landscape lighting and graphics. Said plans must be dated.

    Note: For Landscape Planting and Irrigation Plans that involve subdivisions or parking lots, please review the respective Landscape Planting Plan Application for more information on what may be required. These applications and guidelines are available at the Department of Planning, or at the Department of Planning section of the County of Maui website under "Development Permits, Applications & Reviews", then under the "Review" section. www.mauicounty.gov

15. ☑ A **Colored Drawing** of proposed buildings.

16. ☑ **Photographs** identifying the area where the proposed activity or development is to occur. The photographs should include the (1) site, (2) surrounding properties, and (3) the relationship of the site to the nearest public roadway.

    For shoreline properties, also include photographs (1) to, (2) from, and (3) along the shoreline.

    (All photographs should be printed on standard sized paper, 8½ by 11.)

17. ☑ Any **Oral or Written Comments** received from governmental or nongovernmental agencies, community organizations or individuals with regard to the proposed action, and a summary of the dates and attendance of public meetings held on the proposed action.

18. ☑ A Preliminary **Drainage Plan.**

19. ☐ YES ✓ NO Are there any known taro patches, burial sites, cemeteries, fish ponds, or other historical features (over 50 years old) on this lot or in the immediate vicinity of the proposed project?

    - If YES, include a scaled map identifying those sites, a description of what you may know about them, and supporting documentation.

20. ✓ YES ☐ NO Will there be any ground alteration, excavation, or digging associated with the proposed project?

    - If YES, include a scaled map identifying the area of land affected, as well as the width, length, and the depth of the activity. If there is a state approved archeological monitoring plan for the site, submit a copy.

21. ☐ YES ✓ NO Are there any rare, threatened, or endangered species of animal or plant, or its habitat within the lot of the proposed project or nearby properties?

    - If YES, include a brief description of the species, animal, and/or the affected habitat, as well as a description of what is being done or proposed to be done to minimize the affect.

22. ✓ YES ☐ NO Are any of the following areas located on this lot or on the properties immediately adjoining the proposed project? These areas include a flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters, or coastal waters?

    - If YES, include a scaled map identifying the area(s), in relation to the proposed project.

Continued on next page...

SM1 PERMIT APPLICATION CHECKLIST (continued)

23. ☐ YES ✓ NO Is the subject property abutting the shoreline?

- If YES, answer question 23(A) and submit the required information.
- If NO, answer questions 23(B) & 23(C) and submit any required information.

23(A). Is the shoreline fixed by either (a) a natural stabilized geographic features such as cliffs and rock formations, or (b) by a manmade structure which has been approved by appropriate government agencies and for which engineering drawings exist to locate the interface between the shoreline and the structure?

☐ YES Submit evidence of these conditions and your most recent State Certified Shoreline Survey, or if one does not exist for the subject property, submit the most recent shoreline survey prepared by a land surveyor who is licensed in the State of Hawaii. The survey shall include the date of the field survey and the surveyor's signature. (Then go to on to 24.)

☐ NO Submit two (2) sets (one original) of a State Certified Shoreline Survey. The survey shall be the actual field location of the shoreline as prepared by a land surveyor licensed in the State of Hawaii. The survey maps shall bear the surveyor's signature, date of field survey, and the certifying signature and date of the Chairman of the Board of Land and Natural Resources (BLNR). The certification date of State Certified Shoreline Survey shall not be older than one year. (Then go to on to 24.)

23(B). ☐ YES ✓ NO For any lot not abutting the shoreline, is any part of the proposed action to occur WITHIN 150 feet of the shoreline?

- If YES, Submit two (2) sets (one original) of a State Certified Shoreline Survey. The survey shall be the actual field location of the shoreline as prepared by a land surveyor licensed in the State of Hawaii. The survey maps shall bear the surveyor's signature, date of field survey, and the certifying signature and date of the Chairman of the Board of Land and Natural Resources (BLNR). The certification date of State Certified Shoreline Survey shall not be older than one year. (Then go to on to 23(C))

23(C). ☐ YES ✓ NO Is any part of the subject property lot line located WITHIN 150 feet of the shoreline?

- If YES, be advised that your SMA Assessment Application will be reviewed to determine if a State Certified Shoreline Survey is required.

24. ☑ Submit **two (2) copies** of a completed **Assessment Report.** The Assessment Report shall thoroughly address each of the items below in the order listed, including all subsections of the HRS, Chapter 205A-26, SMA Guidelines. Subjects which have been addressed earlier in the report but which also need to be addressed in later sections can have more limited treatment in the later sections, including reference to the earlier sections. You may request further guidance from the Department.

(1) **Written description of the proposed action.** Provide a written description of:

A) The environmental setting of the property that is the subject of the proposed action, to include existing site and surrounding land uses, land use designations, soils, climate, and topography, as well as site ownership.

B) The scope of the proposed action, to include the proposed use, length, width, height, depth, building materials, and a statement of objectives of the proposed action.

(2) **Consistency.** Address and demonstrate how the proposed action is consistent with and/or allowed by the Countywide Policy Plan, any applicable Island Plan and Community Plan, any other applicable State and County plans including functional plans, and applicable land use and development regulations such as zoning, subdivision, special management area rules, and shoreline rules.

Continued on next page...

SM1 PERMIT APPLICATION CHECKLIST (continued)

(3) **Potential Environment and Ecology Impacts.** In addressing potential environmental and ecological effects of the proposed action, fully consider every phase of the action, its expected primary and secondary consequences, and its cumulative and short or long-term effects.

A) Separately address whether and how the proposed action might lead to potential environmental and ecological effects under each of the following twelve (12) criteria:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.
2. Significantly curtails the range of beneficial uses of the environment.
3. Conflicts with the county's or the state's long-term environmental policies or goals.
4. Substantially affects the economic or social welfare and activities of the community, county, or state.
5. Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems and pedestrian walkways.
6. In itself has no significant adverse effects but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.
7. Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat.
8. Is contrary to the state plan, county's general plan, appropriate community plans, zoning and subdivision ordinances.
9. Detrimentally affects air or water quality or ambient noise levels.
10. Affects an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters, or coastal waters.
11. Substantially alters natural land forms and existing public views to and along the shoreline.
12. Is contrary to the objectives and policies of chapter 205A, HRS.

B) Address any probable adverse environmental effects that can be avoided;

C) Address any irreversible and irretrievable commitment of resources;

D) Provide a statement and address the sum of effects that adversely affect the quality of the environment and the ecology; and

E) Address alternatives considered to the proposed action.

(4) **Hawaii Revised Statutes (HRS), Chapter 205A**

A) HRS, Chapter 205A-2, Coastal Zone Management Program: Objectives and Policies. Separately address if and, if so, how the project facilitates the implementation of each of the Coastal Zone Management Program Objectives & Policies in all of the following ten (10) categories. See pages 16 and 17 for more information on the following ten (10) categories.

1. Recreational Resources.
2. Historic Resources.
3. Scenic and Open Space Resources.
4. Coastal Ecosystems.
5. Economic Uses.
6. Coastal Hazards.
7. Managing Development.
8. Public Participation.
9. Beach Protection.
10. Marine Resources.

B) HRS, Chapter 205A-26, Special Management Area Guidelines. Address each of the individual review criteria listed on page 18. In doing so, please explain how the project will enable the Planning Commission to:

1. Ensure that the provisions of Section 1 are met;
2. Make the findings of Section 2; and
3. Minimize, where reasonable, the conditions in Section 3.

25. ☑ Any additional information and documentation as may be required by the Planning Department or the appropriate Planning Commission of the County to properly process the application, and/or items you feel will aid the Department in its review of your project, (for example, traffic impact analysis, archaeological study, public transportation analysis, cultural impact assessment, view plane analysis, Urban Design and Review Board review, etc). List all other submitted documents below.

A) Traffic Impact Analysis Report
B) Flora & Fauna Survey
C) Archaeological Review
D) UDRB Review

26. ☑ Complete the applicable questions in the Long Range Division Project Database form (pgs. 14 & 15).

NOTE: **After the Department reviews the application submittals for suitability for transmittal to agencies, the Department will notify the Applicant of the need to provide additional copies of the above.**

APPLICATION Special Management Area Use Permit (SM1)

Please print legibly or type in the information below.

County Use Only
Permit Number: SM 1

PROPERTY ADDRESS / PROJECT INFORMATION

Name of Project: (*If project name is not provided, applicants name will be used*) Molokai Education Center Expansion

Tax Map Key No: (2) 5-3-003:013 **Total Lot Area:** 3.213 Acres

Physical Address / Location of Project: 375 Kamehameha V Highway, Kaunakakai, HI 96748

Additional Location Information: TMK (2) 5-3-003:014 is also part of the project, but it is not located within the SMA boundary.

TMKs (2) 5-3-003:013 and 014 are in total approx. 5.27 acres.

DESCRIPTION OF PROPOSED ACTIVITY OR DEVELOPMENT

Written description of the proposed action shall include, but not be limited to: use, length, width, height, depth, building material(s), and statement of objectives of the proposed action. Attach additional sheets, if needed:

Describe the Existing Use: (2) 5-3-003:013 - Undeveloped, vacant land

(2) 5-3-003:014 - existing University of Hawai'i Molokai Education Center building.

Describe the Proposed Use: An approx. 3,300 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms. A new storage building is also planned.

Include a description of all proposed ground altering activities (e.g., area of disturbance, quantity of fill, depth of excavation, etc.).

Lot consolidation of TMKs 013 & 014 is being sought as part of the project.

Valuation*: Building Permit Application No: *(if applicable)*

**Total cost or fair market value as estimated by an architect, engineer, or contractor licensed by the Department of Commerce and Consumer Affairs, State of Hawaii; or, by the administrator of Department of Public Works, Development Services Administration.*

CONTACT INFORMATION

APPLICANT INFORMATION

Applicant's Name(s): University of Hawaii (Jan Gouveia) **Email:** kodani@hawaii.edu

Mailing Address: 2444 Dole Street, Bachman Hall 109H, Honolulu, Hawaii 96822

Phone Number(s): bus (808) 956-6405 hm cel fax (808) 956-3763

Signature(s): (see letter of authorization - Exhibit E) **Date:** 01/24/21

CONSULTANT INFORMATION

Contact Name(s): Tom Schnell (PBR Hawaii & Associates) **Email:** tschnell@pbrhawaii.com

Mailing Address: 1001 Bishop Street, Suite 650, Honolulu, HI 96813

Phone Number(s): bus (808) 521-5631 hm cel fax (808) 523-1402

Signature(s): Tom Schnell **Date:** 01/24/21

OWNER INFORMATION

Owner's Name(s): University of Hawaii (Jan Gouveia) **Email:** kodani@hawaii.edu

Mailing Address: 2444 Dole Street, Bachman Hall 109H, Honolulu, Hawaii 96822

Phone Number(s): bus (808) 956-6405 hm cel fax (808) 956-3763

Signature(s): (see letter of authorization - Exhibit E) **Date:** 01/24/21

County Use Only Initial Application Review by:	

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-013

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:

1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☒ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN Growth Boundary: [2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

Protected Area: [2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN: [2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES & BASE FLOOD ELEVATIONS: [3] Zones X, AE(8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]

REVIEWED & CONFIRMED BY:

Sheila Nakagawa (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

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COUNTY OF MAUI
DEPARTMENT OF PLANNING

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(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-014

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from** Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

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MAUI ISLAND PLAN
Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
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FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES & BASE FLOOD ELEVATIONS:[3] X, XS, AE (8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

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NOTES:

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2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits, base flood elevations; drainage reserves.

4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement (Section 18.04.030.D, Maui County Code).

REVIEWED & CONFIRMED BY:

Sheila Nakagawa 3/29/19
(Signature) (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

CHAPTER 343, HRS, COMPLIANCE CHECKLIST

Complete the following worksheet to determine whether the proposed action triggers Chapter 343, Hawaii Revised Statutes (HRS), relating to Environmental Impact Statements (EIS) within the County of Maui.

A ✓YES ☐ NO **Do any of the proposed actions listed below apply to your project? The proposed actions listed below trigger Chapter 343, HRS.**

If YES, check any that apply and continue with question B below.

If NO, stop here, an Environmental Impact Statement may not be required.

1. ☑ Use of state or county lands or funds
2. ☐ Use of conservation district lands
3. ☐ Use of shoreline area
4. ☐ Use of historic site or district
5. ☐ Amendment to county general plan
6. ☐ Reclassification of conservation lands
7. ☐ Construction/modification of helicopter facilities
8. ☐ Propose any: (a) wastewater facility, except an individual wastewater system or a wastewater facility serving fewer than fifty (50) single-family dwellings or the equivalent; (b) Waste-to-energy facility; (c) Landfill; (d) Oil refinery; or (e) Power-generating facilities

B **Does the proposed action qualify for one or more of the following exemption classes?**

1. ☐ Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing;
2. ☐ Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced;
3. ☐ Construction and location of single, new, small facilities or structures and the alteration and modification of the same and installation of new, small, equipment and facilities and the alteration and modification of same, including, but not limited to:
   a. Single-family residences less than 3,500 square feet not in conjunction with the building of two or more such units;
   b. Multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures;
   c. Stores, offices, and restaurants designed for total occupant load of twenty persons or less per structure, if not in conjunction with the building of two or more such structures; and
   d. Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and, acquisition of utility easements;
4. ☐ Minor alterations in the conditions of land, water, or vegetation;
5. ☐ Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource;
6. ☐ Construction or placement of minor structures accessory to existing facilities;
7. ☐ Interior alterations involving things such as partitions, plumbing, and electrical conveyances;
8. ☐ Demolition of structures, except those structures located on any historic site as designated in the national register or Hawaii register as provided for in the National Historic Preservation Act of 1966, Public Law 89-665, 16 U.S.C. §§470, as amended, or chapter 6E, HRS;
9. ☐ Zoning variances except shoreline set-back variances; and
10. ☐ Continuing administrative activities including, but not limited to purchase of supplies and personnel-related actions.

If <u>any boxes are checked</u>, submit any letter of exemption you may have received from the proper authority.

If <u>no boxes are checked</u>, then an Environmental Assessment (EA) or Environmental Impact Statement (EIS) is required. Submit the completed EA or EIS document with the application.

NOTICE OF APPLICATION

Date: _____

TO: **OWNERS/LESSEES**

Please be advised that the undersigned has filed an application for a Special Management Area Use Permit with the County of Maui, Department of Planning for the following parcel(s):

1. Tax Map Key Number: (2) 5-3-003:013 and 014 (see attached map)
2. Street address: 375 Kamehameha V Highway, Kaunakakai, HI 96748
3. Land Use Designations:
   - State Land Use District: Agricultural
   - Community Plan: Public/Quasi-Public
   - County Zoning: Interim
   - Other: Special Management Area
4. Description of the existing uses on the Property: The parcel is undeveloped, vacant land owned by the University of Hawaii and set aside for the purpose of expanding the existing Molokai Education Center which is located on the adjoining parcel immediately east.
5. Description of the proposed development and uses on the Property: An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.

The Applicant is responsible for ensuring accuracy of the information.

Owner/Applicant Name:	Owner/Applicant Name:
University of Hawaii (Jan Gouveia)	Tom Schnell (Agent for the Applicant)
Owner/Applicant Signature	Owner/Applicant Signature
Phone Number:	Phone Number:
(808) 956-6405	(808) 521-5631
Mailing Address:	Mailing Address:
2444 Dole Street, Bachman Hall 109H	1001 Bishop Street, Suite 650
Honolulu, Hawaii 96822	Honolulu, HI 96813

NOTICE OF PUBLIC HEARING

DATE: _____

TO: OWNERS / LESSEES

Please be informed that the undersigned has applied to the Molokai Planning Commission for a **Special Management Area Use Permit** at the following parcel(s):

a. Tax Map Key No: (2) 5-3-003:013 Sq.Ft./Acreage: 3.213

b. Street Address: 375 Kamehameha V Highway, Kaunakakai, HI 96748

c. Land Use Designations:

State Land Use District: Agricultural

County Zoning: Interim

Community Plan: Public/Quasi-Public

Other: Special Management Area

d. Proposed Action/Development: An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms.

TO BE COMPLETED BY THE DEPARTMENT OF PLANNING:

Public Hearing Date: _____ **Time:** _____

Place: _____

_____

Attached please find a map identifying the location of the specific parcel(s) being considered in the request for a **Special Management Area Use Permit.**

The public hearing is held under the authority of Chapter 205A, 91 and 92 of the Hawaii Revised Statutes and the appropriate Planning Commission rules.

Petitioners to intervene shall be in conformity with §12-201 of the Rules of Practice and Procedure for the Maui Planning Commission; §12-401 of the Rules of Practice and Procedure for the Molokai Planning Commission; or §12-401 of the Rules of Practice and Procedure for the Lanai Planning Commission. The Petition to Intervene shall be filed with the respective planning commission and served upon the applicant no less than ten (10) business days before the first public hearing date, no later than 4:30 p.m. on the day of _____. Filing of all documents with the Planning Commission shall be in c/o the County of Maui, Department of Planning, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793.

Any party may be represented by Counsel or other representative.

Testimony relative to this request may be submitted in writing prior to the hearing to the appropriate Planning Commission c/o the County of Maui, Department of Planning, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii, 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Planning Department, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii; telephone (808) 270-7735; toll free from Molokai 1-800-272-0117 extension 7735; toll free from Lanai 1-800-272-0125, extension 7735.

Name of Applicant: (PRINT)

_____

Signature:

_____

Mailing Address:

_____

Telephone:

_____

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING

_____, being first duly sworn on oath, deposes and says that:
(name of applicant, "affiant")

1. Affiant is the applicant for a Special Management Area Use Permit , for property located at 375 Kamehameha V Highway, Kaunakakai, HI 96748 , in the Molokai Community Plan District on Tax Map Key No.: (2) 5-3-003:013

2. Affiant did on _____ , 2019 , deposit in the United States Mail, post paid, by certified mail or registered mail, and delivered to addressee, a copy of a Notice of Public Hearing and a location map, copies of which are attached as "***Exhibit A***", addressed to each of the persons Identified on the attached "***Exhibit B***". The Certified or Registered Mail Receipts from the United States Post Office are attached as "***Exhibit C***".

   Affiant has verified that the names and addresses of owners of real property situated within five hundred feet of the subject parcel as identified in "Exhibit B" were obtained from the County of Maui real property tax roll on _____, and that current ownership was verified with the records of the County's real property tax division on _____ (verification of current ownership must have been within 30 calendar days of the mailing, of the Notice of Public Hearing).

_____
(Applicant's Signature)

STATE OF HAWAII)
) SS.
COUNTY OF)

On this _____ day of _____, 20 , before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

NOTARY PUBLIC, State of Hawaii.
Print Name _____
My commission expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: _____ # Pages: _____
Notary Name: _____ Judicial Circuit: _____
Doc. Description: _____
_____
_____
_____
Notary Signature: _____
Date: _____
[Stamp or Seal]

MAUI COUNTY URBAN DESIGN REVIEW BOARD (UDRB)

Checklist of Standard Concerns (11/21/99)

SMA permit review (for recommendations to Planning Commission)

What are the visual impacts of the proposed site related improvements noted below:

- ☑ Traffic (pedestrian and vehicular) relative to adjacent streets
- ☑ Parking layout
- ☑ Miscellaneous site structures
  - Trash collection areas
  - Site walls & fencing
  - Parking trellises, carports
- ☑ Site lighting
- ☑ Drainage concept

Do the proposed landscaping improvements address the items of concerns noted below:

- ☑ Planting for parking areas relative to the parking ordinance requirements
- ☑ Plant material types, sizes, scale, screening and shading
- ☑ Irrigation system, water source
- ☑ Significant historical or exceptional trees on site or on adjacent property

Are the following architectural and building design items addressed aesthetically and with minimal impact on the neighboring properties and the public:

- ☑ Building scale and setbacks
- ☑ Building color, texture, materials
- ☑ Roof design, fenestration, ornamentation
- ☑ Exterior lighting on buildings
- ☑ Within historic area or in close proximity to historic area
- ☑ Signage program

☑ Are measures proposed to preserve the makai views relative to this development?
☑ Are mitigative measures proposed to reduce noise and privacy impacts on neighboring properties?
☑ Has subdivision CC&R's design criteria been reviewed and approved?
☑ Has there been input from the community for or against this development?

(The Rules and Regulations of the Planning Commissions should also be referenced relative to the intent of the board's purpose in reviewing SMA permit applications)

MINIMUM SUBMITTAL FOR UDRB REVIEW

The following items are recommended, as a minimum, to be submitted by the applicant to facilitate the review of the projects with the abovementioned concerns addressed:

☑ Written narrative description of the proposed improvements including the project parcel as well as the neighboring properties land use designation and existing uses.
☑ Photographs or a video of the project site and surrounding buildings and properties.
☑ Colored architectural site plan to include landscaping, identification of plant type, general plant size, existing foliage, irrigation and drainage concepts.
☑ Colored architectural renderings indicating building elevations and identifying building materials.
☑ Samples of exterior materials and color concept.
☑ Proposed lighting and signage concept.
☑ Letter from subdivision's design review committee indicating approval of design relative to CC&R's.
☑ Other items to address the concerns noted above.

LONG RANGE DIVISION – PROJECT DATABASE

PROPOSED PROJECT DATA SUMMARY SHEET

Applicant: Please complete this two (2) sided form. Complete only those items that are appropriate to your application(s). If you have any questions, please contact the ***Long Range Planning Division*** at **270-7214**.

Date: March 27, 2019	Project Name (if applicable): Molokai Education Center Expansion
Applicant's Name: University of Hawaii (Jan Gouveia)	What permits are you applying for? CIZ, SMA Use Permit, DBA
Property Tax Map Key (TMK) number: (2) 5-3-003:013 & (2) 5-3-003:014	Please give us a brief summary of your project, including the existing and proposed uses: TMK (2) 5-3-003:014 includes the existing education center building and a parking lot, while TMK (2) 5-3-003:013 contains an adjacent undeveloped lot. An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms is proposed. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.
Contact Phone Number: (808) 956-6405	
E-mail Address: kodani@hawaii.edu	Developer Name: University of Hawaii Property Owner Name: University of Hawaii

Residential Projects: Single-Family and Multi-Family

1. How many single family units (i.e., individual detached homes) are you building? _____
   a. Will accessory dwellings (i.e., ohanas) be permitted? If yes, how many? _____
2. How many multi-family unites (i.e., condo, apartment, or townhouse) are you building? _____
3. Are you subdividing your property? ☐ Yes ☐ No
   a. If yes, how many buildable lots are your requesting to create? _____
4. How many acres, or square feet, are at the project site? _____
5. If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project area? _____
6. Will this project require land use amendments? Please check √ all that apply and indicate the proposed change:
   a. Change in Zoning (CIZ) from: ☐ Yes ☐ No ☐ Not Sure _____ to: _____
   b. Community Plan Amendment from: ☐ Yes ☐ No ☐ Not Sure _____ to: _____
   c. State Land Use District Boundary Amendment (DBA) from: ☐ Yes ☐ No ☐ Not Sure _____ to: _____
7. Will you be selling any of the units as "affordable" as defined under the Housing and Urban Development guidelines? ☐ Yes ☐ No ☐ Not Sure
   a. If yes, how many of the units, or percentage of units, will fall under this category? _____
8. From the date of filing the application with the Planning Department, how long do you estimate the project to reach complete build-out? Please check √ one (1) box. ☐ 0 - 5 years ☐ 6 - 10 years ☐ 11 - 15 years ☐ 16 - 20 years ☐ 21+ years

Industrial/Commercial Projects

1. Will this project be used for (please list all that apply by indicating the amount of square footage proposed):
   a. Retail purposes: _____
   b. Office space/lease: _____
   c. Industrial purposes: _____

Please turn over and complete the other side of this form.

PROPOSED PROJECT DATA SUMMARY SHEET

Visitor Accommodations

Hotels and Timeshares

1. Will this project have hotel units? ☐ Yes ☐ No
   a. If yes, how many hotel units/rooms are proposed? _____
2. Will this project have timeshare units? ☐ Yes ☐ No
   a. If yes, how many timeshare units/rooms are proposed? _____
3. Will there be "lock-off" units (i.e., a unit which can be partitioned to create two separate units)? ☐ Yes ☐ No
   a. If yes, how many units will have "lock-off units"? _____

Bed and Breakfast (B&B) and Transient Vacation Rentals (TVRs)

1. Will the project have a B&B or TVR component? ☐ Yes ☐ No
2. Will (any of) the unit(s) be owner occupied? ☐ Yes ☐ No
3. How many bedrooms are proposed for rental? ☐ Yes ☐ No
   ☐ one (1) bedroom ☐ two (2) bedrooms ☐ three (3) bedrooms
   ☐ four (4) bedrooms ☐ 5+ bedrooms ☐ entire unit (i.e., condo/house/accessory dwelling)
4. Will this project be newly constructed? ☐ Yes ☐ No

HRS §205A-2 Coastal Zone Management Program; Objectives & Policies

1. RECREATIONAL RESOURCES;
   A. Objectives.
      (1) Provide coastal recreational opportunities accessible to the public.
   B. Policies.
      (1) Improve coordination and funding of coastal recreational planning and management; and
      (2) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
         (a) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
         (b) 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;
         (c) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
         (d) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
         (e) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
         (f) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
         (g) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
         (h) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

2. HISTORIC RESOURCES;
   A. Objectives.
      (1) 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.
   B. Policies.
      (1) Identify and analyze significant archaeological resources;
      (2) Maximize information retention through preservation of remains and artifacts or salvage operations; and
      (3) Support state goals for protection, restoration, interpretation, and display of historic resources.

3. SCENIC AND OPEN SPACE RESOURCES;
      (1) Objectives.
      (2) Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.
   B. Policies.
      (1) Identify valued scenic resources in the coastal zone management area;
      (2) 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;
      (3) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
      (4) Encourage those developments that are not coastal dependent to locate in inland areas.

4. COASTAL ECOSYSTEMS;
   A. Objectives.
      (1) Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.
   B. Policies.
      (1) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
      (2) Improve the technical basis for natural resource management;
      (3) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
      (4) 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
      (5) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

5. ECONOMIC USES;
   A. Objectives.
      (1) Provide public or private facilities and improvements important to the State's economy in suitable locations.
   B. Policies.
      (1) Concentrate coastal dependent development in appropriate areas;
      (2) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(3) 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:
(a) Use of presently designated locations is not feasible;
(b) Adverse environmental effects are minimized; and
(c) The development is important to the State's economy.

6. COASTAL HAZARDS;
A. Objectives.
(1) Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.
B. Policies.
(1) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
(2) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;
(3) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
(4) Prevent coastal flooding from inland projects.

7. MANAGING DEVELOPMENT;
A. Objectives.
(1) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
B. Policies.
(1) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
(2) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and
(3) 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.

8. PUBLIC PARTICIPATION;
A. Objectives.
(1) Stimulate public awareness, education, and participation in coastal management.
B. Policies.
(1) Promote public involvement in coastal zone management processes;
(2) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
(3) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

9. BEACH PROTECTION;
A. Objectives.
(1) Protect beaches for public use and recreation.
B. Policies.
(1) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
(2) 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
(3) Minimize the construction of public erosion-protection structures seaward of the shoreline.

10. MARINE RESOURCES;
A. Objectives.
(1) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
B. Policies.
(1) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
(2) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
(3) 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;
(4) 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
(5) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

HRS §205A-26 SPECIAL MANAGEMENT AREA GUIDELINES

As required, the Planning Commission (the authority) has adopted the following review guidelines for proposed developments in the special management area:

1. **All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:**
   A. Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;
   B. Adequate and properly located public recreation areas and wildlife preserves are reserved;
   C. Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and
   D. Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake.
2. **No development shall be approved unless the authority has first found:**
   A. That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;
   B. That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and
   C. That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.
3. **The authority shall seek to minimize, where reasonable:**
   A. Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;
   B. Any development which would reduce the size of any beach or other area usable for public recreation;
   C. Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;
   D. Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and
   E. Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

SMA – Site Plan

(SMA Required Submittals Checklist #12)

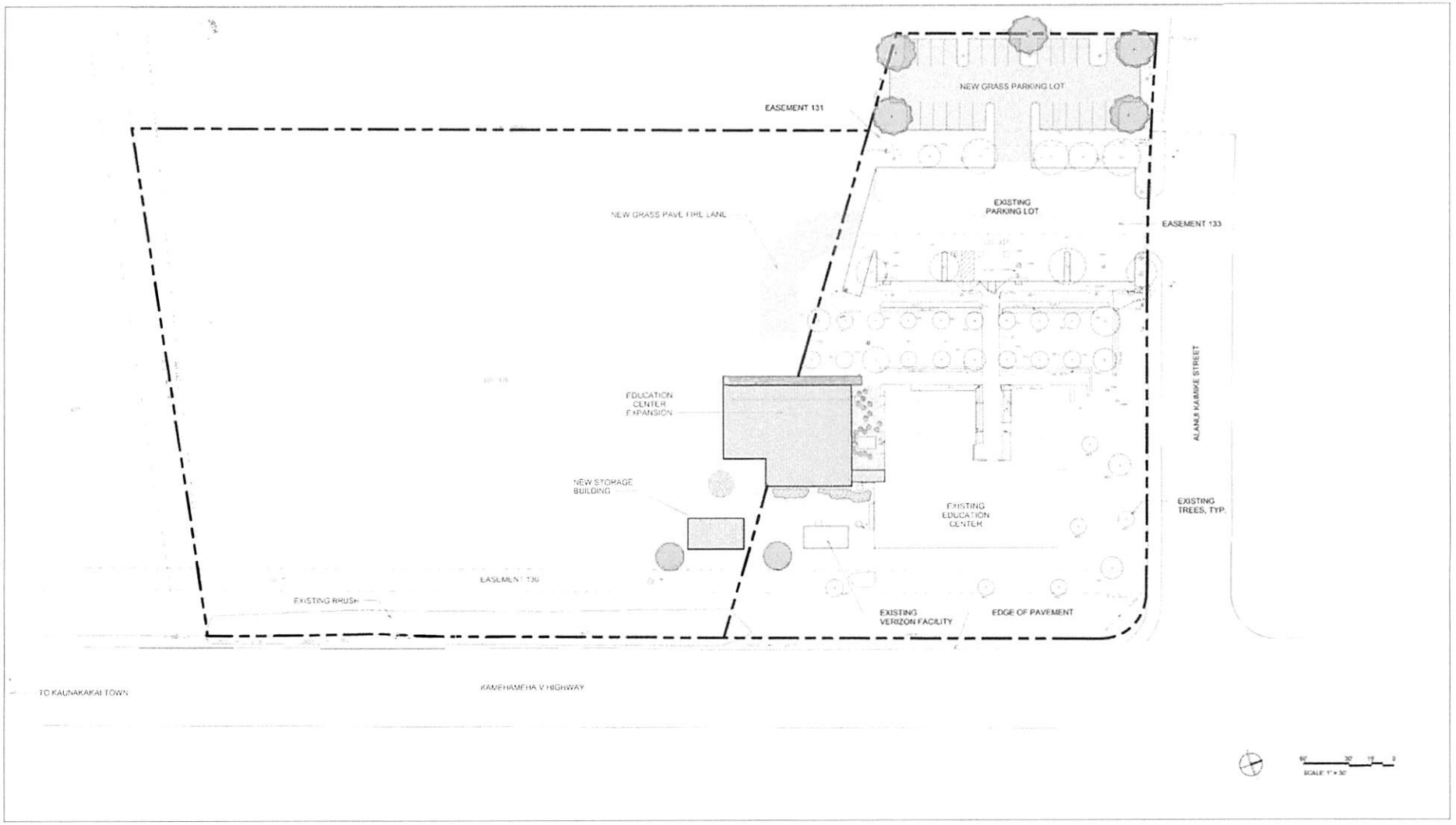


FIGURE:
Site Plan

Molokai Education Center

University of Hawaii — Island of Molokai

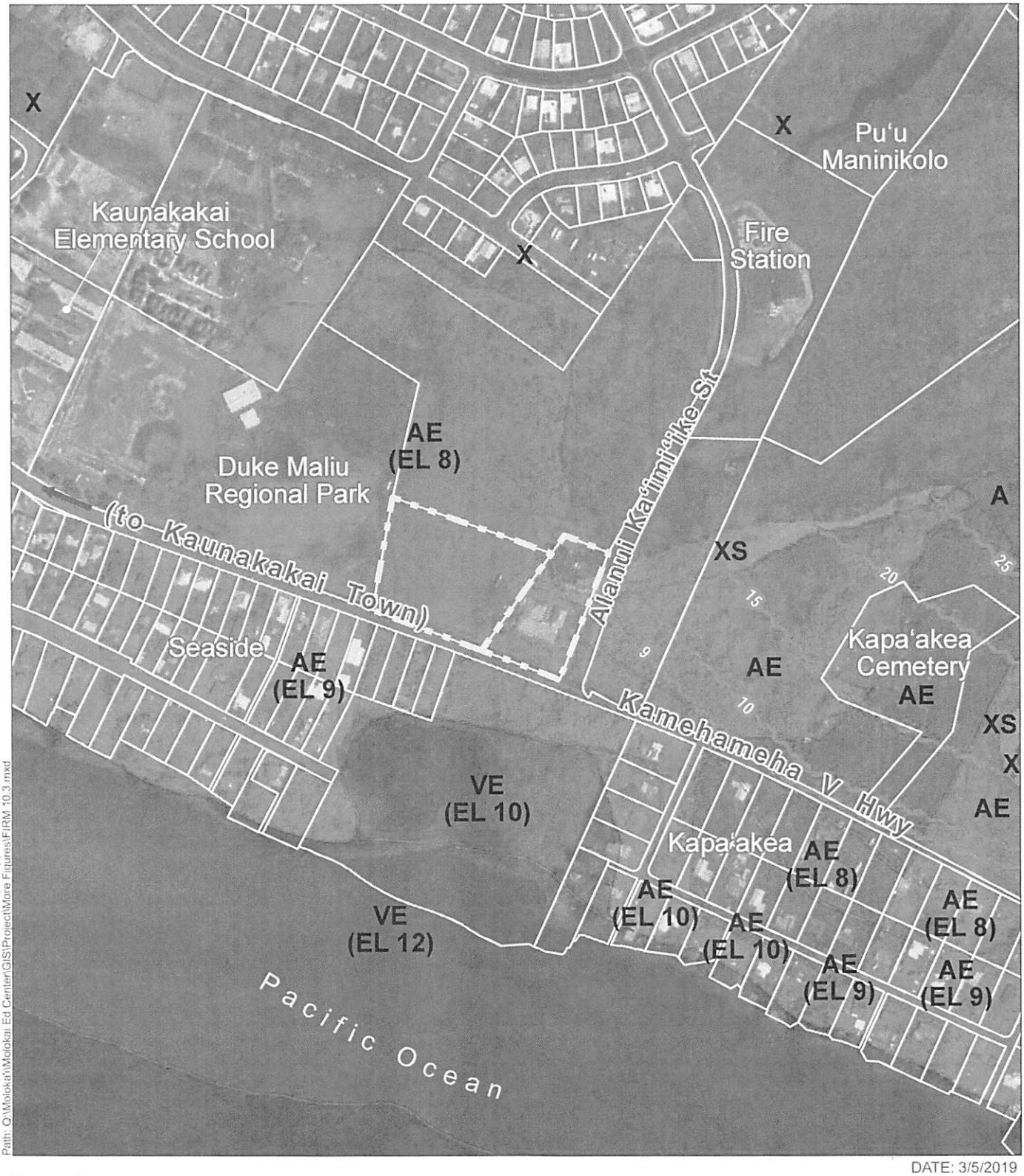
PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

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

SMA – Maps identifying flood plan and wetlands

(SMA Required Submittals Checklist #22)



PDF: Q:\Moloka'i\Molokai Ed Center\PDF\EA\FIRM (2018).pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\More Figures\FIRM 10.3.mxd

DATE: 3/5/2019

Legend

- Molokai Education Center
- Base Flood Elevation (BFE) Line

Flood Zone

- A: 1% annual chance flood, no BFE
- AE: 1% annual chance flood, with BFE
- VE: 1% annual chance coastal flood, with BFE
- Floodway areas in AE
- XS: 0.2% annual chance flood
- X: Minimal flood areas

Figure: Flood Map (Flood Insurance Rate Map)

MOLOKAI EDUCATION CENTER

University of Hawai'i

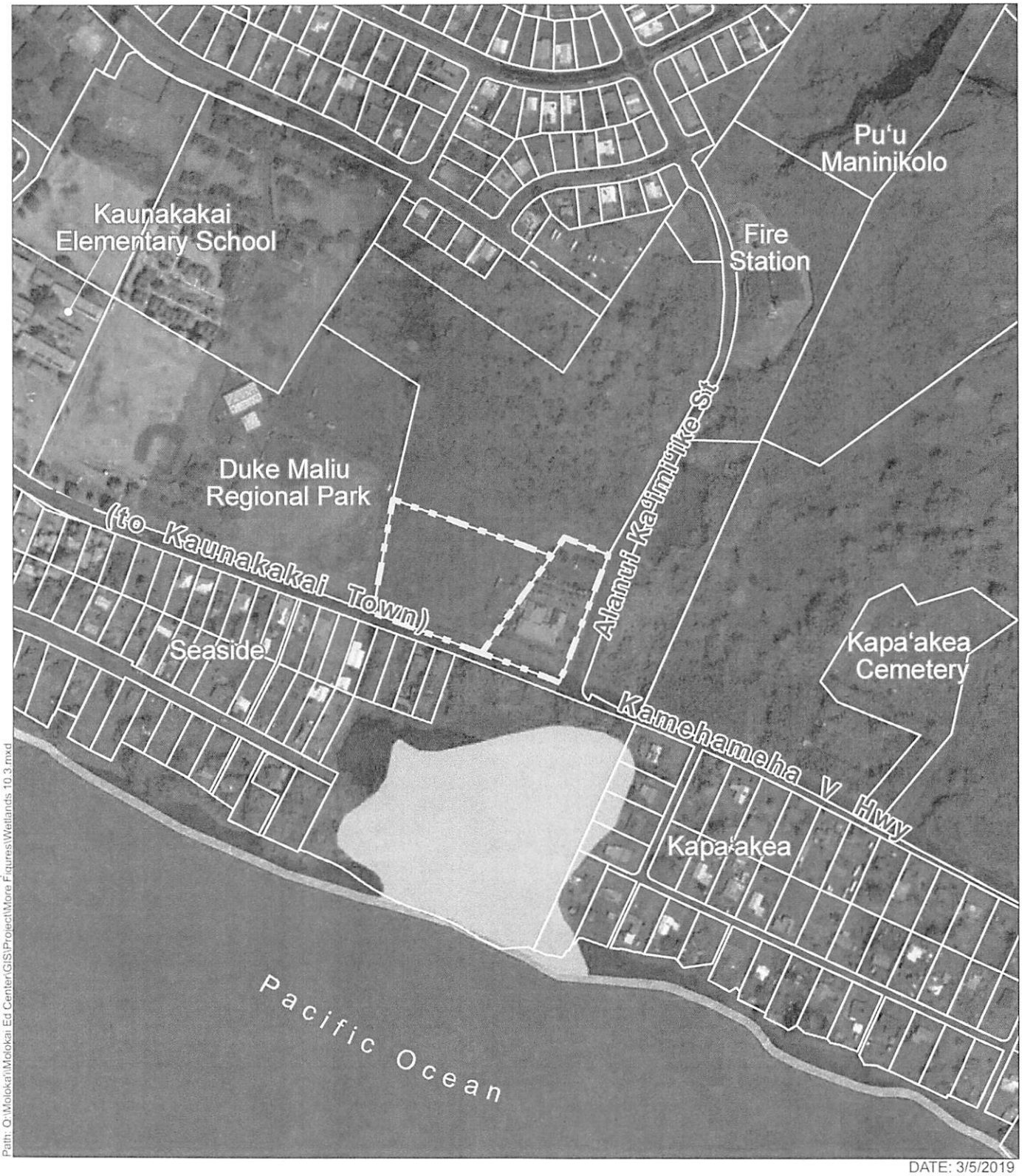
North

Linear Scale (feet)
0 100 200

Island of Moloka'i

PBR HAWAII & ASSOCIATES, INC.

Source: Federal Emergency Management Agency, 2018. County of Maui, 2018. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.



PDF: Q:\Moloka'i\Molokai Ed Center\PDF\EA\Wetlands.pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\More Figures\Wetlands 10.3.mxd

DATE: 3/5/2019

Legend

- Molokai Education Center
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

Figure:
Wetlands

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Linear Scale (feet)
0 100 200

Island of Moloka'i

PBR HAWAII
& ASSOCIATES, INC.

Source: U.S. Fish & Wildlife Service, 2018. County of Maui, 2018. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

EXHIBIT D

Ownership Information

Owner's Information

OWNER'S NAME, ADDRESS, AND TELEPHONE NUMBERS

Per the requirements of Section 19.510.010 (D) (2), Maui County Code, the following information is provided about the owner:

Owner

Name: University of Hawaii

Address: 2444 Dole Street
Bachman Hall 109H
Honolulu, HI 96822

Phone: (808) 956-6405 (Jan Gouveia, Owner's Representative)

Documents that identify the University of Hawaii, as the owner of parcels (TMK (2) 5-3-003-013 and (2) 5-3-003-014) that contain the Molokai Education Center and the expansion project site follow this page.

TMK (2) 5-3-003:013 Deed

We hereby certify that this is a true copy of the original filed as Land Court Document No. T8262186 and / or recorded in the Bureau of Conveyances as Document No. _____ on Aug 15, 2012 at 8:01 o'clock Am.

TCT # 104686

TITLE GUARANTY OF HAWAII, INCORPORATED

LAND COURT REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL [X] PICK-UP [ ]

Title No. 201230012
Escrow: 12007992
Jeremy Trueblood

This Document Contains Pages

TMK No. (2) 5-3-003: 013

WARRANTY DEED

THAT MOLOKAI PROPERTIES LIMITED, a Hawaii corporation ("***Grantor***"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell, convey, assign, transfer and set over unto the **UNIVERSITY OF HAWAII**, a state university and body corporate established under the laws of the State of Hawaii, whose business address is 2444 Dole Street, Honolulu, Hawai'i 96822 (the "***Grantee***") and the Grantee's successors and assigns:

All that real property situated on the Island of Molokai, County of Maui, State of Hawaii, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, subject, however, to the encumbrances mentioned in said Exhibit A;

TOGETHER WITH the reversions, remainders, rents, issues and profits thereof, together with all buildings, improvements, tenements, rights, water rights, easements, privileges and appurtenances to the same belonging or appertaining or held and enjoyed therewith, and all of the estate, right, title and interest of the Grantor both at law and in equity therein and thereto (collectively the "***Property***").

TO HAVE AND TO HOLD the same unto the Grantee and its successors and assigns, absolutely and in fee simple, subject to the encumbrances mentioned herein and in said Exhibit A.

AND for the consideration aforesaid, the Grantor for itself and its successors, hereby represent and warrants to and covenants with the Grantee, its successors and assigns: THAT the Grantor is lawfully seized of the Property in fee simple, has good right to sell, grant, convey, bargain, assign, transfer and set over the Property unto the Grantee, and that the same are free and clear of and from all liens and encumbrances, except as mentioned herein and in said Exhibit A, and that the Grantor will WARRANT

AND DEFEND the same unto the Grantee forever against the lawful claims and demands of all persons, except as aforesaid.

THE GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN SELLER'S REPRESENTATIONS AND WARRANTIES CONTAINED IN SECTION 4.12 OF THAT CERTAIN UNRECORDED PURCHASE AND SALE AGREEMENT DATED JUNE 15, 2012 AND THE WARRANTY OF TITLE AS SET OUT IN THIS WARRANTY DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WITH RESPECT TO THE PROPERTY. EXCEPT AS SET FORTH HEREIN, THE GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

This Warranty Deed may be executed in any number of counterparts, each of which when so executed shall be deemed an original, but such counterparts shall together constitute one and the same Agreement.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Warranty Deed to be effective as of this 15 day of August, 2012.

GRANTOR:

MOLOKAI PROPERTIES LIMITED
a Hawaii corporation

By: _____
Name: Clay Rumbaoa
Title: President

GRANTEE:

UNIVERSITY OF HAWAII
a state university and body
corporate of the State of Hawaii

By: _____
Name: MRC Greenwood
Title: President

APPROVED AS TO FORM:

Office of the University General Counsel:

_____

By: _____
Name: Howard S. Todo
Title: Vice President for Budget & Finance
and Chief Financial Officer

AND DEFEND the same unto the Grantee forever against the lawful claims and demands of all persons, except as aforesaid.

THE GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN SELLER'S REPRESENTATIONS AND WARRANTIES CONTAINED IN SECTION 4.12 OF THAT CERTAIN UNRECORDED PURCHASE AND SALE AGREEMENT DATED JUNE 15, 2012 AND THE WARRANTY OF TITLE AS SET OUT IN THIS WARRANTY DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WITH RESPECT TO THE PROPERTY. EXCEPT AS SET FORTH HEREIN, THE GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

This Warranty Deed may be executed in any number of counterparts, each of which when so executed shall be deemed an original, but such counterparts shall together constitute one and the same Agreement.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Warranty Deed to be effective as of this 15 day of August, 2012.

GRANTOR:

MOLOKAI PROPERTIES LIMITED
a Hawaii corporation

By: _____
Name: Clay Rumbaoa
Title: President

GRANTEE:

UNIVERSITY OF HAWAII
a state university and body
corporate of the State of Hawaii

By: MRC Greenwood
Name: MRC Greenwood
Title: President

APPROVED AS TO FORM:

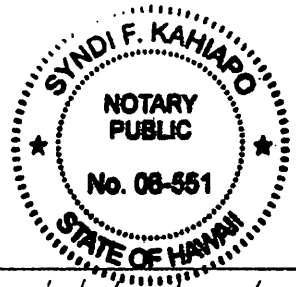
Office of the University General Counsel:

Darolyn H. Lendio
Vice President for Legal Affairs
and University General Counsel

By: Howard S. Todo
Name: Howard S. Todo
Title: Vice President for Budget & Finance
and Chief Financial Officer

STATE OF HAWAII)
: SS.
CITY AND COUNTY OF HONOLULU)

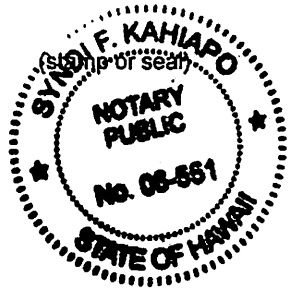
On this 27th day of July, 2012, before me appeared CLAY RUMBAOA, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Syndi F. Kahiapo
Name: Syndi F. Kahiapo
Notary Public, State of Hawaii
My commission expires:

Date of Doc:	undated at notarization	# Pages:	6
Name of Notary:	Syndi F. Kahiapo	Notes:	
Doc. Description:	Warranty Deed		

(stamp or seal)



Notary Signature Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

STATE OF HAWAII)
: SS.
CITY AND COUNTY OF HONOLULU)

On this 8th day of August, 2012, before me appeared MRC GREENWOOD, to me personally known, who, being by me duly sworn or affirmed, did say that (s)he is the President of the UNIVERSITY OF HAWAII, a body corporate of the State of Hawaii, and that said instrument was signed on behalf of said UNIVERSITY OF HAWAII by authority of its Board of Regents, and said MRC GREENWOOD, as President, acknowledged said instrument to be the free act and deed of said UNIVERSITY OF HAWAII.

Valerie J. Nomura
Name: Valerie J. Nomura
Notary Public, State of Hawaii
My commission expires: 3-12-2013

Date of Doc: undated at time of Notarization	# Pages: 6
Name of Notary: Valerie J. Nomura	Notes:
Doc. Description: Warranty Deed	
	(stamp or seal)
Valerie J. Nomura 8-8-2012	
Notary Signature Date	
1st Circuit, State of Hawaii	

NOTARY CERTIFICATION

STATE OF HAWAII)
: SS.
CITY AND COUNTY OF HONOLULU)

On this 8th day of August, 2012, before me appeared HOWARD S. TODO, to me personally known, who, being by me duly sworn or affirmed, did say that (s)he is the Vice President for Budget & Finance and Chief Financial Officer of the UNIVERSITY OF HAWAII, a body corporate of the State of Hawaii, and that said instrument was signed on behalf of said UNIVERSITY OF HAWAII by authority of its Board of Regents, and said HOWARD S. TODO, as Vice President for Budget & Finance and Chief Financial Officer, acknowledged said instrument to be the free act and deed of said UNIVERSITY OF HAWAII.

Valerie J. Nomura
Name: Valerie J. Nomura
Notary Public, State of Hawaii
My commission expires: 3-12-2013

Date of Doc: undated at time of Notarization	# Pages: 6
Name of Notary: Valerie J. Nomura	Notes:
Doc. Description: Warranty Deed	
	(stamp or seal)
Valerie J. Nomura 8-8-12	
Notary Signature Date	
1st Circuit, State of Hawaii	
NOTARY CERTIFICATION	

EXHIBIT A

All of that certain parcel of land situate at Kaunakakai, Island of Molokai, County of Maui, State of Hawaii, described as follows:

LOT 936, area 3.213 acres, more or less, as shown on Map 98, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 632 of American Sugar Company, Limited.

Being the land(s) described in Transfer Certificate of Title No. 21,992 issued to MOLOKAI PROPERTIES LIMITED, a Hawaii corporation.

SUBJECT, HOWEVER, TO:

1. Mineral and water rights of any nature in favor of the State of Hawaii.

2. DESIGNATION OF EASEMENT "128"

   PURPOSE : drainage
   SHOWN : on Map 98, as set forth by Land Court Order No. 136839, filed November 5, 1999

3. DESIGNATION OF EASEMENT "130"

   PURPOSE : sewerline
   SHOWN : on Map 98, as set forth by Land Court Order No. 136839, filed November 5, 1999

4. Encroachment(s) as shown on the survey map prepared by Sherman Dudley Deponte, Land Surveyor, with Akamai Land Surveying, Inc. dated June 29, 2012.

   (a) Wood rail fence with posts crosses from Lot 935 onto the subject parcel by as much as 16.3 feet.

   (b) Underground irrigation line and sprinklers cross from Lot 937 onto the subject parcel by as much as 1.2 feet.

END OF EXHIBIT A

TMK (2) 5-3-003:014 Deed

TITLE GUARANTY OF HAWAII
INCORPORATED
235 QUEEN STREET HONOLULU, HAWAII 96813
PHONE: (808) 533-6261 FAX: (808) 521-0221

2630671 R MOLOKAI RANCH LTD
E UNIVERSITY OF HAWAII

TITLE GUARANTY OF HAWAII, INCORPORATED

HEREBY CERTIFIES THAT THIS IS A TRUE COPY

OF THE ORIGINAL DOCUMENT RECORDED AS

LAND COURT DOCUMENT NO. 2630671

WHICH CREATED TRANSFER CERTIFICATE

OF TITLE NO. 556244

ON JUNE 07, 2000 AT 10:30 A.M.

BY: B. Clum

DATE OF RECORDING : JUNE 07, 2000

DESCRIPTION : LOT 937 APP 632 CT $5500.8

DOCUMENT TYPE : D

TCT NO. : 556244

FILE 398474-A

LAND COURT SYSTEM | REGULAR SYSTEM

Return by Mail (X) Pickup ( ) To:

40(2)

MR RYAN KURASHIGE
UNIVERSITY OF HAWAII
2002 EAST WEST RD
HONOLULU, HI 96822

TG 398474 -A
TGES 991012500
KATHY A CRUMPTON

Tax Key: (2) 5-3-003-014 Total No. of Pages: 5

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MOLOKAI RANCH, LIMITED, a Hawaii corporation, whose address is 55 Merchant Street, Suite 2000, Honolulu, Hawaii 96813, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor paid by UNIVERSITY OF HAWAII, a state university and body corporate established under the Constitution and laws of the State of Hawaii, whose address is 2444 Dole Street, Honolulu, Hawaii 96822, hereinafter called the "Grantee," the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, as a tenant in severalty, all of

Grantor's right, title and interest in and to the real property described in Exhibit "A" attached hereto and by this reference incorporated herein; subject, however, to all encumbrances noted on said Exhibit "A".

RESERVING, HOWEVER, unto the Grantor and its successors and assigns, the right to grant, assign, or convey to the State of Hawaii, County of Maui, or other appropriate governmental agency or public or private utility, or other corporation, association or other entity, those easements reserved as shown on said Exhibit "A", as necessary for the development of the properties served or to be served by said easements and for the location of all pipes, wires, guys, poles and other facilities for utility services, drainage, and roadways within said easement areas.

TO HAVE AND TO HOLD the same, together with any improvements thereon and the rights, easements, privileges, and appurtenances thereunto belonging or appertaining unto the Grantee, the heirs, representatives, administrators, successors and assigns of the Grantee, forever.

AND the Grantor covenants with the Grantee that the former is now seised in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances, except the liens and encumbrances hereinbefore mentioned, and except also the liens and encumbrances created or permitted by the Grantee after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantee against the lawful claims and demands of all persons

claiming the whole or any part of the above bargained and granted lands and premises.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, or neuter, the singular or plural number, individuals or corporations, and their and each of their respective successors, heirs, personal representatives, and permitted assigns, according to the context hereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

IN WITNESS WHEREOF, the Grantor has executed these presents on this 18th day of November, 1999.

MOLOKAI RANCH, LIMITED

APPROVED AS TO FORM:
MANCINI, ROWLAND & WELCH

By _____

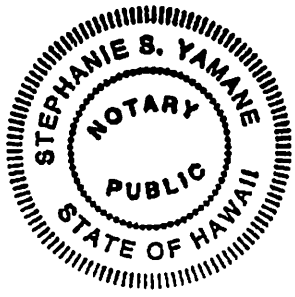
By _____
James W. Mozley, Jr.
Its President

By _____
Harold Edwards
Its Senior Vice President

Grantor

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 18th day of November, 1999, before me personally appeared James W. Mozley, Jr. and Harold Edwards, to me personally known, who, being by me duly sworn, did say that they are the President and Senior Vice President, respectively, of MOLOKAI RANCH, LIMITED, a Hawaii corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said Officers acknowledged the foregoing instrument to be the free act and deed of said corporation.



Print Name: Stephanie S. Yamane
Notary Public, State of Hawaii

My commission expires: 10/28/2001

EXHIBIT "A"

All of that certain parcel of land situated at Kaunakakai, Island of Molokai, County of Maui, State of Hawaii, described as follows:

Lot 937, area 2.056 acres, more or less, as shown on Map 98, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 632 of American Sugar Company, Limited.

Being a portion of the property described in and covered by Transfer Certificate of Title No. 21,992.

TOGETHER WITH an easement for roadway purposes over and across Easement 134 as shown on said Map 98; provided, however, that if and when the lot upon which Easement 134 is located shall be conveyed to or acquired by any governmental authority as a public highway, then all private easement rights granted hereby over said lot shall automatically terminate.

SUBJECT, HOWEVER, and RESERVING UNTO the Grantor, and its successors and assigns, the following easements which shall be appurtenant to and which shall run with the land:

1. Easement 128, as shown on said Map 98, for drainage purposes, in favor of County of Maui.

2. Easement 128, as shown on said Map 98, for drainage purposes, in favor of the Grantor for the benefit of Lots 935 and 936.

3. Easement 130, as shown on said Map 98, for sewerline purposes, in favor of County of Maui.

4. Easement 130, as shown on said Map 98, for sewerline purposes, in favor of the Grantor for the benefit of Lots 935, 936 and 938.

5. Easement 131, as shown on said Map 98, for waterline purposes for the benefit of Lot 936.

6. Easement 132, as shown on said Map 98, for open space purposes for the benefit of Lot 938, and in which no buildings shall be constructed.

7. Easement 133, as shown on said Map 98, for access purposes for the benefit of Lot 936.

EXHIBIT E

Authorization Forms

UNIVERSITY of HAWAI'I SYSTEM

Jan S. Gouveia
Vice President for Administration

March 26, 2019

Michele Chouteau McLean
Department of Planning
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793

Subject: Letter of Authorization for Tax Map Key (TMK) Numbers (2) 5-3-003-013 ("Parcel 13") and (2) 5-3-003-014 ("Parcel 14") (together, the "Property").

Dear Director McLean:

As the University of Hawai'i Vice President for Administration, I am authorized to represent the University as landowner and act as applicant in the subject matter.

The University owns the subject Property in fee. The proposed use for Parcel 14 is unchanged. The proposed use for Parcel 13 includes developing an addition to the existing education center to provide multi-purpose classrooms and opportunities for classes and community events (the "Project").

I understand that PBR Hawai'i will be responsible for land use and permitting activities related to the Project in coordination with the University, the County of Maui, and related regulatory agencies. This will include preparing and filing plans, reports, and related support documents as required for the development of the Property and the Project under the following authorities:

- Chapter 343, Hawai'i Revised Statues, *Environmental Impact Statements*;
- Chapter 19.68, Maui County Code ("MCC"), *State Land Use District Boundaries*;
- Section 19.510.040, *Change of zoning*; and
- Chapter 12-202, *Special Management Area Rules for the Maui Planning Commission.*

I hereby authorize PBR Hawai'i & Associates, Inc. to act on my behalf as described above by the requirements of applicable County ordinances, standards, rules, and regulations.

If you have any questions or concerns, please contact Mr. Tom Schnell, PBR Hawai'i, via phone at (808) 521-5631 for assistance.

Sincerely,

Jan Gouveia
Vice President for Administration

(Notary acknowledgment on following page)

2444 Dole Street, Bachman Hall 109H
Honolulu, Hawai'i 96822
Telephone: (808) 956-6405 • Fax: (808) 956-9701
An Equal Opportunity/Affirmative Action Institution

STATE OF HAWAI'I)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 26th day of March, 2019, before me appeared Jan S. Gouveia, to me personally known, who being by me duly sworn, did say that she is the Vice President for Administration of the UNIVERSITY OF HAWAI'I, the state university and a body corporate of the State of Hawaii, and that said instrument was signed in behalf of said University of Hawaii by authority of its Board of Regents and said Jan S. Gouveia, as said Vice President for Administration, acknowledged said instrument to be the free act and deed of said University of Hawaii.

Notary Public, First Circuit
State of Hawai'i

My Commission Expires 06/03/2020

NOTARY CERTIFICATION
Doc. Date: 3/26/2019 # Pages: 2
Notary Name: Gayle R. Rufo
1st Circuit

Doc. Description: Letter of Authorization to County of Maui authorizing PBR Hawai'i & Associates to act for the University with respect to filing plans, reports and documents for the Moloka'i Education Center project - Tax Map Key (TMK) Numbers (2) 5-3-003-013, and (2) 5-3-003-014.

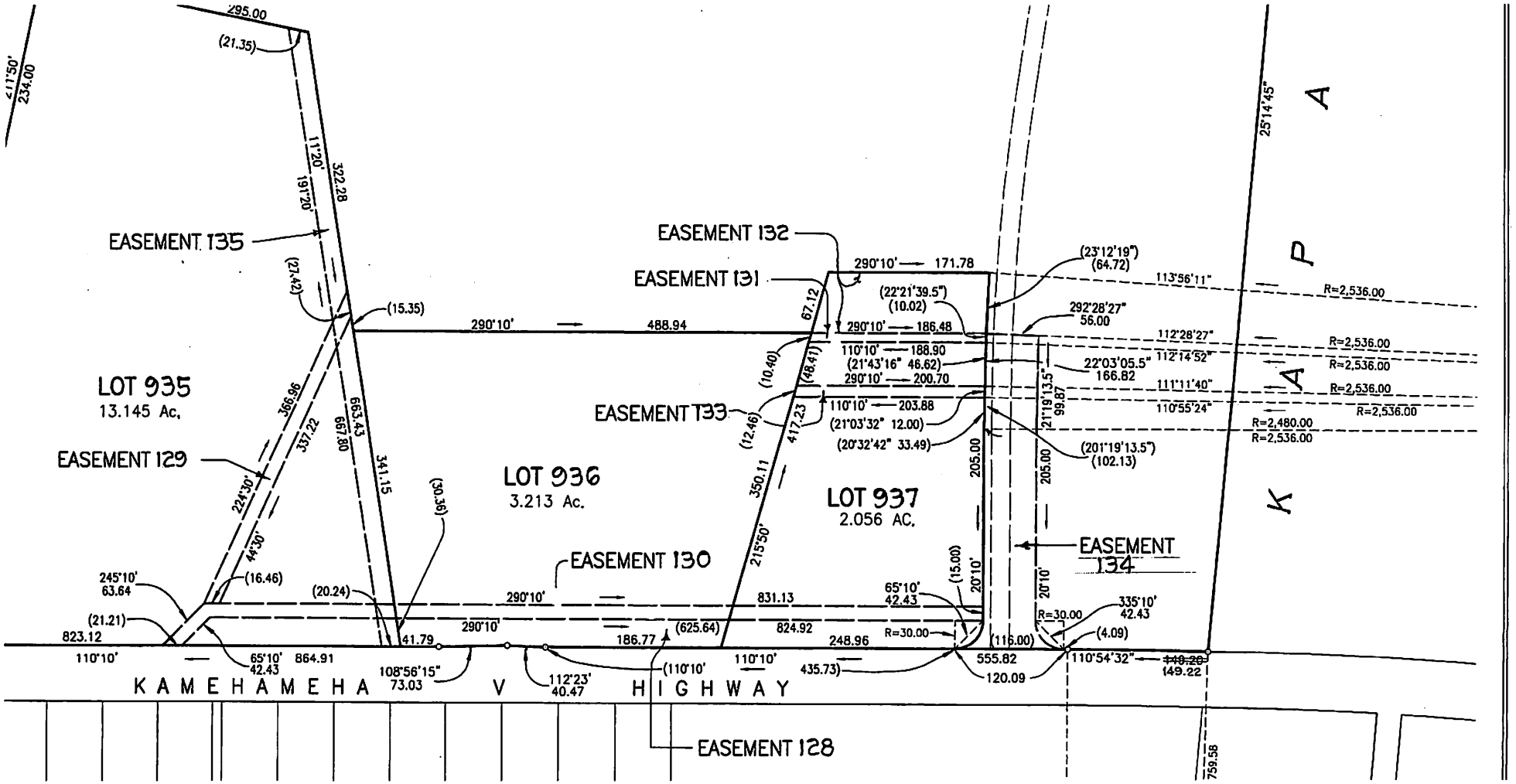
NOTARY PUBLIC 96-211 STATE OF HAWAII

Notary Signature 3/26/2019 Date

EXHIBIT F

Legal Metes & Bounds

Legal Metes and Bounds of Lot 936 and Lot 937



LAND COURT APPLICATION 632
(MAP 98)

LOT 936

Being Lot 936 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 935 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,688.66 feet South and 648.84 feet West and running by azimuths measured clockwise from true South:

1.	191° 20'	341.15 feet	along Lot 935 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	488.94 feet	along Lot 938-A as shown on Map 104 of Land Court Application 632;
3.	395° 50'	350.11 feet	along Lot 937 as shown on Map 98 of Land Court Application 632;
4.	110° 10'	186.77 feet	along the North side of Kamehameha V Highway;
5.	112° 23'	40.47 feet	along the same;
6.	108° 56' 15"	73.03 feet	along the same;
7.	110° 10'	41.79 feet	along same, to the point of beginning and containing an area of 3.213 acres.

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Subject, however, to Easements 128 and 130, as shown on Map 98 of Land Court Application 632.



March 22, 2019
Honolulu, Hawaii

Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 013

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

LOT 937

Being Lot 937 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 936 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,806.57 feet South and 327.80 feet West and running by azimuths measured clockwise from true South:

1.	215° 50'	417.23 feet	along Lot 936 and 938 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	171.78 feet	along the same;
3.	Thence, along Westerly side of Alanui' Kaimile Street, on a curve to the left with a radius of 2,536.00 feet, the chord azimuth and distance being:		
			22° 03' 05.5" 166.82 feet;
4.	20° 10'	205.00 feet	along the same;
5.	Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:		
			65° 10' 42.43 feet;
6.	110° 10'	248.96 feet	along the North side of Kamehameha V Highway, to the point of beginning and containing an area of 2.056 acres.

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Subject, however, to Easements 128, 130, 131, 132 and 133 as shown on Map 98 of Land Court Application 632.



March 22, 2019
Honolulu, Hawaii

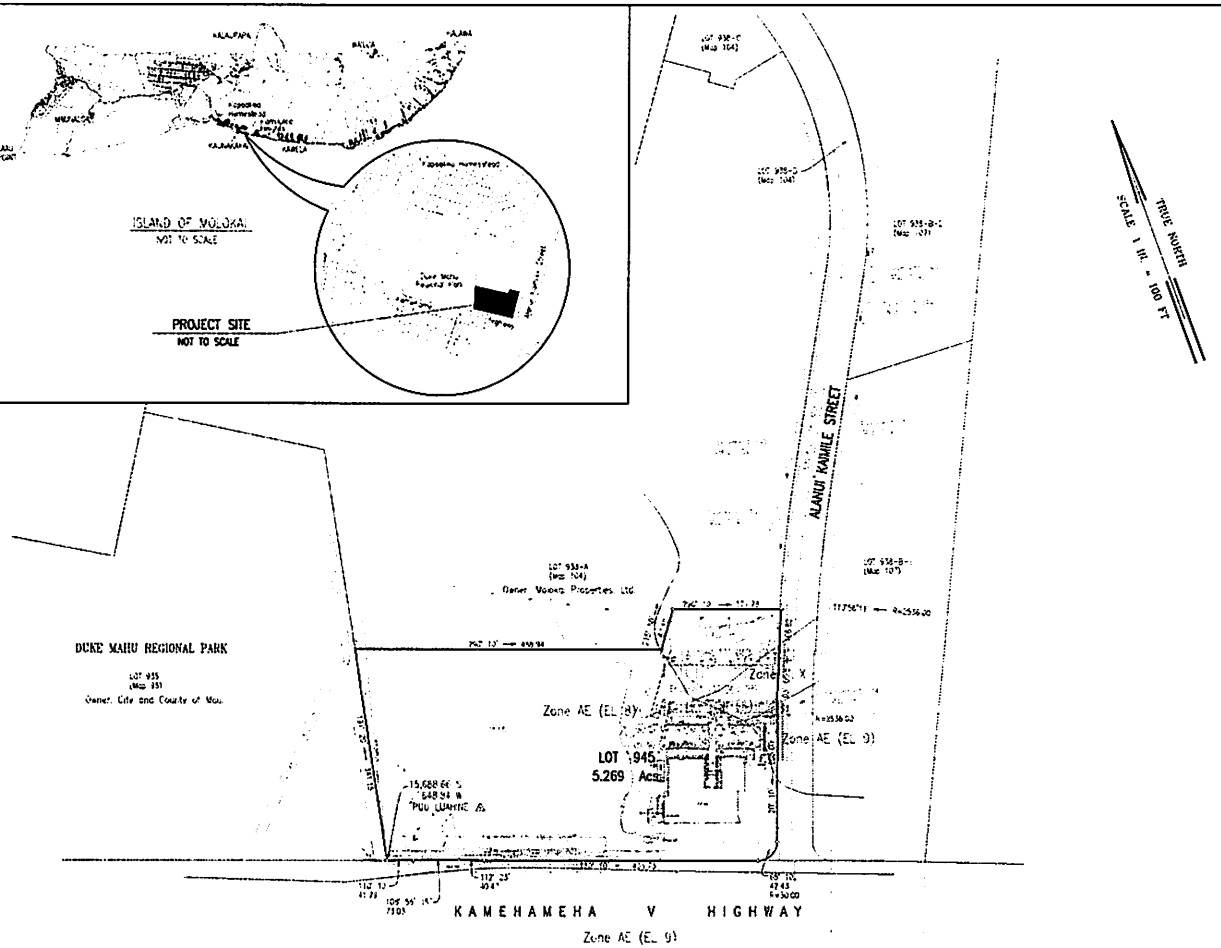
Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court Certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 014

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

Legal Metes and Bounds Consolidated MEC Lot

MAP



PRELIMINARY

LAND COURT

STATE OF HAWAII

LAND COURT APPLICATION 632

CONSOLIDATION OF LOTS 936 AND 937 AS SHOWN ON MAP 99

INTO LOT 945

AT KALAMAKA MAUKA, KAHU

ALLEN S. KAJIOKA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 8605
HAWAII, U.S.A.

CHRISTENSEN SURVEYING, INC.

ALLEN KAJIOKA
Licensed Professional Land Surveyor
Certificate Number 8605
Land Court Certificate No. 245
License Expires: Apr. 30, 2009

615 PIIKOI STREET
SUITE 300
HONOLULU, HAWAII
March 1, 2007

OWNER: UNIVERSITY OF HAWAII

TRANSFER CERTIFICATE OF TITLE 1,046,462 (LOT 936)
550,288 (LOT 937)

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED: _____
BY ORDER OF THE COURT

REGISTRAR OF THE LAND COURT

NOTES

1. Owners of adjoining lands, as shown on plan, are from records filed in the Real Property Mapping Branch.
2. All azimuths and record coordinates, refers to Government Survey Triangulation Station "PUU LUAHINE".
3. Base flood elevation referenced to the National Geodetic Vertical Datum of 1929 Benchmark BM 3196, Top of Brass Disk, Elev=6.509 Ft. M.S.L.
4. Flood zones as shown on map are obtained from Flood Insurance Rate Map prepared by Federal Emergency Management Agency, Panel No. 150003 0195F and 1500020 0185F, dated Nov. 04, 2015

EXISTING EASEMENTS

Existing Easement 126 (Map 99) is in favor of Makena Properties, Ltd. for drainage purposes.

Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes.

Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.

Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.

Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes.

Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.

Existing Easement 134 (Map 98) for access purposes.

Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.

Existing Easement 149 (Map 104) for slope purposes affecting Lot 936-A

Tax Map Key: (2) 5-3-003: 013 and 014

21" x 32" = 4.7 Sq. Ft.

LOT 945

Being Lots 936 and 937 as shown on Map 98 of Land Court Application 632.

Land situated at Kaunakakai, Molokai, Hawaii

Beginning at the Southwest corner of this piece of land, being also the Southeast corner of Lot 935 as shown on Map 98 of Land Court Application 632, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 15,688.66 feet South and 648.84 feet West and running by azimuths measured clockwise from true South:

1.	191° 20'	341.15 feet	along Lot 935 as shown on Map 98 of Land Court Application 632;
2.	290° 10'	488.94 feet	along Lot 938-A as shown on Map 104 of Land Court Application 632;
3.	215° 50'	67.12 feet	along the same;
4.	290° 10'	171.78 feet	along the same;
5.	Thence, along Westerly side of Alanui' Kaimile Street, on a curve to the left with a radius of 2,536.00 feet, the chord azimuth and distance being:		
			22° 03' 05.5" 166.82 feet;
6.	20° 10'	205.00 feet	along the same;
7.	Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:		
			65° 10' 42.43 feet;
8.	110° 10'	435.73 feet	along the North side of Kamehameha V Highway;
9.	112° 23'	40.47 feet	along the same;
10.	108° 56' 15"	73.03 feet	along the same;

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

11.	110°	10'	41.79 feet	along same, to the point of beginning and containing an area of 5.269 acres.

Subject, however, to Easements 128, 130, 131, 132 and 133 as shown on Map 98 of Land Court Application 632.



March 15, 2019
Honolulu, Hawaii

Alden S. Kajioka
Licensed Professional Land Surveyor
Certificate Number 6605
Land Court Certificate No. 248
License Expires April 30, 2020

Tax Map Key: (2) 5-3-003: 013 & 014

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

EXHIBIT G

Map & List of Owners within 500 Feet

Project Location and Surrounding Properties within 500 ft (cumulative map)



PDF - Q:\Moloka'i\Molokai Ed Center\PDF\500ft Buffer\v3.pdf
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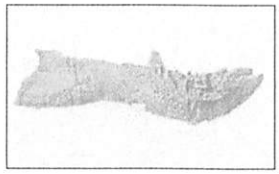
DATE: 12/1/2017

Legend

- Moloka' i Education Center
- TMK Parcels
- 500-ft Buffer
- Roads

TMK within 500-feet Buffer

- 253002
- 253003
- 253007
- 253011
- 254003
- 254007



Source: County of Maui (2017); ESRI (2017)

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

Figure:
Project Location and Surrounding Properties within 500 ft
(cumulative map)

MOLOKAI EDUCATION CENTER

University of Hawai'i North

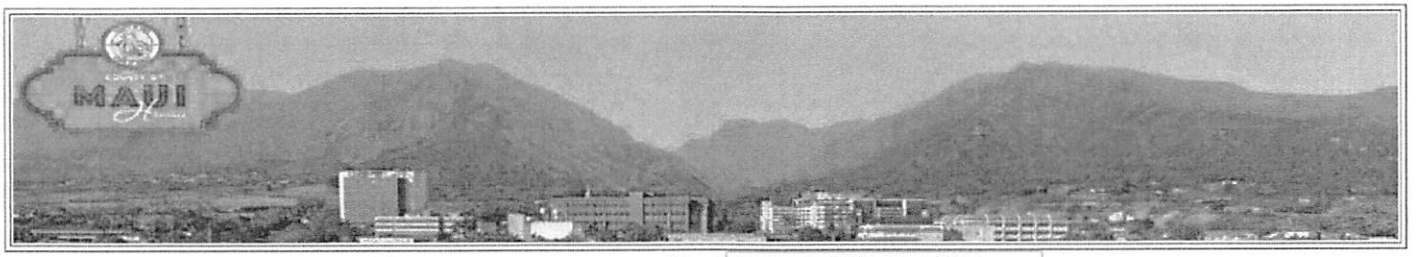
Linear Scale (feet)
0 125 150 300

Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Maui County list of property owners within 500 ft

for TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014



500 Feet Refresh With New Distance

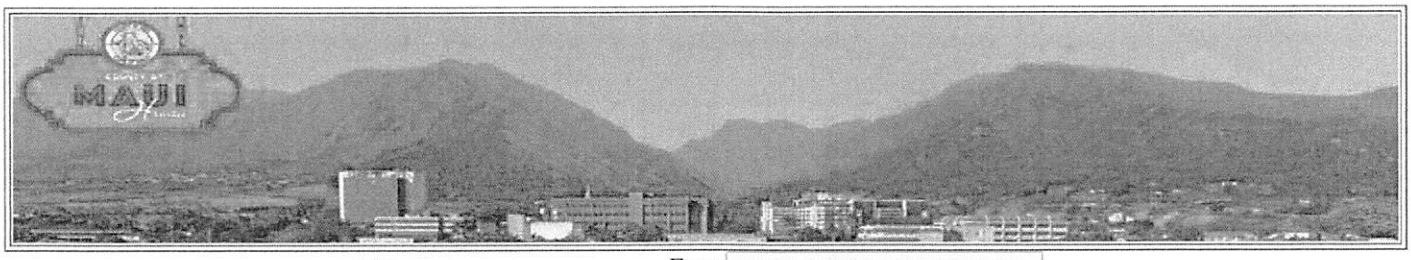
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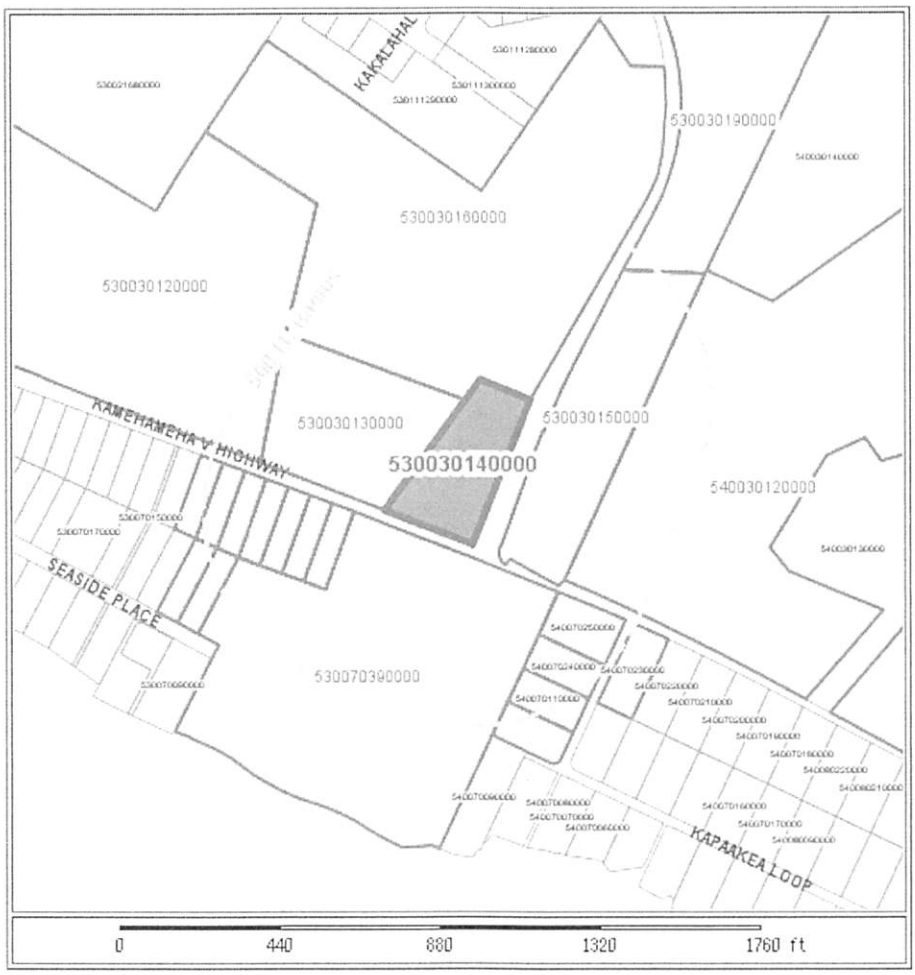
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22	540070250000	KAIAMA,FAYE	PO BOX 21 KALAUPAPA HI 96742



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Combined list of property owners within 500 ft for TMKs (2) 5-3-003:013 and (2) 5-3-003:014

Molokai Education Center Combined List for Parcels within 500 feet of TMKs (2) 5-3-003:013 and (2) 5-3-003:014
Updated: 3/25/2019

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EXHIBIT: 5

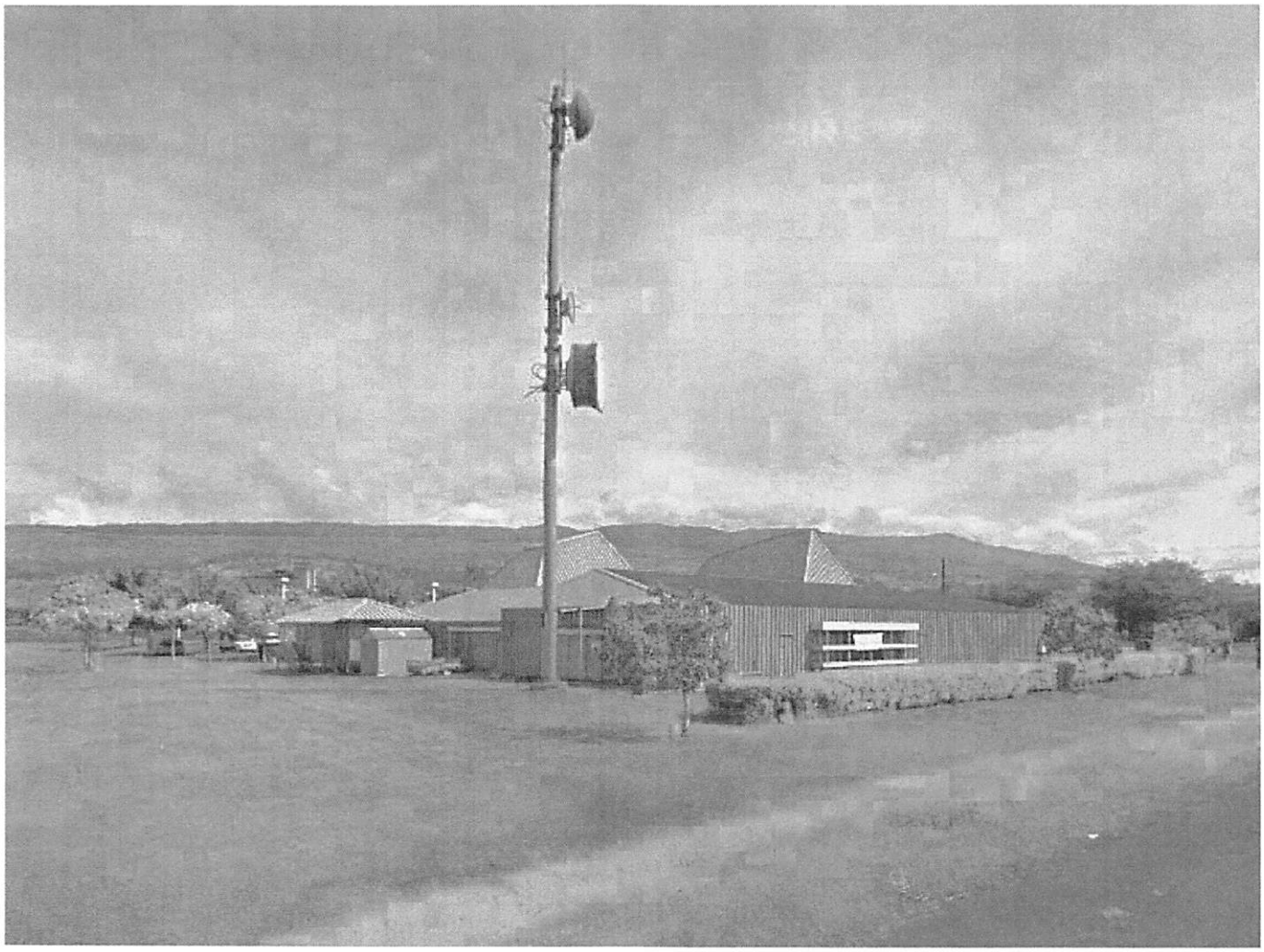
APPENDIX D

Transportation Impact Assessment Report

Transportation Impact Assessment Report

Moloka'i Education Center Expansion
Kaunakakai, Hawai'i

July 2017



AECOM

AECOM Technical Services, Inc.
1001 Bishop Street, Suite 1600
Honolulu, Hawai'i 96813
Ph. (808) 521-5031

Project Reference: 60543186

Transportation Impact Assessment Report

Molokaʻi Education Center Expansion
Kaunakakai, Molokaʻi, Hawaiʻi

July 2017

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Table of Contents

I. Introduction 1
II. Existing Conditions 3
A. Site Description 3
B. Roadway Conditions 3
C. Bicycle & Pedestrian Conditions 5
D. Public Transit Conditions 5
E. Traffic Conditions 5
III. Future Conditions 7
A. Proposed Development 7
B. Vehicular Trips Generated by Proposed MEC Expansion 8
C. Projected Year 2022 Peak Hour Background Traffic Volumes 10
D. Projected Year 2022 Total Peak Hour Traffic Volumes with Proposed MEC Expansion 10
E. Projected Year 2022 PM Peak Hour Intersection Operations 13
F. Transit, Pedestrian, and Bicycle Issues 13
IV. Summary and Recommendations 14
A. Summary 14
B. Recommendations 14

Appendix

Appendix A Traffic Count Worksheets
Appendix B HCS 2010 Intersection Analysis Worksheets

List of Figures

Figure 1 Location of Moloka'i Education Center of Moloka'i 1
Figure 2 Moloka'i Education Center Site wtih Existing Buildings 2
Figure 3 Existing MEC Site 3
Figure 4 Kamehameha V Highway 4
Figure 5 Alanui Kaimike Street at MEC 4
Figure 6 Existing 2017 Peak Hour Traffic Volumes 6
Figure 7 Proposed MEC Expansion Site Plan 7
Figure 8 Projected Incremental MEC-Generated Traffic Volumes 9
Figure 9 Projected Year 2022 Background Peak Hour Traffic Volumes 11
Figure 10 Projected Year 2022 Total Peak Hour Traffic Volumes 12

List of Tables

Table 1 Existing 2017 Peak Hour Intersection Operations 7
Table 2 Existing and Projected MEC Student Enrollment 8
Table 3 Existing 2017 and Projected 2022 MEC Traffic Volumes 8
Table 4 Peak Hour Traffic Volumes on Kamehameha V Hwy West of Alanui Kaimike Street 10
Table 5 Projected Year 2022 Peak Hour Intersection Operations 13

I. INTRODUCTION

The Moloka'i Education Center (MEC) is a branch campus of the University of Hawai'i Maui College. It is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street on the island of Moloka'i. Figure 1 shows site location map, while Figure 2 illustrates a more detailed view of the campus location.

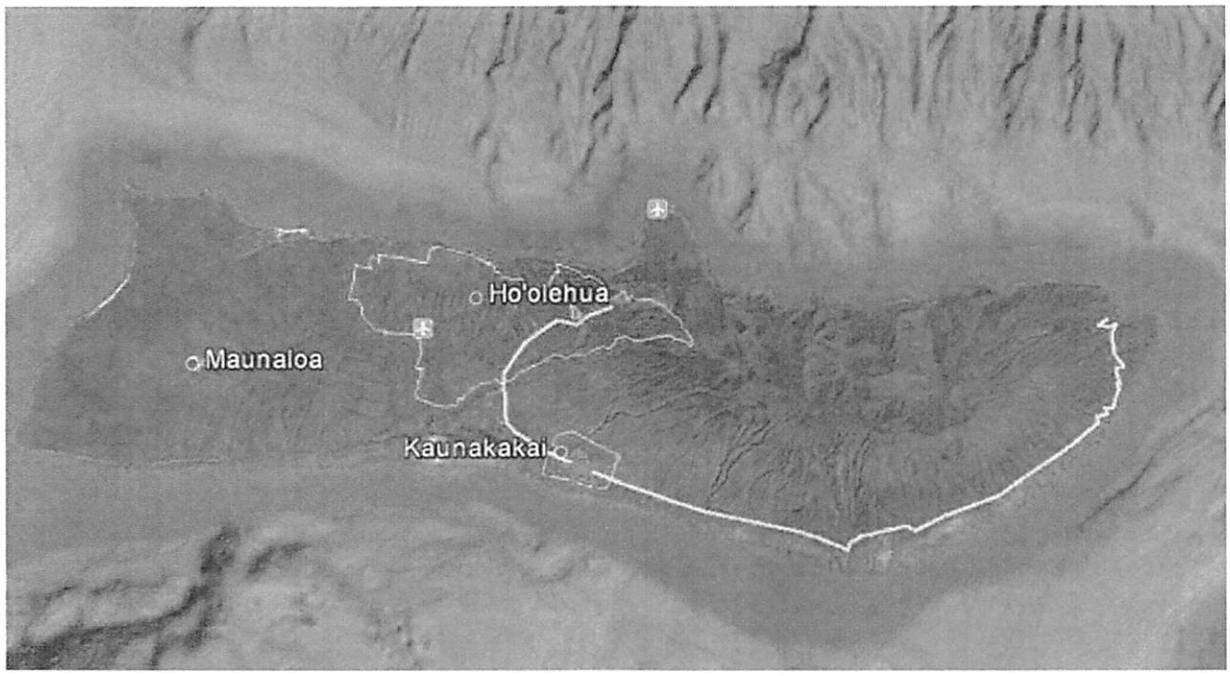


Figure 1 Location of Moloka'i Education Center of Moloka'i

The proposed action is to implement an increment of the Moloka'i Education Center Long-Range Development Plan (MECLRDP) that will provide additional configurable classroom space for MEC.

The purpose of this transportation impact analysis report (TIAR) is to identify transportation impacts associated with this incremental expansion and recommend actions to address them.



Figure 2 Moloka'i Education Center Site with Existing Buildings

II. EXISTING CONDITIONS

A. Site Description

The proposal is to expand the existing Moloka'i Education Center Campus. The existing campus is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street intersection. The town of Kaunakakai is located northwest of the campus along Kamehameha V Highway. Figure 3 illustrates the existing site plan.

The existing campus is surrounded by primarily vacant land parcels. Lands immediately to the north, west and east of the parcel appear to be used for agricultural purposes. The vacant land to the south does not appear to be in active use. Further to the west is a park with baseball fields. Further north and southwest of the campus are lands in residential development.

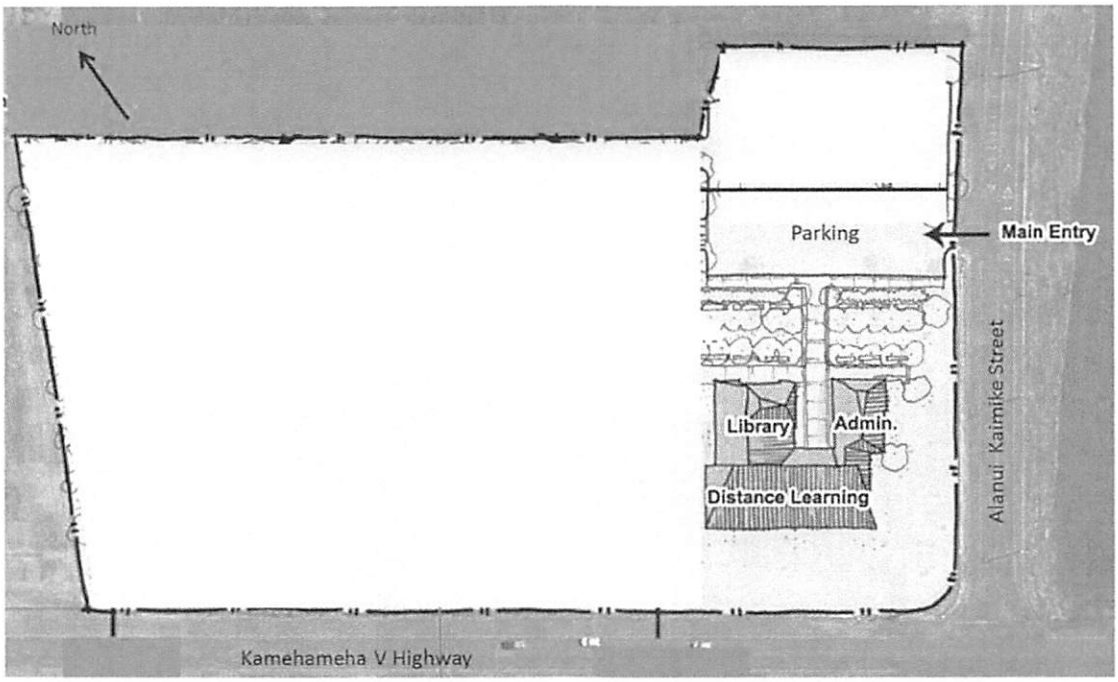


Figure 3 Existing MEC Site

B. Roadway Conditions

The roadways adjacent to the proposed development are Kamehameha V Highway and Alanui Kaimike Street. Kamehameha V Highway borders the makai (south) side of the existing campus parcel and Alanui Kaimike Street borders the East side of the existing campus parcel. Access to existing campus is from Alanui Kaimike Street.

Kamehameha V Highway is the major roadway providing east-west mobility on Moloka'i. In this area it provides mobility between Kaunakakai town and the south shore of Moloka'i to the Hālawa Bay on the east end of the island. The State of Hawaii Department of Transportation (HDOT) has jurisdiction of this roadway. Kamehameha V Highway is primarily a two-lane, undivided roadway with paved shoulders. The posted speed limit in the vicinity of the campus is 25 mph. Figure 4 is a picture of Kamehameha V Highway just east of its intersection with Alanui

Kaimike Street looking toward Kaunakakai town. The existing Maui Education Center is the cluster of green building to the right of the picture.

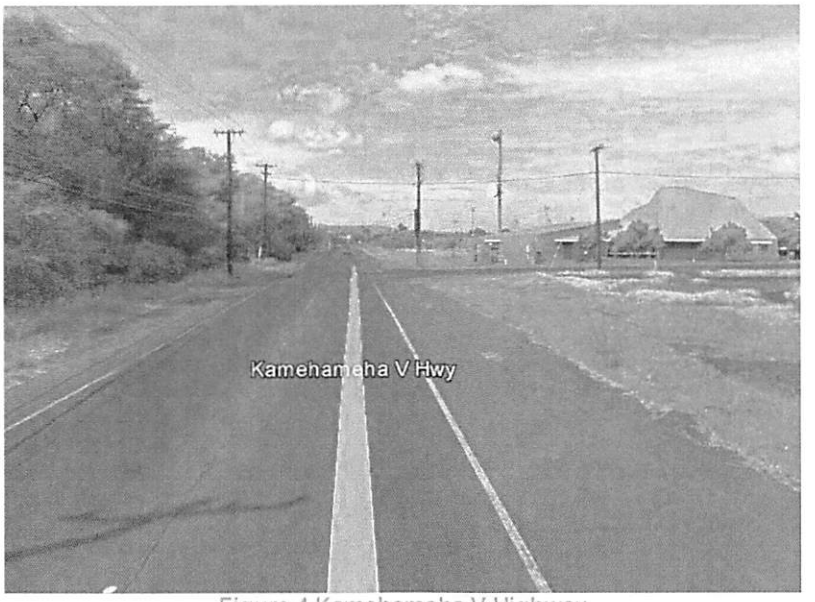


Figure 4 Kamehameha V Highway

Alanui Kaimike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to MEC, it also provides access to the Moloka'i Fire Station and a residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. Curb and gutter is provided on both sides of the roadway from Kamehameha V Highway to the mauka end of the MEC parcel. There are speed humps on Alanui Kaimike Street, and one of them is located just mauka of the MEC Driveway. The posted speed limit is assumed to be 25 mph.

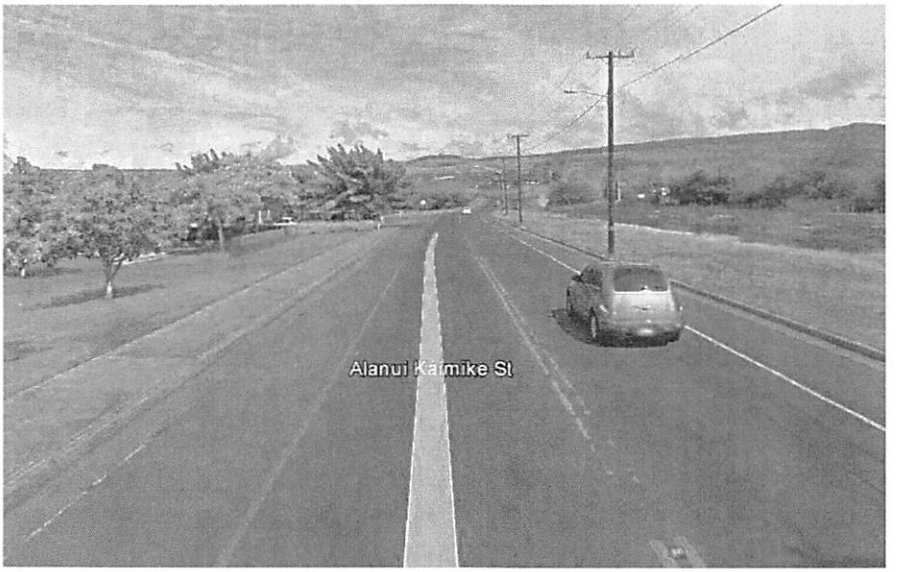


Figure 5 Alanui Kaimike Street at MEC

The intersection of Kamehameha V Highway and Alanui Kaimike Street is unsignalized with STOP-sign control on the Alanui Kaimike Street approach.

C. Bicycle & Pedestrian Conditions

There is an attached sidewalk on the west side of Alanui Kaimike Street along the frontage of the MEC parcel. Elsewhere in the vicinity of MEC, pedestrians were observed to utilize the paved shoulder on both sides of Alanui Kaimike Street and on Kamehameha V Highway.

During the AM and PM peak traffic periods, there were only a few pedestrians observed. Most were not associated with MEC but appeared to be walking to exercise.

Bicycle activity was also very light during the AM and PM peak traffic periods. Less than five bicycles were observed during each of the peak periods. The bicyclists were observed to use the paved shoulders of Kamehameha V Highway and Alanui Kaimike Street.

D. Public Transit Conditions

Public transit service is provided by Maui Economic Opportunity, Inc. (MEO). Scheduled public transit service is provided Monday through Friday by three routes: East Expanded Rural Shuttle, West Expanded Rural Shuttle, and Central Expanded Rural Shuttle.

The East Expanded Rural Shuttle provides service between Kaunakakai Town and Puko'o Fire Station to the east. Eight runs occur per day starting at 4:45 AM in Kaunakakai with the last run leaving at 4:05 PM.

The West Expanded Rural Shuttle provides service between Kaunakakai Town and Maunaloa Post Office on the west side of the island. Six runs occur per day starting at 5:20 AM in Kaunakakai with the last run leaving at 3:40 PM. Two of the six runs also service Kaulaloi Villas.

The Central Expanded Rural Shuttle provides service between Kaunakakai Town and Kualapu'u Post Office/Kalae Lookout. Six runs occur per day with three of them going all the way to Kalae Lookout and three of them terminating at Kualapu'u Post Office. The runs start at 6:40 AM in Kaunakakai with the last run leaving at 4:05 PM.

There is also on-demand service provided via the Rural Shuttle Service, MEO Nutritions Program, and Kaunakakai Shuttle Service.

E. Traffic Conditions

Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections. The traffic count summary sheets are located in Appendix A.

The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.

Figure 6 summarizes the existing Year 2017 AM and PM peak hour turning movements at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

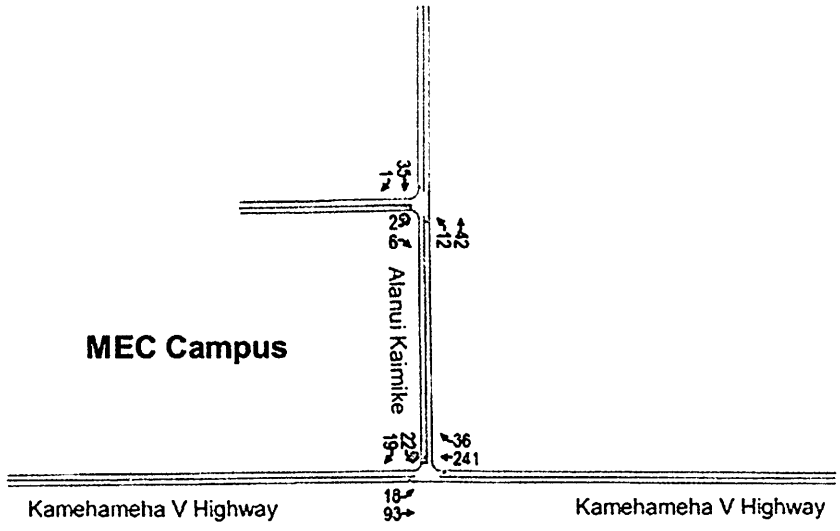


Figure 6 Existing 2017 Peak Hour Traffic Volumes

Table 1 summarizes intersection operations at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections for these time periods.

The unsignalized intersections were analyzed using the method described in Chapter 16 of the 2010 Highway Capacity Manual (HCM) through the Synchro software. The analysis worksheets are included in the Appendix B of this report.

Table 1 Existing 2017 Peak Hour Intersection Operations

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS
Kamehameha V Highway/ Alanui Kaimike Street	1.4/10.9/10.9	A/B/B	1.1/11.0/11.0	A/B/B
Alanui Kaimike Street/ MEC Driveway	1.7/9.0/9.0	A/A/A	2.6/8.6/8.6	A/A/A

Note: xx/xx/xx = left turn into minor/left turn out from minor/right turn out minor
Delay is in seconds/vehicle
AM Peak Hour: 7:00 AM – 8:00 AM, PM Peak Hour: 2:45 PM – 3:45 PM
Synchro worksheets are in Appendix B

As shown in Table 1, traffic at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. As noted in the previous discussions in this report, both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

III. FUTURE CONDITIONS

A. Proposed Development

Figure 7 illustrates the proposed site plan for the MEC expansion.

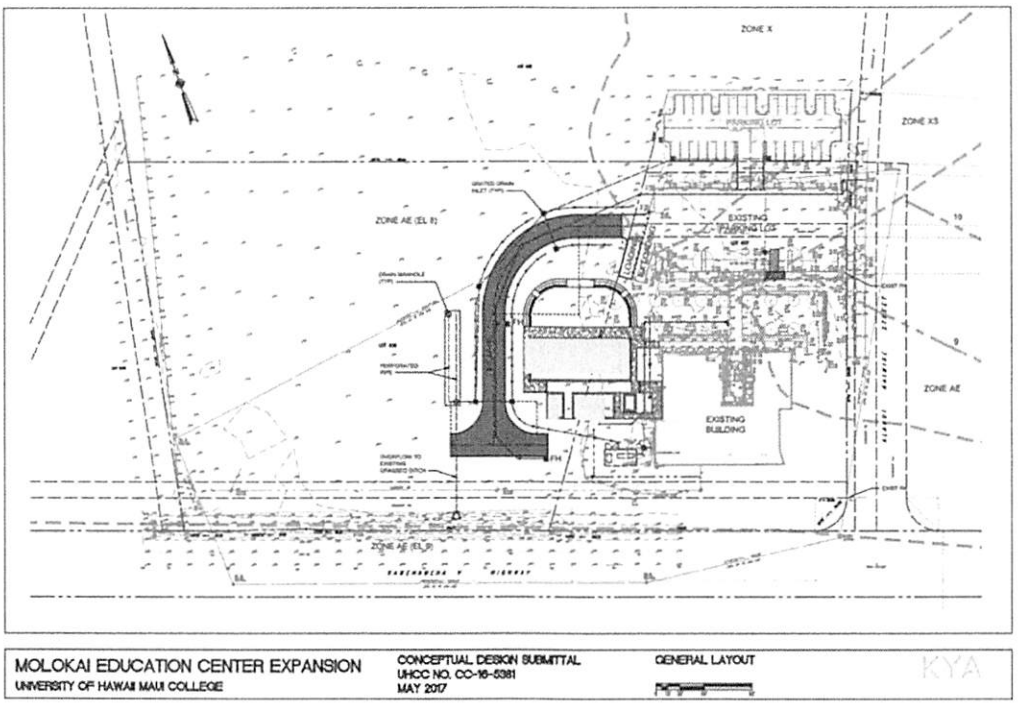


Figure 7 Proposed MEC Expansion Site Plan

The yellow highlighted areas on the proposed MEC expansion site plan indicate the key additions to the existing site. The larger building is proposed to be a three classroom building. The middle-sized building is a proposed bathroom building and the smallest building is a proposed multi-use room. The existing parking lot is also proposed to be expanded from the current 37 parking stalls to 65 parking stalls.

B. Vehicular Trips Generated by Proposed MEC Expansion

MEC is a non-traditional campus in that distance learning is a major part of its operation. Students are able to interact with classes on Maui and on O'ahu as part of their curriculum. As such, floor area and number of classrooms are not necessarily good indicators of traffic generated by the site. A better indicator is judged to be the number of students enrolled at MEC.

Table 2 summarizes the existing a proposed future level of student enrollment at MEC.

Table 2 Existing and Projected MEC Student Enrollment

	Year	Student Enrollment (FTE)	Student Population (unduplicated headcount)
Existing Conditions	2017	150	250
Build-Out Completion	2022	300	450

For the purpose of this transportation impact analysis, the existing vehicular activity counted at the MEC driveway is increased proportionately to the increase in student enrollment projected and summarized in Table 2.

Table 3 summarizes the existing and projected 2022 vehicular turning movements at the MEC Driveway/Alanui Kaimike Street intersection for the AM and PM peak hours.

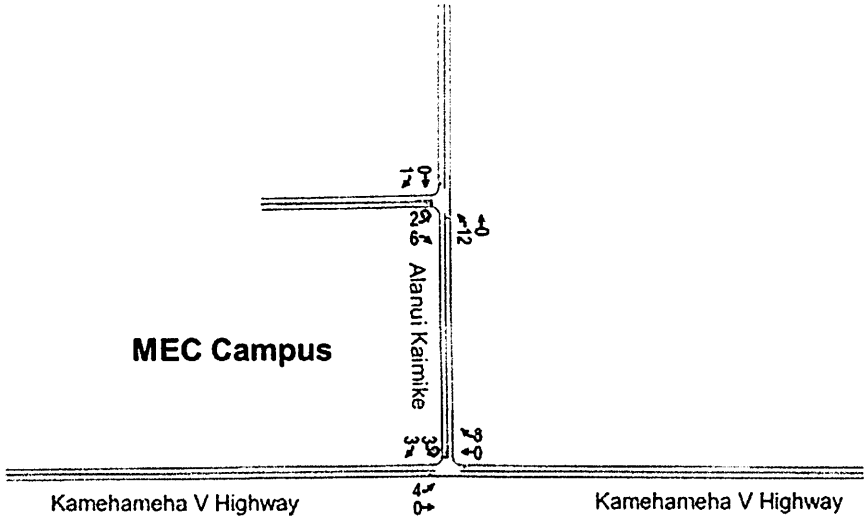
Based on the projected doubling in student enrollment for MEC, peak hour traffic turning movement volumes are assumed to double.

Table 3 Existing 2017 and Projected 2022 MEC Traffic Volumes

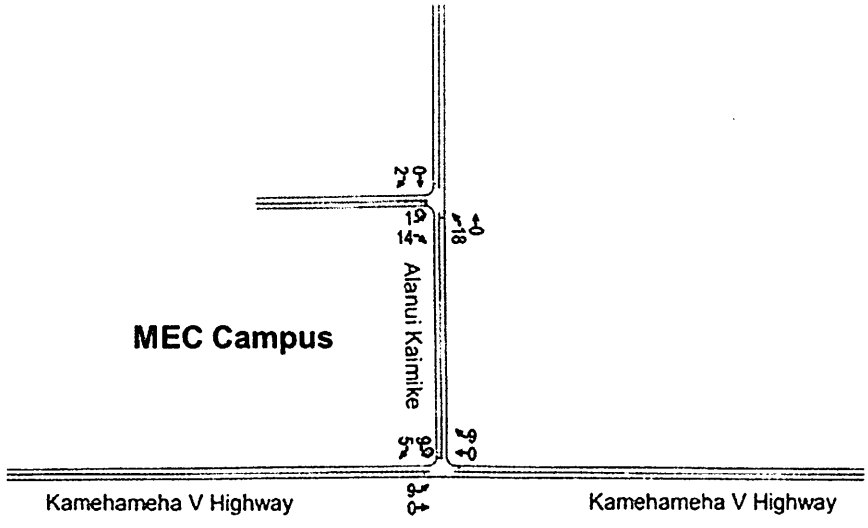
MEC Driveway/Alanui Kaimike Street

Turn Movement	Existing 2017		Projected 2022	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Left out of driveway	2	1	4	2
Right out of driveway	6	14	12	28
Left into driveway	12	18	24	36
Right into driveway	1	2	2	4
Note: Units are vehicles per hour (vph) Peak hours refer to commuter peak hour				

The projected traffic volumes generated by the MEC expansion were assumed to have the same directional distribution at the Alanui Kaimike Street/Kamehameha V Highway intersection as existing traffic volumes. The resulting incremental peak hour traffic generated by the MEC expansion is shown in Figure 8.



AM Peak Hour



PM Peak Hour

Figure 8 Projected Incremental MEC-Generated Traffic Volumes

C. Projected Year 2022 Peak Hour Background Traffic Volumes

Background traffic refers to traffic that is not related to MEC. To estimate the background traffic for the future Year 2022, the year that the MEC expansion is estimated to be complete, traffic volume counts conducted by AECOM on April 25-26, 2017 were compared with traffic volume counts conducted by HDOT on December 10, 2013. The AM and PM peak hour traffic volumes on Kamehameha V Highway, west of Alanui Kaimike Street are shown in Table 4.

Table 4 Peak Hour Traffic Volumes on Kamehameha V Highway West of Alanui Kaimike Street

Time Period	Eastbound		Westbound	
	HDOT-12/10/13	AECOM-4/25-26/17	HDOT-12/10/13	AECOM-4/25-26/17
AM Peak Hour	126	111	260	260
PM Peak Hour	231	206	177	166
Note: Volumes are vehicles per hour (vph) AM peak hour: 7:00 AM -8:00 AM PM Peak Hour: 2:45 PM-3:45 PM				

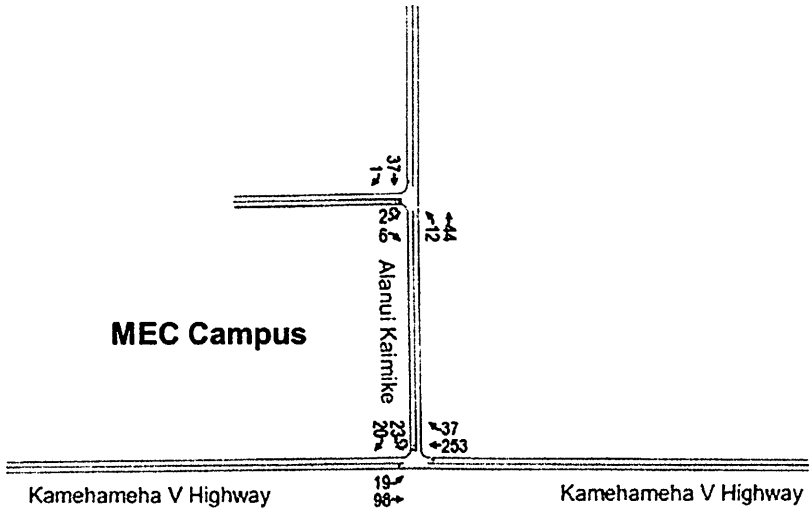
As shown in Table 4, there has not been significant growth in peak hour traffic volumes on Kamehameha V Highway in the vicinity of the MEC between the years 2013 and 2017. In fact, one could conclude the there was a slight decrease in peak hour traffic volume within the study area.

However, to provide an estimate of a worst case scenario, the existing traffic volumes counted by AECOM on April 25-26, 2017 were increase by an annual growth rate of 1 percent to project the future Year 2022 background traffic volumes.

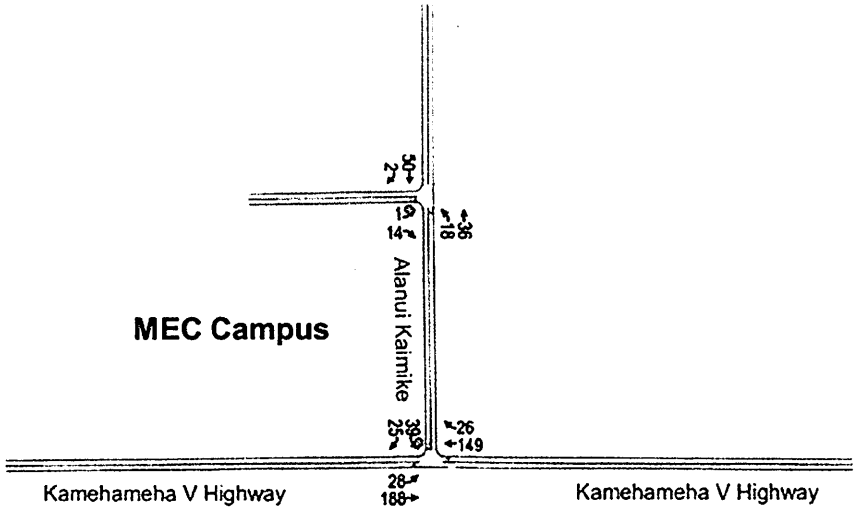
Figure 9 illustrates the projected year 2022 background traffic peak hour turning movement volumes at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/ MEC Driveway intersections.

D. Projected Year 2022 Total Peak Hour Traffic Volumes with Proposed MEC Expansion

The MEC expansion generated traffic volumes shown in Figure 8 were added to the projected Year 2022 background traffic volumes shown in Figure 9 to obtain the projected Year 2022 total traffic volumes. These total traffic volumes are shown in Figure 10.

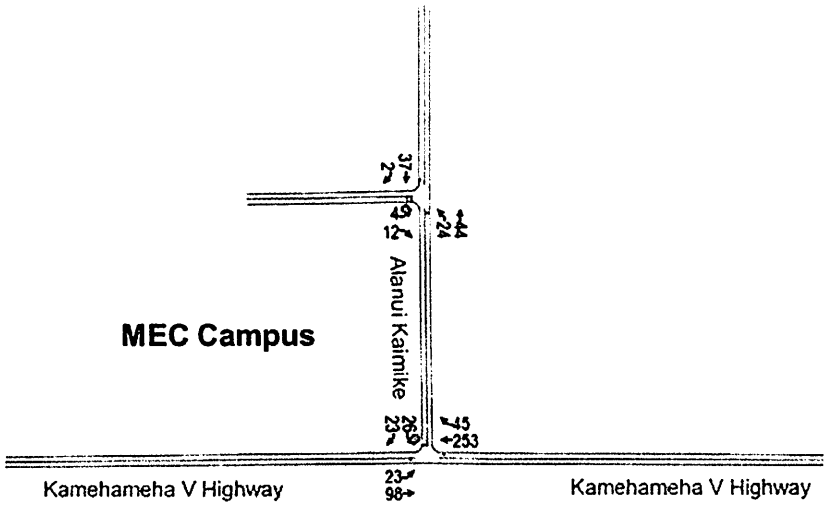


AM Peak Hour

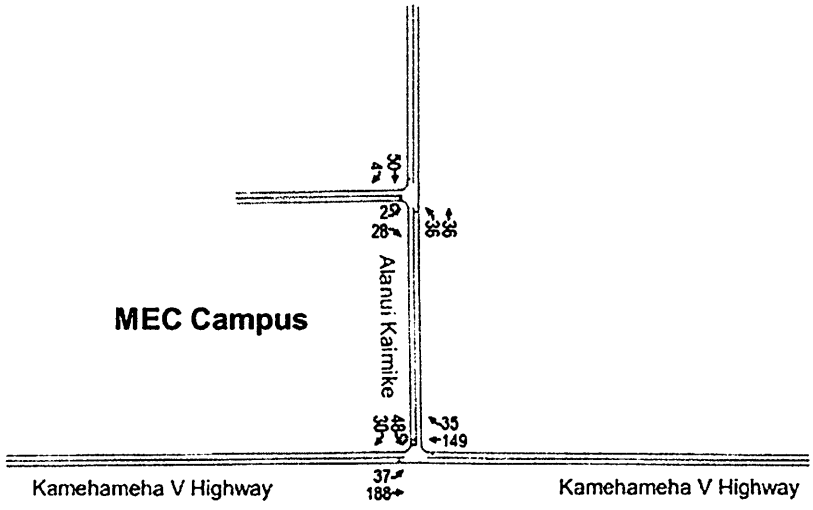


PM Peak Hour

Figure 9 Projected Year 2022 Background Peak Hour Traffic Volumes



AM Peak Hour



PM Peak Hour

Figure 10 Projected Year 2022 Total Peak Hour Traffic Volumes

E. Projected Year 2022 PM Peak Hour Intersection Operations

Projected Year 2022 PM peak hour traffic volumes without and with the proposed MEC Expansion were evaluated at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

The two-way, stop-sign controlled unsignalized method as documented in the 2010 Highway Capacity Manual and implemented in the Synchro, version 9 software was used to evaluate the intersections. This type of analysis produces an estimate of delay for specific traffic movements. These delays are linked to a qualitative level of service (LOS) for each specific traffic movement.

The results of the analyses are summarized in Table 5.

Table 5 Projected Year 2022 Peak Hour Intersection Operations

Intersection	Background w/o MEC Expansion				Total w/ MEC Expansion			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Kamehameha V/Alanui Kaimike	A/B	7.9/11.5	A/B	7.7/11.6	A/B	8.0/11.3	A/B	7.7/11.6
Alanui Kaimike/MEC Driveway	A/A	7.3/8.7	A/A	7.4/8.7	A/A	7.3/8.8	A/A	7.4/8.8

Notes: X/X = LOS left turn movement into minor street/LOS combined movements out of minor street
#/# = control delay in seconds/vehicle
left turn movement into minor street/combined movements out of minor street

Synchro worksheets in Appendix B

As shown in Table 5, the proposed MEC Expansion is not projected to significantly change LOS at the intersections evaluated.

F. Transit, Pedestrian, and Bicycle Issues

Given the minor increases in traffic attributed to the proposed MEC Expansion, it is projected that impacts to transit, pedestrian and bicycle operations would be very minor.

IV. SUMMARY AND RECOMMENDATIONS

A. Summary

The Moloka'i Education Center (MEC) is proposing to expand its existing campus by constructing a new 3-classroom building, a restroom facility, and a multi-purpose room. This expansion is projected to increase enrollment from 150 to 300 full time equivalent (FTE) students.

This study estimated future incremental traffic generated by this proposed expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Kaimike Street and Alanui Kaimike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

It was found that there was no significant impact to future peak hour intersection operations due to the proposed MEC expansion. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the proposed MEC expansion.

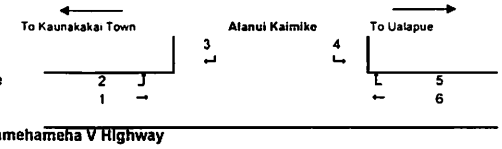
B. Recommendations

Given the low level of traffic generated by the proposed MEC expansion and the resultant low levels of impacts, it is concluded that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions. Should these conditions change, roadway, pedestrian, and bicycle facilities may need modification, but the need for these changes would not be due to the MEC expansion.

There is a possibility that the proposed MEC Expansion may provide more community meeting spaces. While this is a benefit to the community, it is recommended that, should community use of MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

Appendix A –Traffic Count Worksheets

Moloka'i Education Center

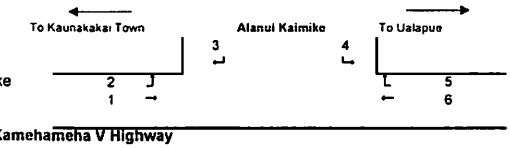


LOCATION: Kamehameha V Highway/Alanui Kaimike
DATE: 4/26/17 (Wednesday)
TIME: 6:30a-8:30a
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
6:30-6:45a	16	2	2	4	3	40						
6:45-7:00a	15	1	4	4	4	70						
7:00-7:15a	14	3	6	4	5	66						
7:15-7:30a	25	4	5	8	8	63						
7:30-7:45a	22	2	7	4	7	71						
7:45-8:00a	32	9	1	6	16	41						
8:00-8:15a	30	4	7	5	4	35						
8:15-8:30a	32	4	3	3	3	38						
7:00-8:00a	93	18	19	22	36	241						

Notes

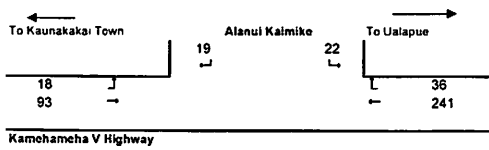
Moloka'i Education Center



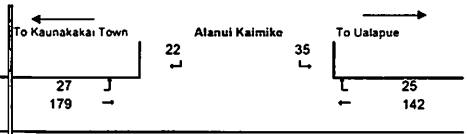
LOCATION: Kamehameha V Highway/Alanui Kaimike
DATE: 4/25/17 (Tuesday)
TIME: 2:30p-4:30p
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
2:30-2:45p	42	5	2	12	11	38						
2:45-3:00p	38	4	7	8	7	40						
3:00-3:15p	51	9	5	7	7	35						
3:15-3:30p	37	8	6	6	7	33						
3:30-3:45p	53	6	4	14	4	34						
3:45-4:00p	44	4	1	8	8	36						
4:00-4:15p	46	5	2	5	8	25						
4:15-4:30p	38	7	4	7	4	39						
4:30-4:45p	49	2	5	7	2	28						
2:45-3:45p	179	27	22	35	25	142						

Notes

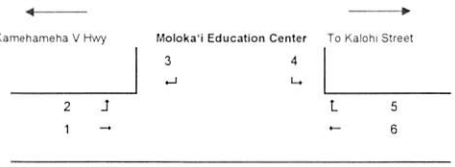


AM Peak Hour
7:00-8:00a



PM Peak Hour
2:45-3:45p

Moloka'i Education Center

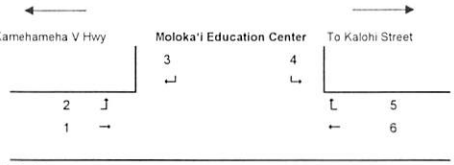


LOCATION: Alanui Kaimike/MEC Driveway
DATE: 4/26/17 (Wednesday)
TIME: 6:30a-8:30a
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
6:30-6:45a	4	1	0	0	0	7						
6:45-7:00a	3	2	0	0	1	7						
7:00-7:15a	6	0	0	0	0	11						
7:15-7:30a	13	1	1	0	0	12						
7:30-7:45a	7	0	2	0	1	10						
7:45-8:00a	16	7	2	0	0	7						
8:00-8:15a	6	2	1	0	0	9						
8:15-8:30a	4	3	1	0	1	7						
7:00-8:00a	42	10	6	0	1	38						

Notes

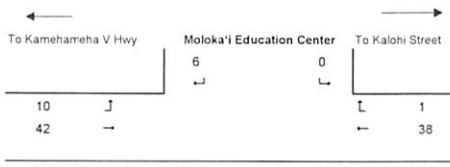
Moloka'i Education Center



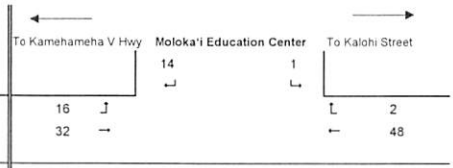
LOCATION: Alanui Kaimike/MEC Driveway
DATE: 4/25/17 (Tuesday)
TIME: 2:30p-4:30p
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
2:30-2:45p	16	0	0	0	0	13						
2:45-3:00p	7	2	3	0	0	11						
3:00-3:15p	10	5	1	0	0	11						
3:15-3:30p	9	4	7	0	1	9						
3:30-3:45p	6	5	3	1	1	17						
3:45-4:00p	10	3	1	2	0	8						
4:00-4:15p	13	1	0	0	0	7						
4:15-4:30p	8	3	3	0	0	8						
4:30-4:45p	3	0	2	0	0	11						
2:45-3:45p	32	16	14	1	2	48						

Notes



AM Peak Hour
7:00-8:00a



PM Peak Hour
2:45-3:45p

Appendix B –HCS 2010 Intersection Analysis Worksheets

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑		↱	
Traffic Vol, veh/h	19	98	253	37	23	20
Future Vol, veh/h	19	98	253	37	23	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	107	275	40	25	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	315	0	-	0	443	295
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	148	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1245	-	-	-	525	744
Stage 1	-	-	-	-	713	-
Stage 2	-	-	-	-	855	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1245	-	-	-	518	744
Mov Cap-2 Maneuver	-	-	-	-	518	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	840	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1245	-	-	-	603
HCM Lane V/C Ratio	0.017	-	-	-	0.078
HCM Control Delay (s)	7.9	0	-	-	11.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	6	12	44	37	1
Future Vol, veh/h	2	6	12	44	37	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	7	13	48	40	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	115	41	41	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	74	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	881	1030	1568	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	949	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	873	1030	1568	-	-	-
Mov Cap-2 Maneuver	873	-	-	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	940	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	1.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1568	-	986	-	-
HCM Lane V/C Ratio	0.008	-	0.009	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		Y	
Traffic Vol, veh/h	28	188	149	26	39	25
Future Vol, veh/h	28	188	149	26	39	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	204	162	28	42	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	190	0	-	0	441	176
Stage 1	-	-	-	-	176	-
Stage 2	-	-	-	-	265	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1384	-	-	-	527	867
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	740	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1384	-	-	-	517	867
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	722	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1384	-	-	-	614
HCM Lane V/C Ratio	0.022	-	-	-	0.113
HCM Control Delay (s)	7.7	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	14	18	36	50	2
Future Vol, veh/h	1	14	18	36	50	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	15	20	39	54	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	133	55	57	0	-	0
Stage 1	55	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	861	1012	1547	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	945	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	850	1012	1547	-	-	-
Mov Cap-2 Maneuver	850	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	933	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	2.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1547	-	999	-	-
HCM Lane V/C Ratio	0.013	-	0.016	-	-
HCM Control Delay (s)	7.4	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑		↱	
Traffic Vol, veh/h	23	98	253	45	26	23
Future Vol, veh/h	23	98	253	45	26	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	107	275	49	28	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	324	0	-	0	456	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	157	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1236	-	-	-	562	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	871	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1236	-	-	-	550	741
Mov Cap-2 Maneuver	-	-	-	-	550	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1236	-	-	-	626
HCM Lane V/C Ratio	0.02	-	-	-	0.085
HCM Control Delay (s)	8	0	-	-	11.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	12	24	44	37	2
Future Vol, veh/h	4	12	24	44	37	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	13	26	48	40	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	141	41	42	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	100	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	852	1030	1567	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	924	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	838	1030	1567	-	-	-
Mov Cap-2 Maneuver	838	-	-	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	2.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1567	-	974	-	-
HCM Lane V/C Ratio	0.017	-	0.018	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection						
Int Delay, s/veh	2.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	37	188	149	35	48	30
Future Vol, veh/h	37	188	149	35	48	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	204	162	38	52	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	200	0	-	0	466	181
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	285	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1372	-	-	-	555	862
Stage 1	-	-	-	-	850	-
Stage 2	-	-	-	-	763	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1372	-	-	-	537	862
Mov Cap-2 Maneuver	-	-	-	-	537	-
Stage 1	-	-	-	-	850	-
Stage 2	-	-	-	-	738	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.6
HCM LOS			B

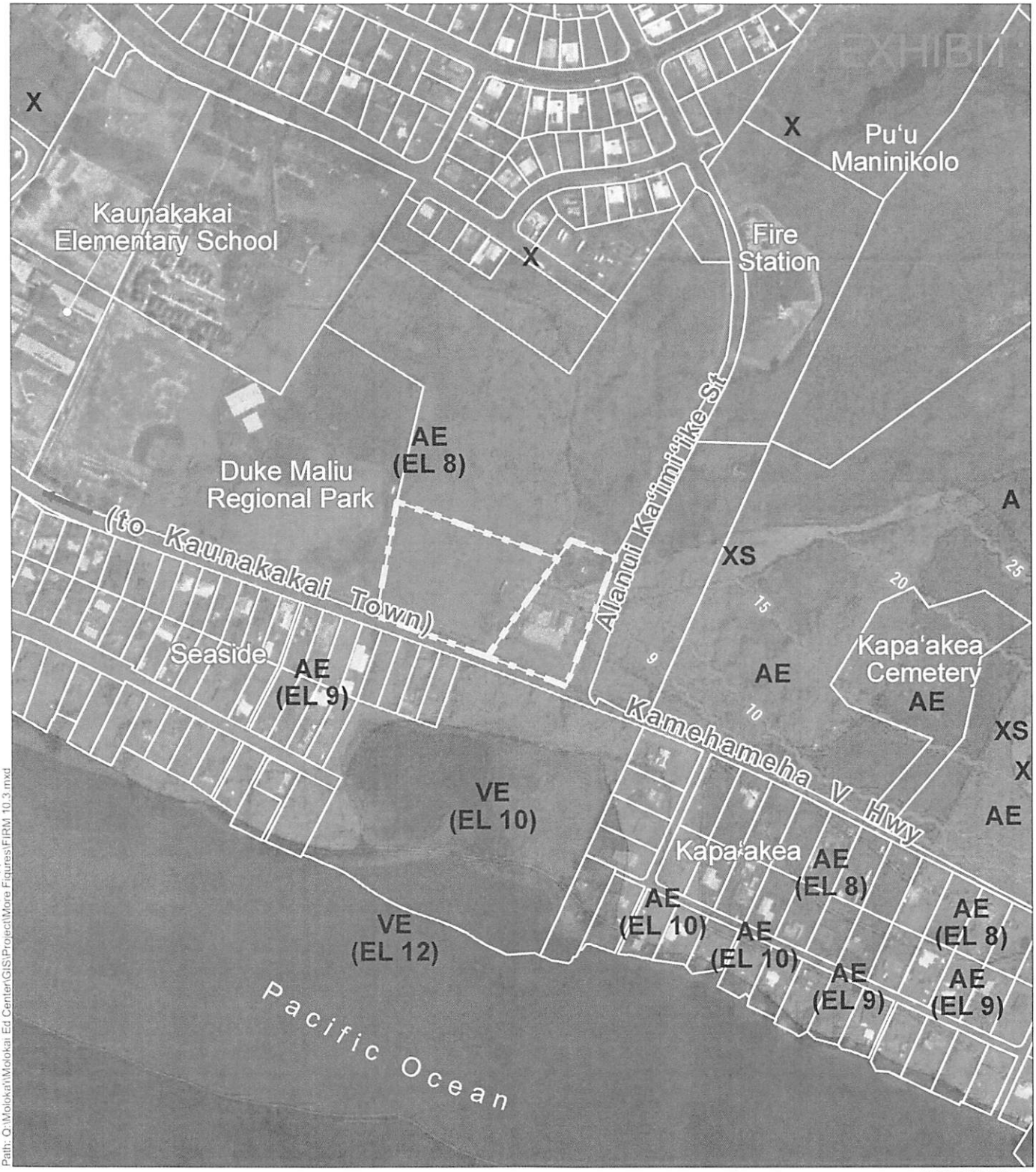
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1372	-	-	-	628
HCM Lane V/C Ratio	0.029	-	-	-	0.135
HCM Control Delay (s)	7.7	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Intersection						
Int Delay, s/veh	3.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	28	36	36	50	4
Future Vol, veh/h	2	28	36	36	50	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	30	39	39	54	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	174	57	59	0	-	0
Stage 1	57	-	-	-	-	-
Stage 2	117	-	-	-	-	-
Critical Hdwy	7.12	6.22	4.12	-	-	-
Critical Hdwy Stg 1	6.12	-	-	-	-	-
Critical Hdwy Stg 2	6.12	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	789	1009	1545	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	773	1009	1545	-	-	-
Mov Cap-2 Maneuver	773	-	-	-	-	-
Stage 1	930	-	-	-	-	-
Stage 2	865	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	3.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1545	-	989	-	-
HCM Lane V/C Ratio	0.025	-	0.033	-	-
HCM Control Delay (s)	7.4	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-



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Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\More Figures\FIRM 10.3.mxd

DATE: 3/5/2019

Legend

- Molokai Education Center
- Base Flood Elevation (BFE) Line

Flood Zone

- A: 1% annual chance flood, no BFE
- AE: 1% annual chance flood, with BFE
- VE: 1% annual chance coastal flood, with BFE
- Floodway areas in AE
- XS: 0.2% annual chance flood
- X: Minimal flood areas

Figure 12: Flood Insurance Rate Map

MOLOKAI EDUCATION CENTER

University of Hawai'i

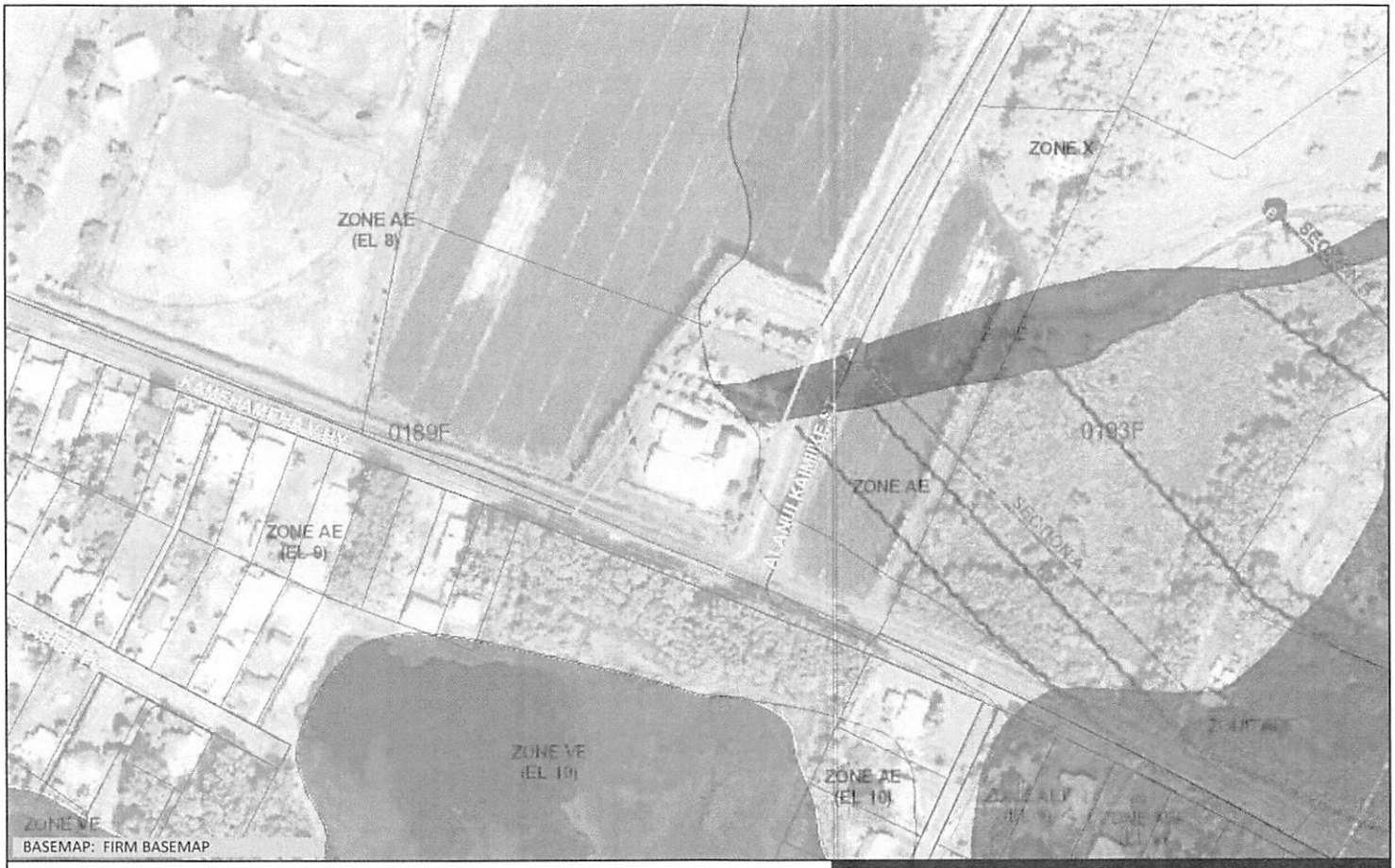
Island of Moloka'i

North

Linear Scale (feet)
0 100 200

PBR HAWAII & ASSOCIATES, INC.

Source: Federal Emergency Management Agency, 2018. County of Maui, 2018. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	MAUI
TMK NO:	(2) 5-3-003:014
WATERSHED:	KAMILOLOA
PARCEL ADDRESS:	ADDRESS NOT DETERMINED KAUNAKAKAI, HI 96748

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 04, 2015
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	1500030189F
PANEL EFFECTIVE DATE:	NOVEMBER 04, 2015

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

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

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

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

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

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

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

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

OTHER FLOOD AREAS

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



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	MAUI
TMK NO:	(2) 5-3-003:013
WATERSHED:	KAMILOLOA
PARCEL ADDRESS:	ADDRESS NOT DETERMINED KAUNAKAKAI, HI 96748

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 04, 2015
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	1500030189F
PANEL EFFECTIVE DATE:	NOVEMBER 04, 2015

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

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FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

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

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

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

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

OTHER FLOOD AREAS

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



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DATE: 3/25/2019

Legend

- Molokai Education Center
- Sea Level Rise Exposure Area (3.2-ft)

Figure 13:
Sea Level Rise Exposure Area
(3.2-ft Sea Level Rise Scenario)

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Linear Scale (feet)
0 100 200 400

Island of Moloka'i

PBR HAWAII & ASSOCIATES, INC.

Source: University of Hawaii Coastal Geology Group (CGG), 2017. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

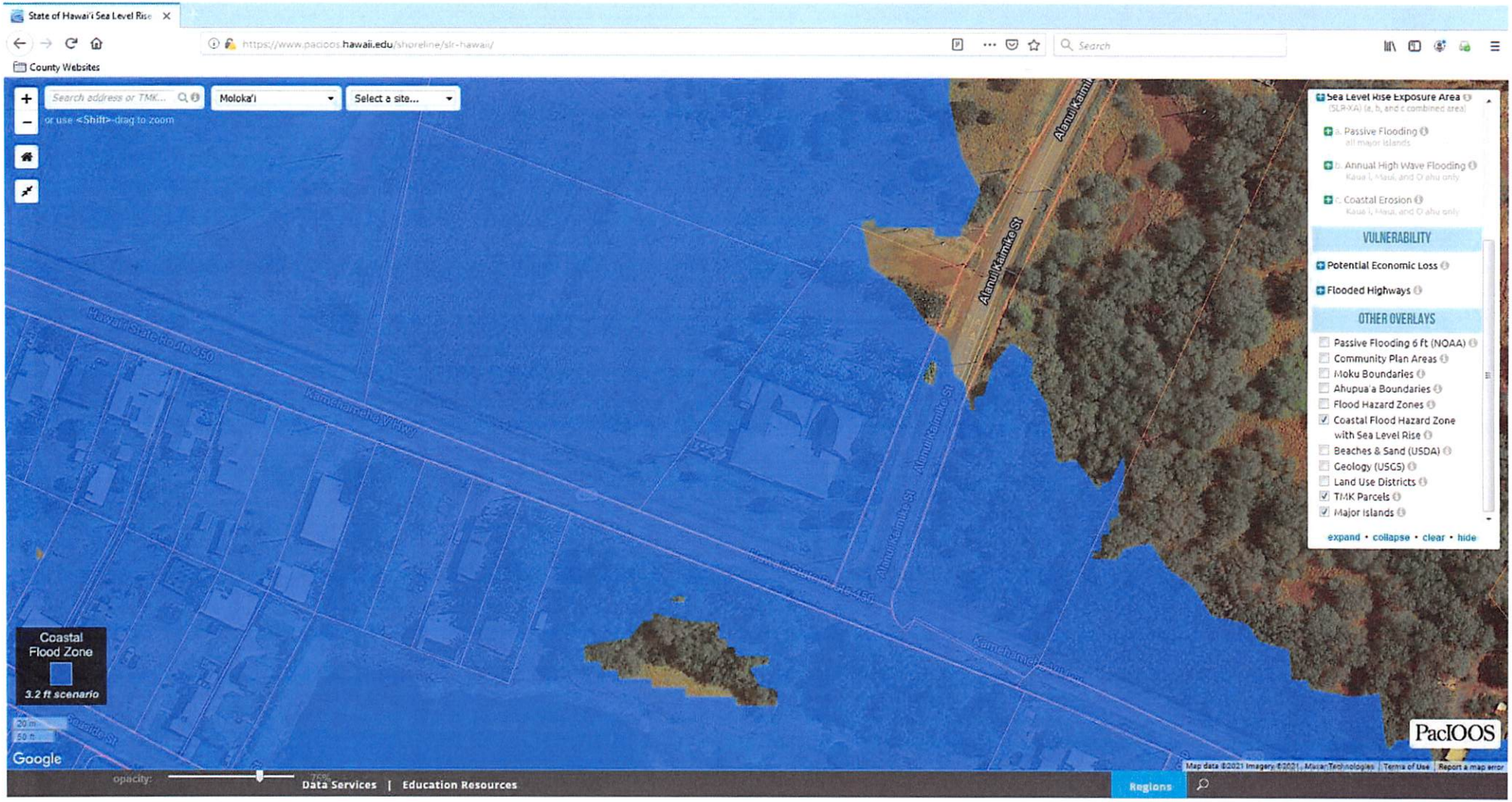
Pacific Islands Ocean Observing System (PacIOOS)
State of Hawai'i Sea Level Rise Viewer
Coastal Flood Hazard Zone with Sea Level Rise, released December 22, 2020

EXHIBIT: 7a



Pacific Islands Ocean Observing System (PacIOOS)
State of Hawaii Sea Level Rise Viewer
Coastal Flood Hazard Zone with Sea Level Rise, released December 22, 2020

EXHIBIT: 7b



COUNTY OF MAUI Hawaii

EXHIBIT: 8



Overview



Legend

- Parcels
- Tsunami Evacuation Zones
  - 0
  - Map 1
  - Map 2
  - Map 3
  - Map 4
  - Map 5
  - Map 6
  - Map 7
  - Map 8
  - Map 9
  - Map 10

Parcel ID	530030130000	Situs/Physical Address	KAUNAKAKAI	Assd Land Value	$126,100	Last 2 Sales			
				Assd Building Value	$0	Date	Price	Reason	Qual
Acreage	3.213	Mailing Address	UNIVERSITY OF HAWAII			8/15/2012	$400000	Not open market	U
Class	AGRICULTURAL		2444 DOLE ST	Total Assd Value	$126,100	11/13/2002	0	n/a	U
			HONOLULU HI 96822	Exempt Value	$126,100				
				Taxable Value	$0				

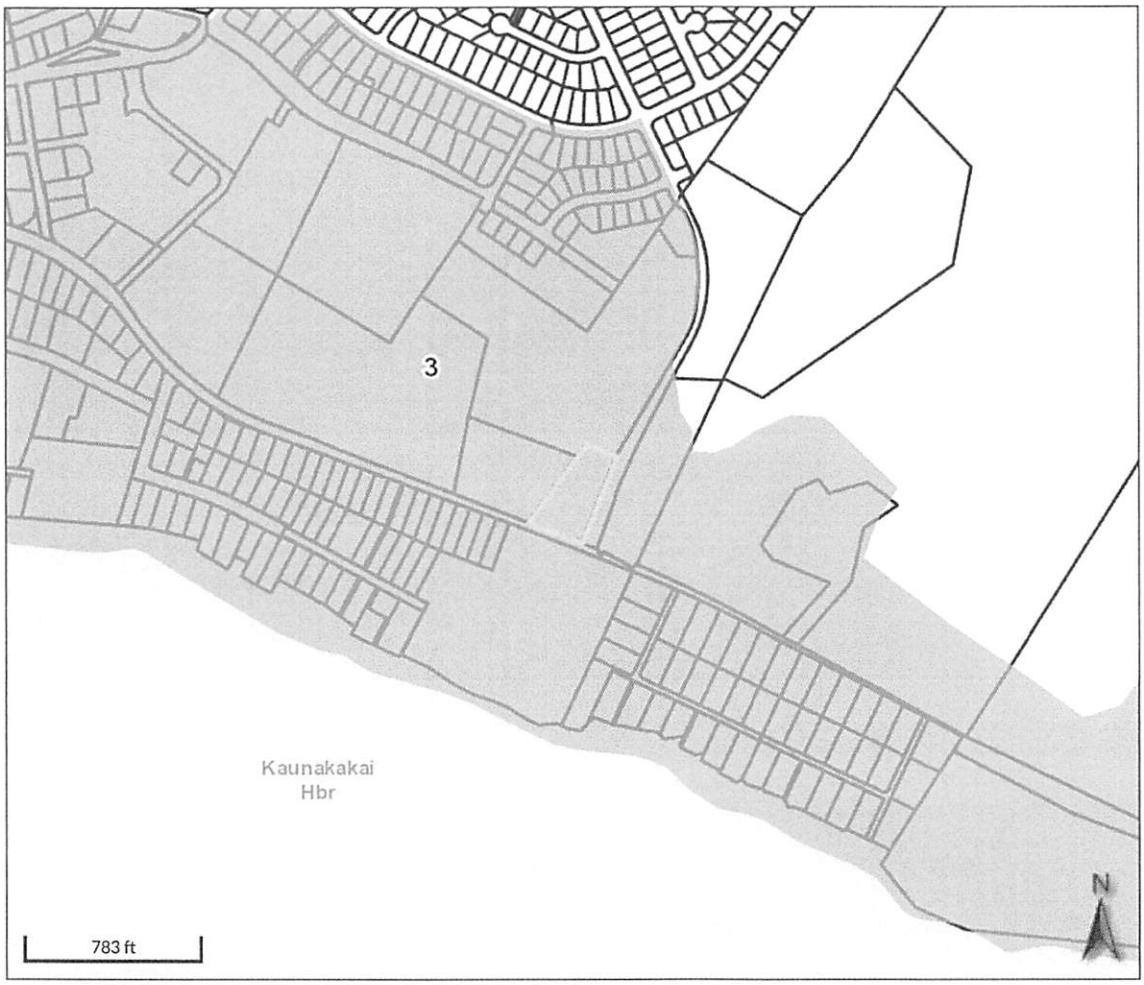
Brief Tax Description: LOT 936 MAP 98 LCAPP 632 3.213 AC SUBJ/ESMT 128 & ESMT 130

(Note: Not to be used on legal documents)

Date created: 1/20/2021
Last Data Uploaded: 1/20/2021 3:46:28 AM

Developed by Schneider GEOSPATIAL

COUNTY OF MAUI Hawaii



Overview



Legend

- Parcels
- Tsunami Evacuation Zones
  - 0
  - Map 1
  - Map 2
  - Map 3
  - Map 4
  - Map 5
  - Map 6
  - Map 7
  - Map 8
  - Map 9
  - Map 10

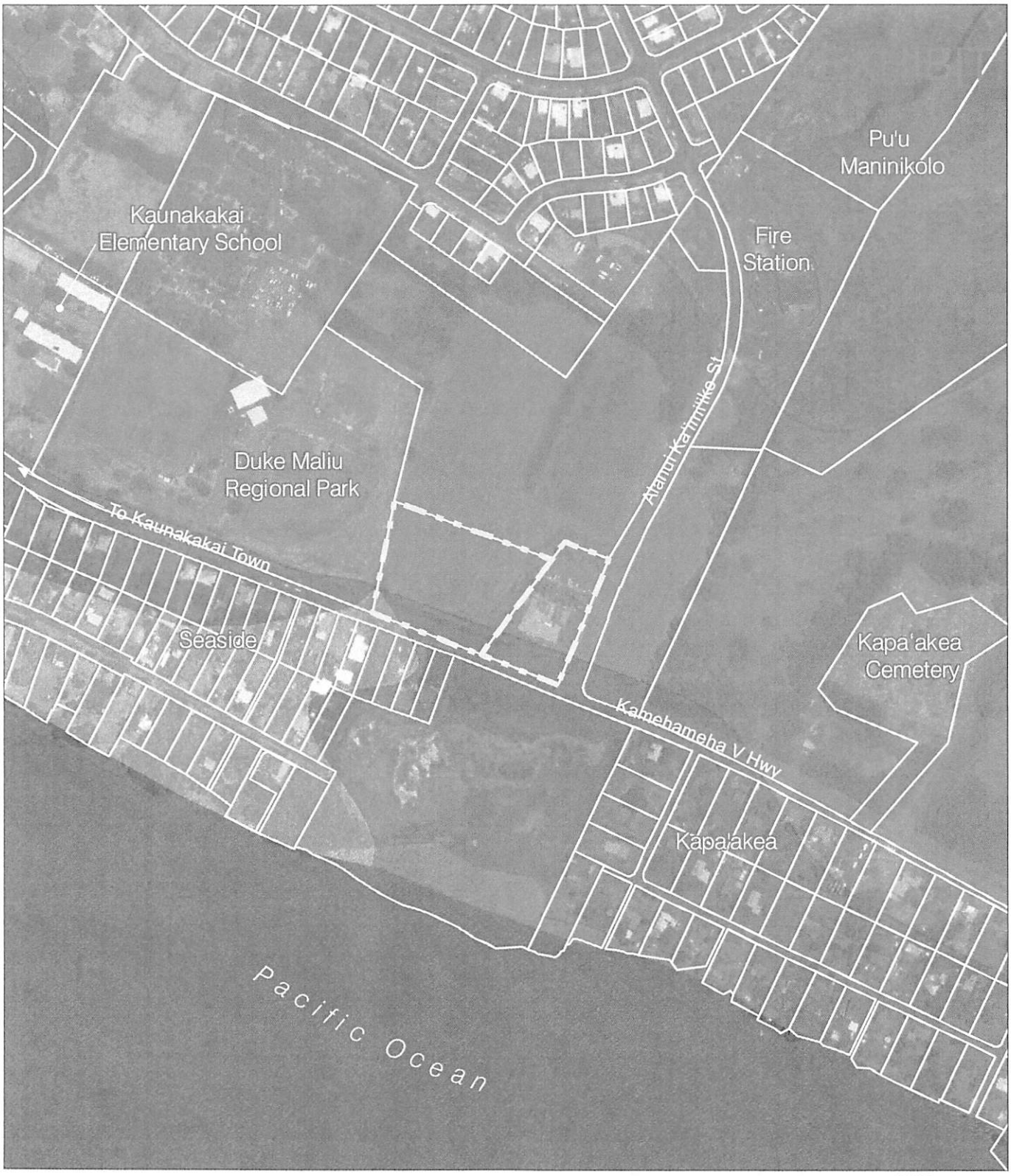
Parcel ID	530030140000	Situs/Physical Address	375 KAMEHAMEHA V HWY	Assd Land Value	$53,500	Last 2 Sales Date	Price	Reason	Qual
Acreage	2.056	Mailing Address	UNIVERSITY OF HAWAII C/O RYAN KURASHIGE 2002 EAST WEST RD HONOLULU HI 96822	Assd Building Value	$3,053,400	10/26/2000	0	n/a	U
Class	AGRICULTURAL			Total Assd Value	$3,106,900	12/31/1999	0	n/a	U
				Exempt Value	$3,106,900				
				Taxable Value	$0				

Brief Tax Description: n/a

(Note: Not to be used on legal documents)

Date created: 1/20/2021
Last Data Uploaded: 1/20/2021 3:46:28 AM

Developed by Schneider GEOSPATIAL

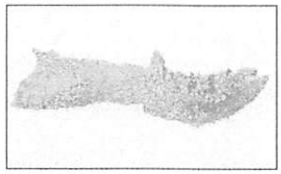


DATE: 1/30/2017

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Path: Q:\Moloka'i\Moloka'i Ed Center\GIS\Project\2017 Figures\Soils.mxd

Legend

- Moloka' i Education Center
- Jaucas sand, 0 to 15 percent slopes
- Kealia silt loam
- Mala silty clay, 0 to 3 percent slopes
- Very stony land, eroded



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 8:
Soil Survey

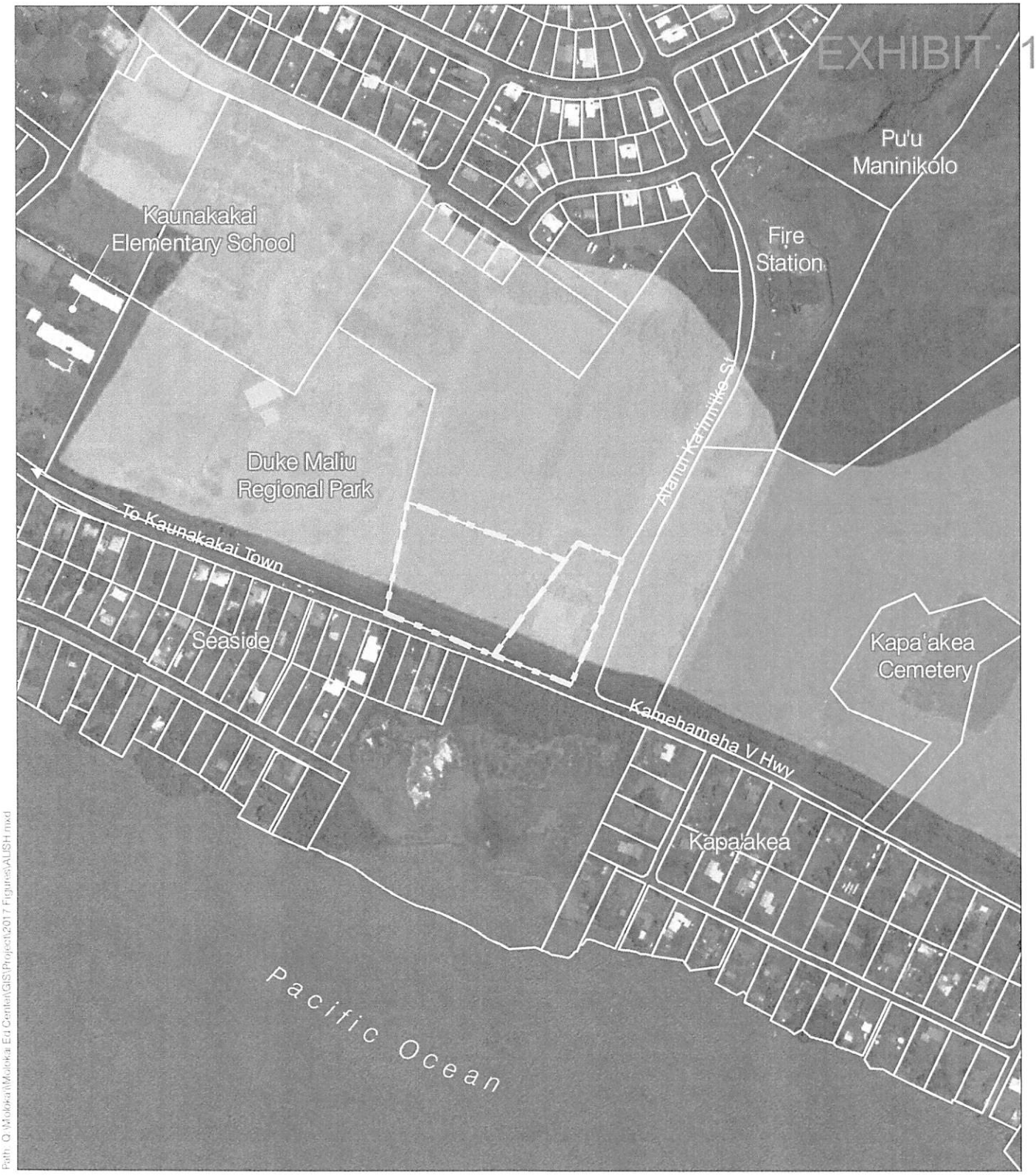
MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Island of Moloka'i

Linear Scale (feet)
0 100 200 400

PBR HAWAII
& ASSOCIATES, INC.

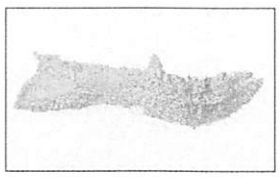


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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- Prime ALISH
- Other ALISH
- Unclassified



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 10:
Agricultural Lands of Importance to the State of Hawaii (ALISH)

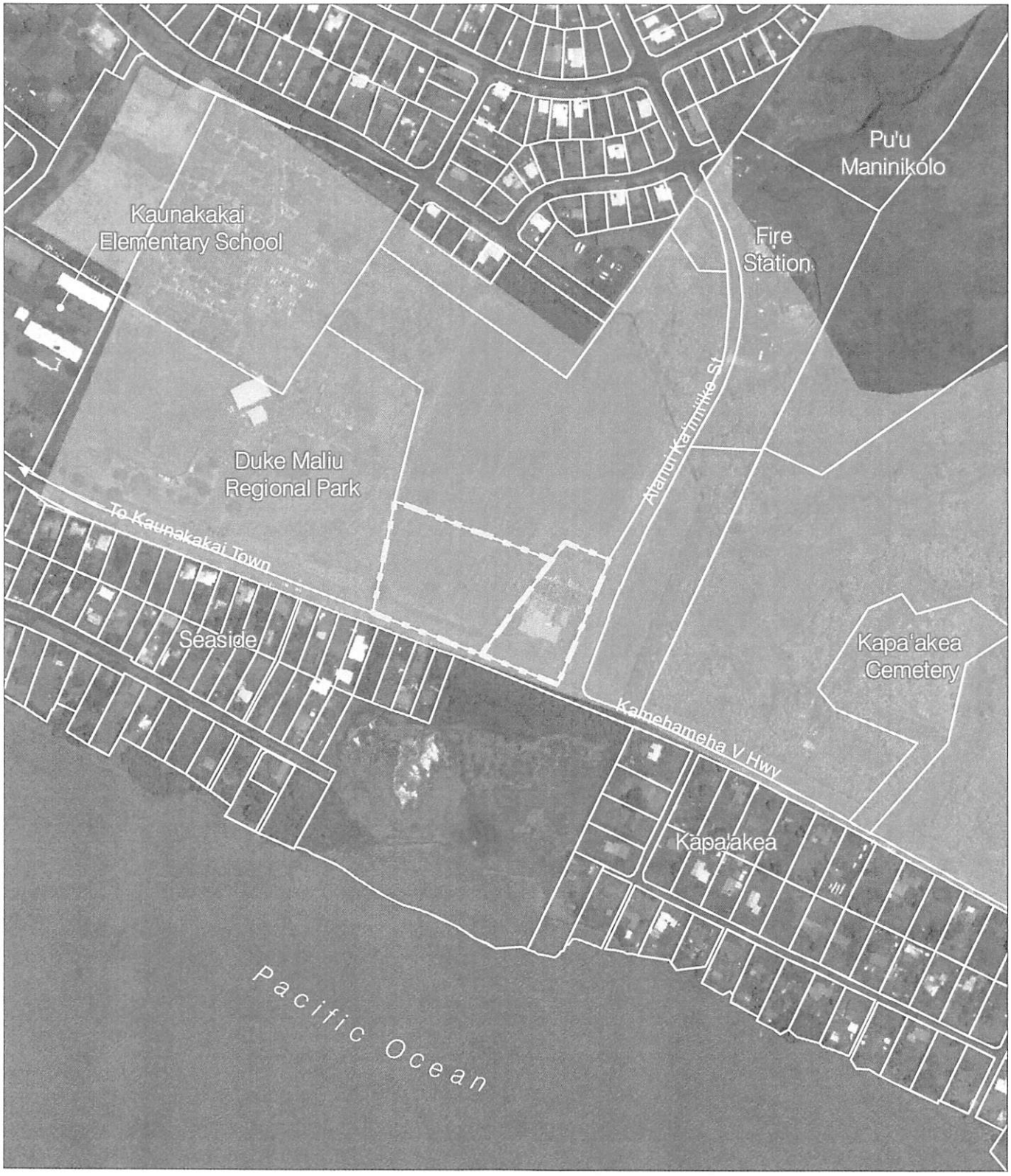
MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Linear Scale (feet)
0 100 200 400

Island of Moloka'i

PBR HAWAII
& ASSOCIATES, INC.

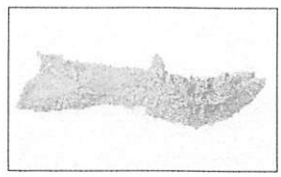


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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- A
- B
- C
- D
- E



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 9:
Land Study Bureau

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Island of Moloka'i

Linear Scale (feet)
0 100 200 400

PBR HAWAII
& ASSOCIATES, INC.

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

EXHIBIT: 11

COUNTY OF MAUI

DEPARTMENT OF PLANNING

March 4, 2014

Mr. Clyde Sakamoto, Chancellor
University of Hawaii Maui College
310 Kaahumanu Avenue
Kahului, Hawaii 96732

Dear Mr. Sakamoto:

SUBJECT: APPROVAL OF A TEN (10) YEAR TIME EXTENSION OF A STATE LAND USE COMMISSION SPECIAL USE PERMIT (SUP) FOR THE MOLOKAI EDUCATION CENTER POST-SECONDARY SATELLITE CAMPUS ON TWO (2.0) ACRES OF LAND IN THE STATE AGRICULTURAL DISTRICT, LOCATED AT 375 KAMEHAMEHA HIGHWAY V, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK: (2) 5-3-003:001 (SUP2 980010)

At its regularly scheduled meeting on February 12, 2014, the Molokai Planning Commission (Commission) reviewed the above-referenced State Land Use Commission SUP time extension. After due deliberation, receipt of public testimony, and Agency comments, the Commission adopted the Department of Planning (Department) Report and Recommendation prepared for the February 12, 2014 meeting as its Findings of Fact and Conclusions of Law, and voted to grant a ten (10) year time-extension of a State Land Use Commission SUP, subject to the following amended conditions:

STATE LAND USE COMMISSION SPECIAL USE PERMIT

1. That the State Land Use Commission SUP shall be valid until **July 31, 2024**, subject to further extensions by the Commission upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Commission may require a public hearing on the time extension.

2. That the conditions of this State Land Use Commission SUP shall be enforced pursuant to Sections 05-12 and 205-13, Hawaii Revised Statutes (HRS). Failure to comply with one or more of the conditions herein shall result in a notice of violation issued by the appropriate enforcement agency, notifying the permit holder of the violation and providing the permit holder not more than sixty (60) days to cure the violation. If the permit holder fails to cure the violation within sixty (60) days of said notice, the appropriate enforcement agency shall issue an order which may require one (1) or more of the following: that the violative activity cease; that the violative developments be removed; that a civil fine be paid not to exceed $1,000 per violation; that a civil fine not to exceed $5,000 shall be issued

if violation not cured within six (6) months of the issuance of the order. The order shall become final thirty (30) days after the date of its mailing or hand-delivery unless written request for a hearing is mailed or delivered to the Department within said thirty (30) days. Upon receipt of a request for a hearing, the Department shall specify a time and place for the permit holder to appear and be heard. The hearing shall be conducted by the Planning Director (Director) or the Director's designee in accordance with the provisions of Chapter 91, HRS, as amended.

3. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Commission. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the State Land Use Commission SUP. Failure to so develop the property may result in the revocation of the permit.

5. That full compliance with all applicable governmental requirements shall be rendered.

PROJECT SPECIFIC CONDITIONS

6. That the Applicant shall be in compliance with plans and conditions approved by the Commission at their August 26, 1998, and August 22, 2001 meetings, and with the addition of the 288 square foot (sq. ft.) storage shed constructed on the west side of the education center building.

7. That the Applicant shall construct and maintain the temporary onsite drainage system until the blockage of the existing makai channel and box culvert located across the street from the subject property is resolved. Discontinuation of the use and maintenance of the temporary onsite retention and drainage system shall not be permitted until the Applicant has provided sufficient evidence that the onsite retention and drainage system is not necessary and the Department of Public Works (DPW) has approved discontinuation of the temporary retention and drainage system. The Applicant shall notify the Department in writing that the DPW has approved the discontinuation of the temporary system.

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.

Thank you for your patience and cooperation. If additional clarification is required, please contact Molokai Planner Benjamin Sticka at benjamin.sticka@mauicounty.gov or at (808) 270-7520.

Sincerely,

WILLIAM SPENCE
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Jeffrey P. Dack, AICP, Current Planning Supervisor (PDF)
Benjamin T. Sticka, Molokai Planner (PDF)
Suzette Esmeralda, Secretary to Boards and Commissions (PDF)
Nina-Lehua Kawano, Molokai Clerk (PDF)
State Land Use Commission
Project File
General File

WRS:BTS:nlk:aj
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EXHIBIT: 12

APPENDIX C

State Historic Preservation Division Determination &

Archeological Site Inspection

State Historic Preservation Division Determination

DAVID Y. IGE
GOVERNOR OF HAWAII

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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - Water

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

August 22, 2019

IN REPLY REFER TO:
Log No. 2019.01726
Doc No. 1908GC15
Archaeology

Mr. Glen Ueno, Administrator
Development Services Administration, Subdivision Section
250 South High Street
Wailuku, HI 96793

Dear Mr. Ueno:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Preliminary Plat Map Review (File No. 5.693)
Land Court Application 632 – Moloka'i Education Center
Kaunakakai Ahupua'a, Kona District, Island of Moloka'i
TMK: (2) 5-3-003:013 and 014

This letter provides the State Historic Preservation Division's (SHPD's) review comments regarding the subject application (File No. 5.693) titled, *Land Court Application 632.* The owner, the University of Hawaii, proposes to consolidate Lot 936 (3.19 acres, parcel 013) and Lot 937 (1.75 acres, parcel 014) into Lot 945.

In a letter dated September 7, 2017 (Log No. 2017.00530, Doc. No. 1709MBF05), SHPD concurred with a determination of *no historic properties affected* for the proposed expansion of the Moloka'i Education Center based on prior archaeological work which identified no historic properties within the project area. SHPD received a draft environmental assessment (EA) for the project on April 9, 2019 (Log No. 2019.00757). Additionally, SHPD again made a determination of no historic properties affected (August 5, 2019; Log No. 2019.00888, Doc. No. 1908LS07) for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application - CIZ 2019/0002
- Special Management Area Application - SM1 2019/0002

Based on the available information, **SHPD has no objections** to the requested consolidation of Lots 936 and 937 into Lot 945. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The permit issuance process may proceed.

SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended.

Please attach to appropriate permits: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-1285.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov for any questions regarding this letter.

Aloha,
Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy, State Historic Preservation Officer

cc: Michele McLean, michele.mclean@co.maui.hi.us
Planning@co.maui.hi.us
Annalise.Kehler@co.maui.hi.us
Sybil Lopez, sybil.lopez@mauicounty.gov
Jan Gouveia, jgouveia@hawaii.edu
Lesli Otani, lesli.otani@co.maui.hi.us

DAVID Y. IGE
GOVERNOR OF
HAWAII

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

ROBERT K. MASUDA
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M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
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CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

August 5, 2019

Michele Chouteau McLean, Director
Planning Department
County of Maui
2200 Main Street
One Main Plaza, Suite 315
Wailuku, Hawai'i 96793

IN REPLY REFER TO:
Log No. 2019.00888
Doc. No. 1908LS07
Archaeology

Dear Ms. McLean:

SUBJECT: **Chapter 6E-8 Historic Preservation Review**
State Land Use District Boundary Amendment Application – DBA 2019/0002
Change of Zoning Permit Application - CIZ 2019/0002
Special Management Area Application - SM1 2019/0002
Molokai Education Center, Kaunakakai - Expansion
Kaunakakai Ahupua'a, Kona District, Moloka'i Island
TMK: (2) 5-3-003:013, 014

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject permit applications for the proposed expansion of the MEC. The SHPD received this submittal on April 22, 2019. The submittal includes a permit application. Parcel 013 (Lot 936) totals approximately 3.213 acres and parcel 014 (Lot 937) totals 2.056 acres. Parcel 013 is currently vacant land and parcel 014 includes the existing MEC building, a paved parking lot with access from Alanui Ka'imi'ike Street, and landscaping. In addition, parcel 013 is within the SMA. The University of Hawai'i proposes to construct additional classroom spaces to accommodate the increasing student population at the MEC. The proposed project will include excavation to a maximum of 5 ft. below grade.

A review of SHPD records indicates that the SHPD previously reviewed a request for concurrence with an effect determination of no historic properties affected for the proposed expansion of the MEC on September 7, 2017 (Log No. 2017.00530, Doc. No. 1709MBF05). SHPD received a draft environmental assessment (EA) for the project on April 9, 2019 (Log No. 2019.00757).

Based on the information provided, SHPD's determination is **no historic properties affected** for the subject permit. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The historic preservation review process is ended. The permit issuance process may proceed.

Please attach to the permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-1285.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions regarding this letter.

Aloha,
Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Sybil Lopez, sybil.lopez@mauicounty.gov

DAVID Y. IGE
GOVERNOR OF
HAWAII

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

ROBERT K. MASUDA
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

September 7, 2017

IN REPLY REFER TO:
Log No. 2017.00530
Doc No. 1709MBF05
Archaeology

Christopher M. Monahan, PhD
Principal Investigator, Archaeologist
TCP Hawai'i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
mookahan@gmail.com

Dear Dr. Monahan,

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Request for Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center
Kaunakakai Ahupua'a, Kone District, Moloka'i Island
TMK: (2) 5-3-003:013 and 014

Thank you for the request for a determination letter titled, *Request for an HAR § 13-275-3 Letter of Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center Kaunakakai Ahupua'a, Kone District, Moloka'i Island TMK: (2) 5-3-003:013 & 014* (Monahan, March 2017). The State Historic Preservation Division (SHPD) received this submittal on March 22, 2017.

On behalf of the landowner, University of Hawai'i, and the project planner, PBR Hawai'i & Associates, Inc., TCP Hawai'i prepared materials for SHPD review regarding the request for concurrence with an effect determination for the proposed expansion of the Moloka'i Education Center.

The project area is 5.269 acres. The scope of work was not provided in the materials provided to the SHPD for concurrence with an effect determination. However, based on the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of **no historic properties affected** for the proposed project.

Please be advised for all future submittals that, pursuant to HAR §13-275-1(c)(1), the appropriate process for historic preservation review stipulates that the principal participants must prepare materials for review; and the lead agency must initiate consultation with the SHPD. Written consent to delegate this authority should be provided if a third-party will consult with the SHPD on behalf of principal participants involved in the historic preservation review process. If the principal participants, including the County, wish to be contacted regarding SHPD's review, the complete contact information for all parties must be provided upon submittal of the proposed project.

For each agency involved with the project, please attach the following condition to all permits before final approval:

In the event that historic resources; including human skeletal remains, structural remains, cultural deposits, or sand deposits are identified during construction activities, please cease work in the vicinity of the find, protect the find from any disturbance, and contact the State Historic Preservation Division at (808) 243-1285.

You may contact Dr. Matthew Barker Fariss at matthew.b.fariss@hawaii.gov, or by phone at (808) 243-4626, regarding any questions.

Aloha,

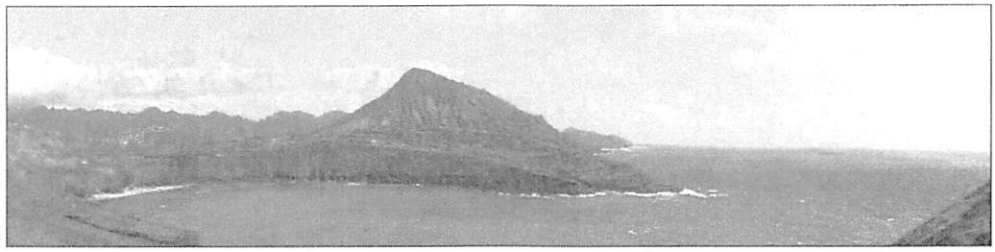
Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

County of Maui
Department of Planning
Planning@co.maui.hi.us

Archeological Site Inspection



TCP Hawai'i, LLC

Documenting Traditional Cultural Properties of Hawai'i
Preserving and Restoring Cultural and Natural Resources of Hawai'i

March 14, 2017

To: Dr. Susan Lebo, Archaeology Branch Chief, State Historic Preservation Division

Re: Request for an HAR § 13-275-3 Letter of Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center, Kaunakakai Ahupua'a, Kona District, Moloka'i Island, TMK (2) 5-3-003:013 & 014

Aloha Dr. Lebo,

On behalf of the landowner, the University of Hawai'i, and the project planner, PBR Hawai'i & Associates, Inc., TCP Hawai'i is submitting this request for a determination letter of "no historic properties affected," in support of an Environmental Assessment of the aforementioned project. The purpose of this letter report containing map figures, recent photographs of the project area, and attachments is to provide the State Historic Preservation Division, Department of Land and Natural Resources (SHPD/DLNR), with sufficient information to make a determination. The information includes (a) observations from a site inspection—where we were able to observe subsurface deposits and stratigraphy resulting from previous excavation by another (permitted) project (Verizon Wireless), (b) results of previous archaeological studies in the vicinity of the project area, and (c) other archival research. The decision to conduct a site inspection—regardless of the fact that two previous undertakings in the subject project area have received determinations of "no effect"—is consistent with our ongoing efforts to go above and beyond the typical historic preservation review so that the SHPD/DLNR can make an informed decision.

Figure 1 (USGS topographic map), Figure 2 (aerial image), and Figure 3 (TMK map) depict the project area location in Kaunakakai Ahupua'a. A portion of the current project area, which measures 5.269 acres, contains the existing structures, infrastructures and appurtenances of the Moloka'i Education Center (an outreach of Maui Community College), which first opened in 1999, as well as undeveloped land used for agriculture for many decades.

Historic Preservation Context

The SHPD/DLNR has been consulted on two previous proposed projects in the current project area. First, in a letter (Log No: 19853, Doc No: 9707SC18) to PBR Hawai'i dated July 22, 1997 (see Attachment #1), the SHPD Administrator Don Hibbard commented on the (then) proposed (now constructed) "Molokai Community College," and stated:

> Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that

significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

Second, starting in 2006 and finishing in 2014, Section 106 consultation by Verizon Wireless was conducted in advance of cell tower and facility improvements in a portion of the current project area (i.e., TMK [2] 5-3-003:014), adjacent to the existing structures. In June, 2014, SHPD staff archaeologist Morgan Davis concurred with the determination that "no historic properties will be affected by this undertaking" (see Attachment #2). *An archaeological assessment in 2006 by Dye and Jourdane of parcel 014 concluded the project area contained no historic properties.*[1]

Methods

In addition to conducting a records review at the SHPD library in Kapolei on January 20, 2017, and searching several online databases for relevant cultural, historical and archaeological data (listed below), the principal investigator (Chris Monahan, Ph.D.) also conducted a site inspection of the project area on October 20, 2016. The online database resources we consulted include:

- Office of Hawaiian Affairs Papakilo database (http://papakilodatabase.com/main/main.php)
- OHA's Kipuka database (http://kipukadatabase.com/kipuka/)
- Bernice P. Bishop Museum archaeological site database (http://has.bishopmuseum.org/index.asp)
- Bishop's Hawaii Ethnological Notes (http://data.bishopmuseum.org/HEN/browse.php?stype=3)
- University of Hawai'i-Mānoa's digital maps (http://magis.manoa.hawaii.edu/maps/index.html)
- DAGS' State Land Survey (http://ags.hawaii.gov/survey/map-search/)
- Waihona 'Aina website (www.waihona.com)
- Digital newspaper archive "Chronicling America, Historic American Newspapers" (http://chroniclingamerica.loc.gov/lccn/sn82014681/)
- Hawai'i State Archives digital collections (http://archives1.dags.hawaii.gov/)

Fieldwork consisted of a 100% pedestrian survey of the entire project area as well as inspection of a block excavation and utility trenching conducted by contractors working for Verizon Wireless. These open excavations afforded us an opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the project area. Figure 4 depicts the location, areal extent, maximum depth, and orientation of these excavated areas. Figure 5 to Figure 9 show the excavations and exposed stratigraphy.

Two recent archaeological reports (McElroy and Elison 2014; Liston and Robins 2016)[2] provide a comprehensive cultural, historical and archaeological portrait of Kaunakakai Ahupua'a, town, and environs, including the current project area. While mostly focusing on the area of Kaunakakai Town, these reports include numerous historical maps that include the current project area.

Analysis

Figure 10 is a portion of an 1897 survey map by Alexander showing the current project area devoid of structures or any other features, and depicts the location of settlement ("Village") near Kaunakakai Town. A 1900 survey map produced by American Sugar Company (see McElroy and Elison 2014:12) shows the

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[1] Dye, T.S., and E.H.R. Jourdane (2006). *Archaeological Assessment for the Proposed Verizon Wireless 1112 Kaunakakai Cell Site VZW No. 20040052960, Moloka'i Education Center, 375 Kamehameha V Highway, Kaunakakai, Kona District, Moloka'i, Hawai'i (TMK 5-3-03:014).* T.S. Dye Colleagues, Archaeologists, Inc., Honolulu.

[2] McElroy, W.K., and M. Elison (2014). *Archaeological Monitoring Report for Kaunakakai Wharf Improvements, Kaunakakai Ahupua'a, Kona District, Island of Moloka'i, TMK: (2) 5-3-001:005 and :011.* Keala Pono Archaeological Consulting, LLC., Kāne'ohe, Hawai'i.

Liston, J., and J. Robins (2016). *Archaeological Monitoring Plan for Former Kaunakakai Chevron Bulk Storage Terminal, Kaunakakai Ahupua'a, Kona District, Moloka'i Island, Hawai'i, TMK: (2) 5-3-001:002, 005, 009, 01, 065, 097, and 100.*

current project area entirely within an extensive area marked "Cane Field," reflecting the early years of commercial sugarcane agriculture that began in the 1890s. Figure 11 and Figure 12 depict site conditions between 1922 and 1924-5, respectively. Both of these images show no development or structures in the current project area. Aerial photographs from 1949-50, 1964-5, and 1977 (Figure 13, Figure 14 and Figure 15) clearly show the entire project area was part of an extensive complex of agricultural fields. These images correlate with the introduction of commercial pineapple agriculture just after World War II. Pineapple agriculture continued until the late 1980s. The project area and immediate environs continues to be used for agriculture, as shown in a 2013 aerial image (Figure 16).

Pedestrian survey conducted by TCP Hawai'i in October, 2016, showed the entire project area is devoid of features or structures, other than the existing facilities of the education center. The entire project area has been leveled due to over 100 years of commercial (industrial), mechanized plowing.

Likewise, our October, 2016, inspection of the exposed subsurface deposits (see Figures 5 through Figure 9), a block (squared-shaped) excavation at the southwest corner of the existing main building measuring approximately 6.9 m (length) by 6.9 m (width) by 1.4 m (depth) and a trench along the south side of the main building measuring approximately 22.4 m (length) by 0.7 m (average depth), did not indicate the presence of any historic properties or component features. We did observe extensive gray, rocky silt deposits of fill material, probably associated with the original (late 1990s) construction of the existing facilities. Other deposits below the gray deposit consist of silty agricultural soils with no apparent structure. These reddish-brown silts appear to represent the plow zone that was repeatedly turned over using mechanical means for over a century.

Conclusion

Taking into consideration all available evidence described and cited in the subject document, we believe the entire project area has been adversely impacted by over 100 years of commercial, industrial, mechanized agriculture—first sugarcane, then pineapple, and, most recently, other crops—such that no historic properties or component features remain. We therefore request the SHPD write a letter of determination of "no historic properties affected," in accordance with HAR § 13-275-3.

Please feel free to contact me if you have any questions about this request for a determination letter of "no historic properties affected" by the proposed expansion of the Moloka'i Education Center.

With aloha,

Christopher M. Monahan, Ph.D.
Principal Investigator, Archaeologist
TCP Hawai'i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
(808) 754-0304
mookahan@gmail.com

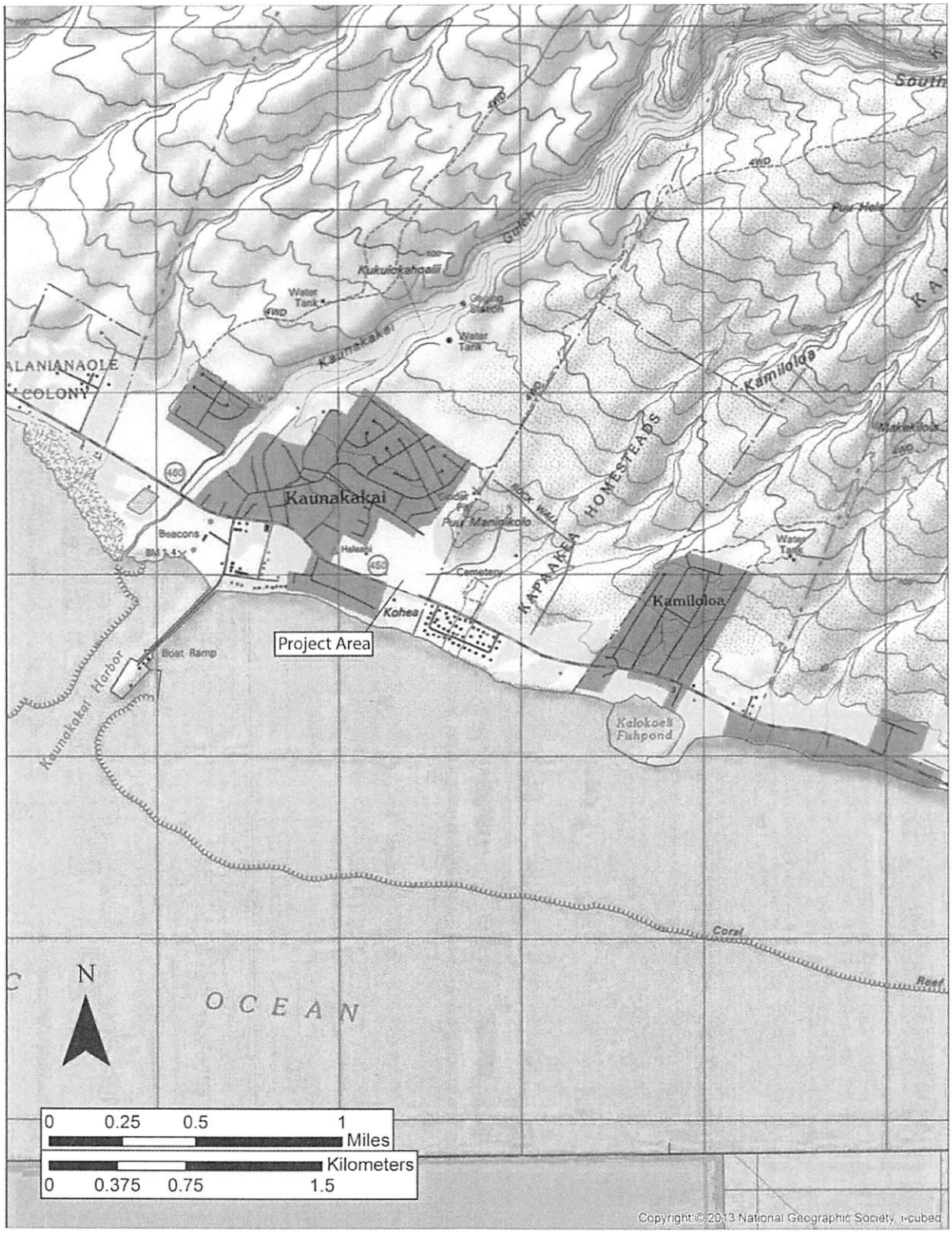


Figure 1. Project area location on a portion of U.S.G.S. topographic map (source: ESRI's ArcMap 10.2.2)

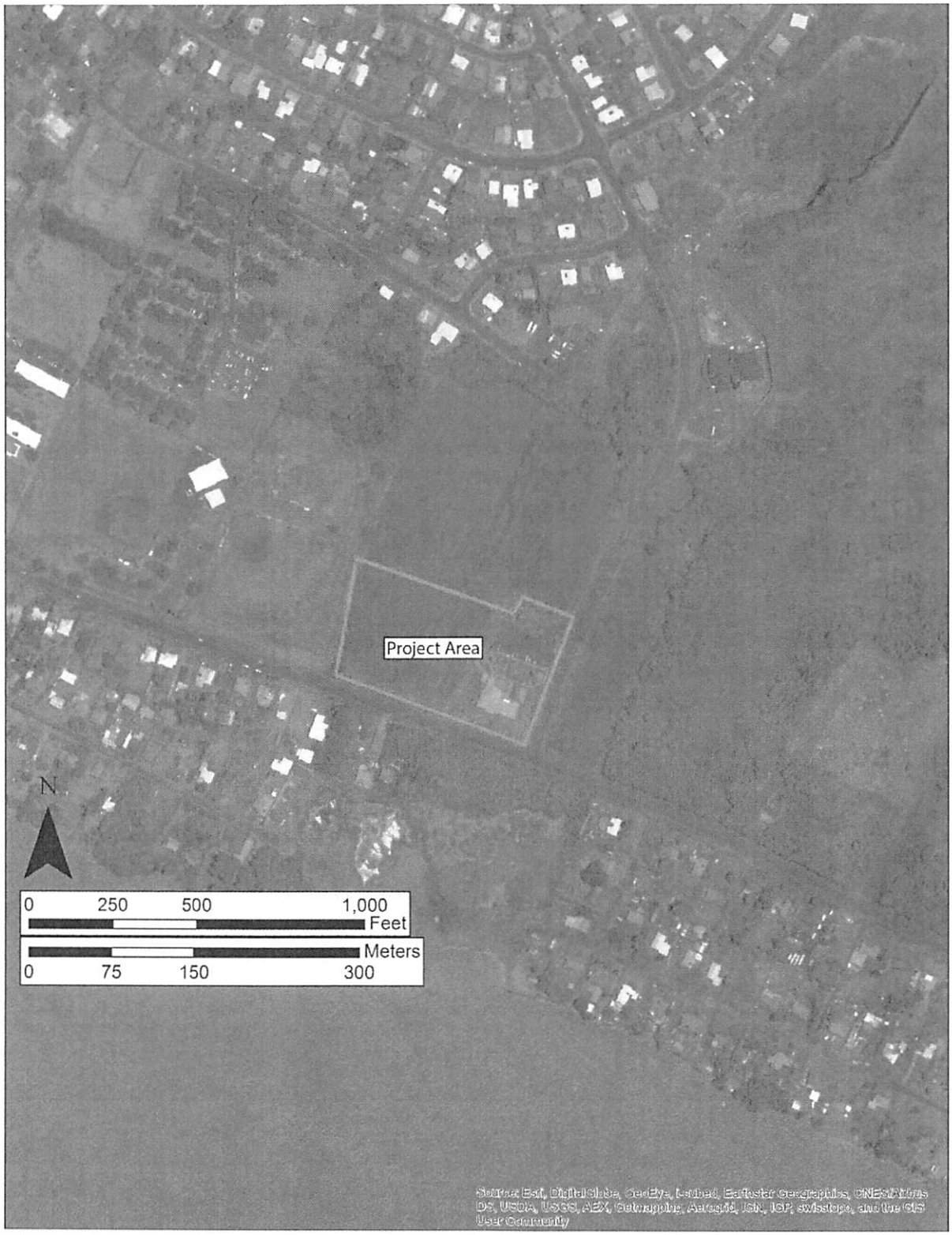


Figure 2. Project area location on an aerial image (source: ESRI's ArcMap 10.2.2)



Figure 3. TMK map of the project area (parcel data from State of Hawai'i GIS)



Figure 4. Location of open excavations (yellow) by Verizon's contractor observed by TCP Hawai'i on October 20, 2016

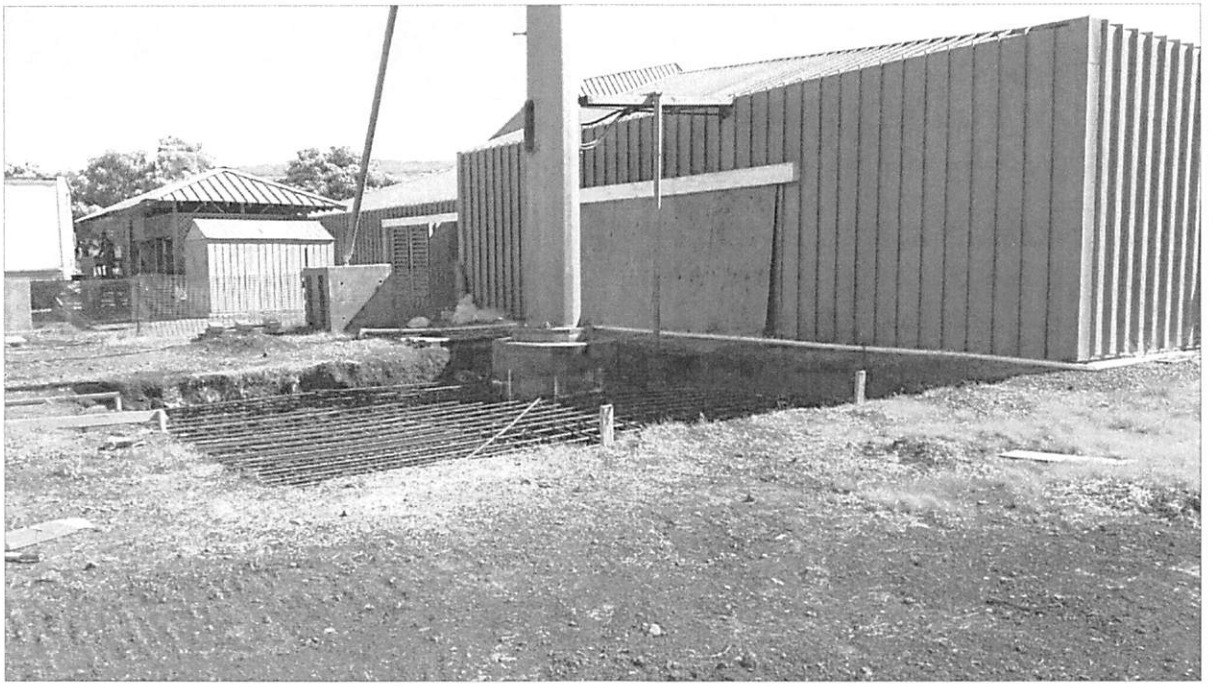


Figure 5. Location of large, square-shaped excavation around (and deeper than) existing cell tower and smaller (old) footing; view northeast

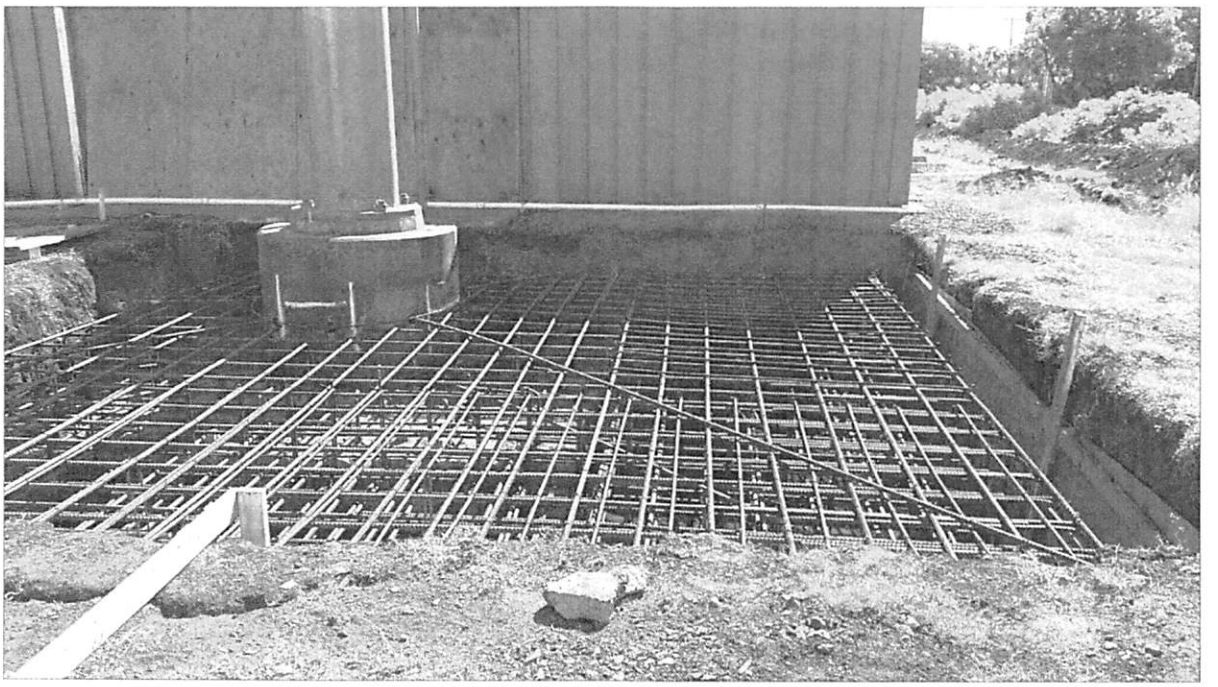


Figure 6. Detail of large, square-shaped excavation; view east

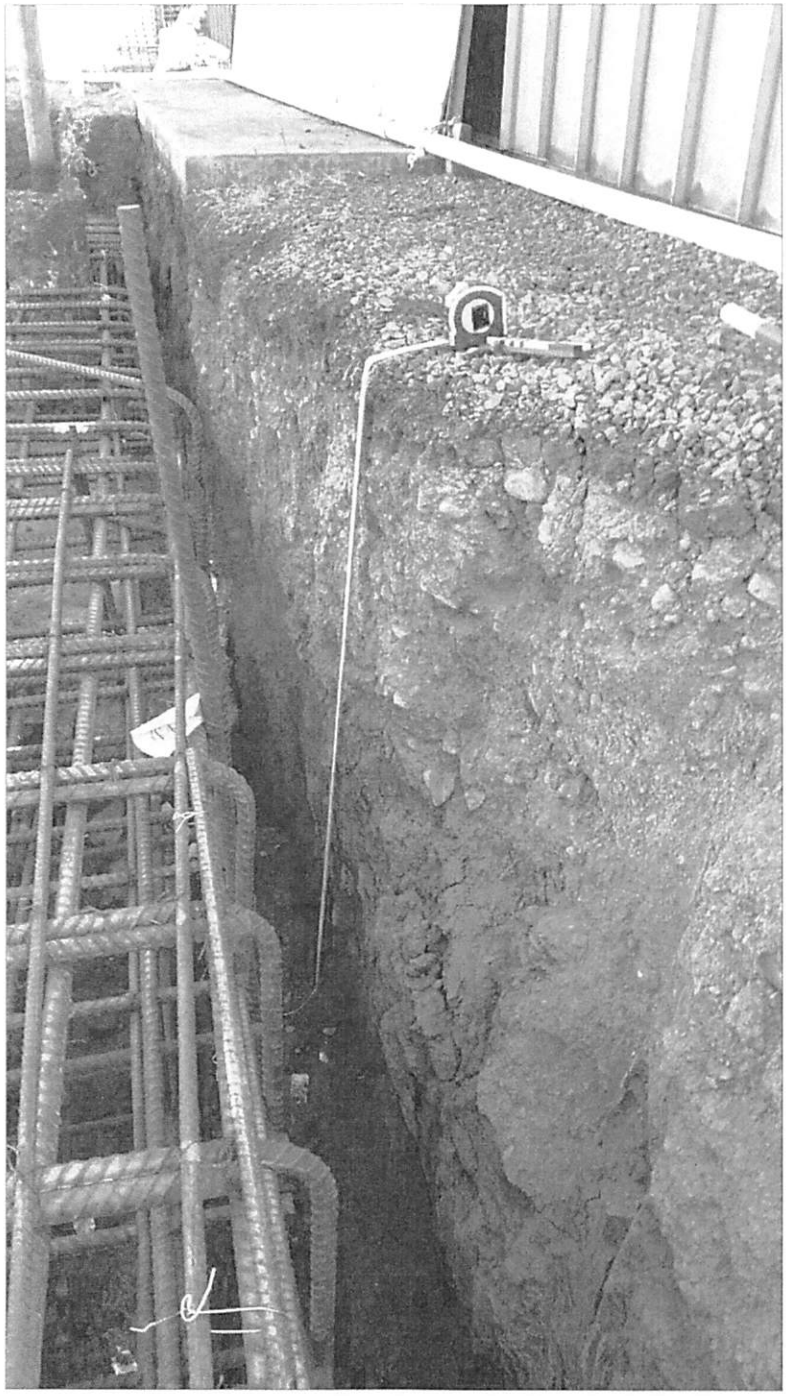


Figure 7. Detail of east-side of square-shaped excavation at cell tower location; view northeast

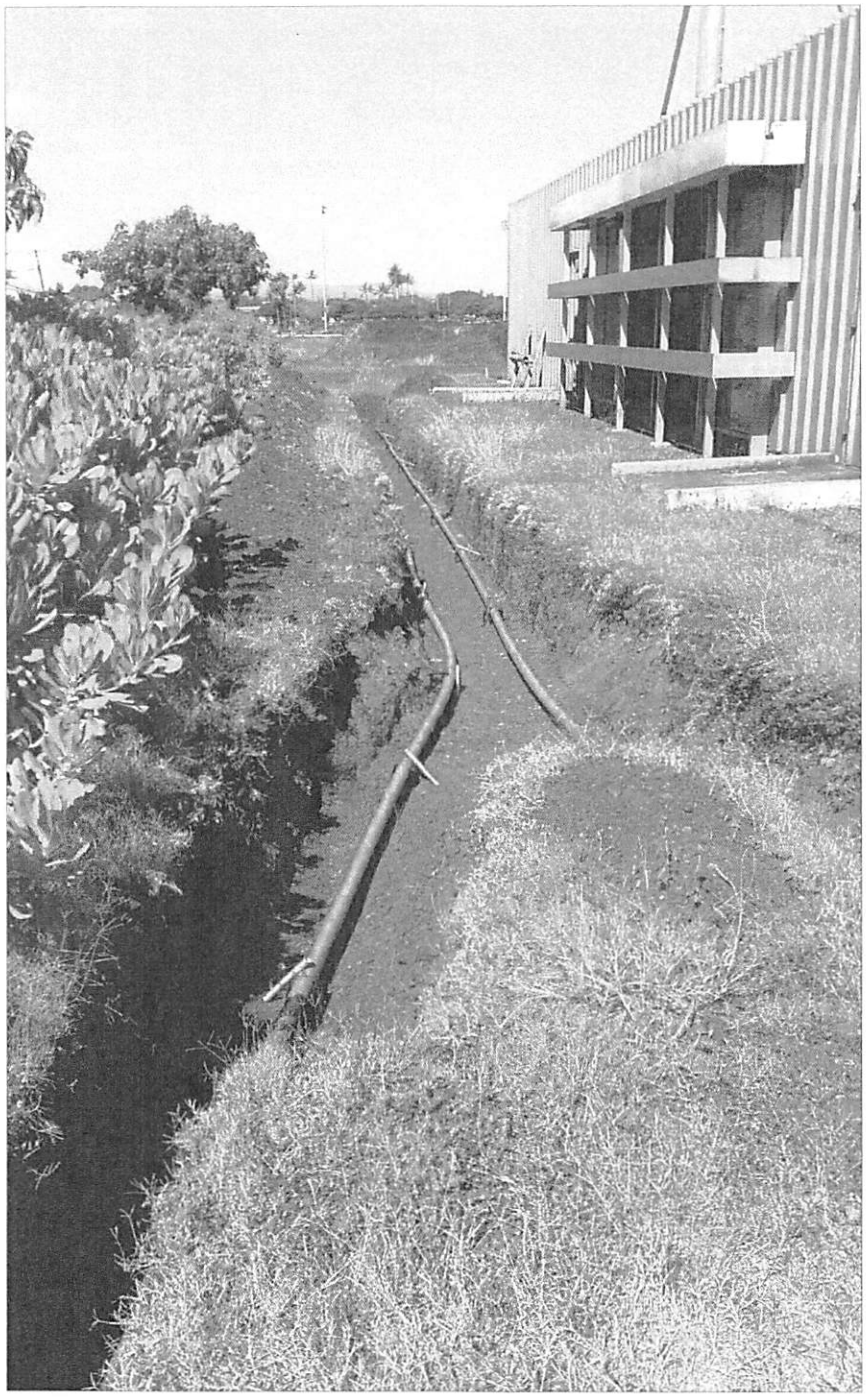


Figure 8. Overview of long trench at south side of main building; view west



Figure 9. Detail of long trench at south side of building

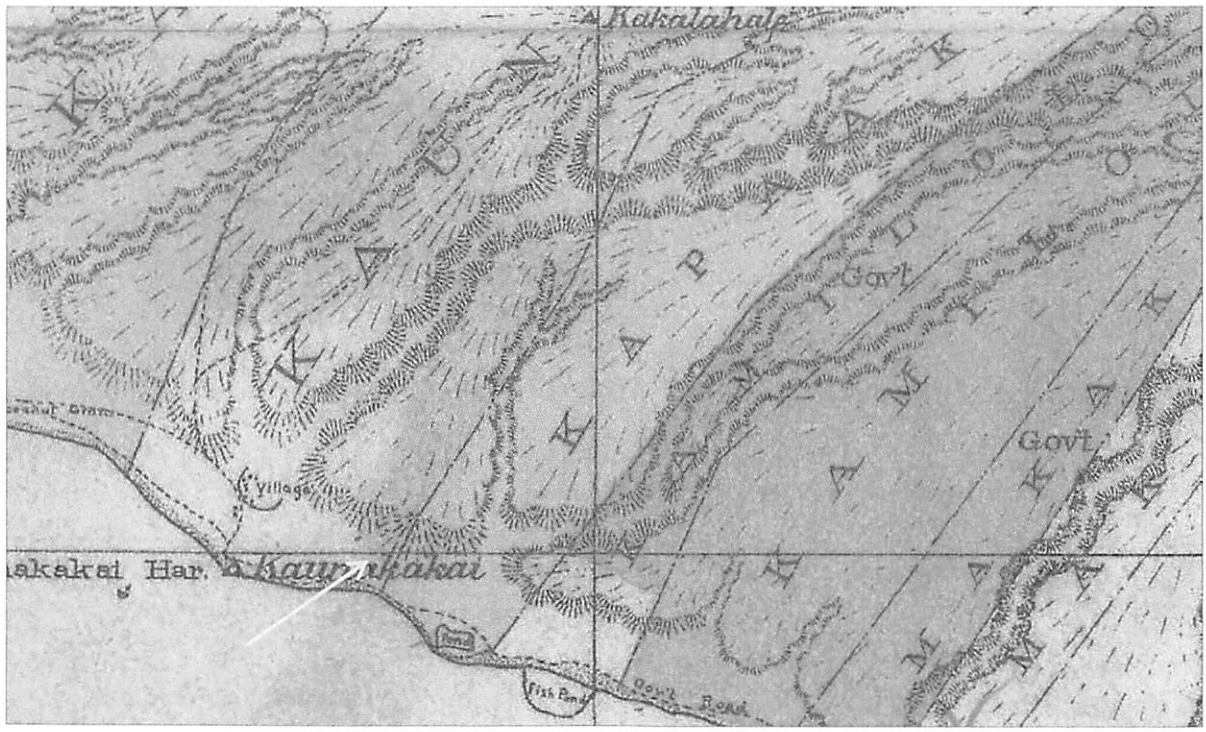


Figure 10. Portion of 1897 survey map by Alexander showing a village in Kaunakakai Town environs and no structures in the approximate location of the current project area (arrow) (source: DAGS online digital map collection)

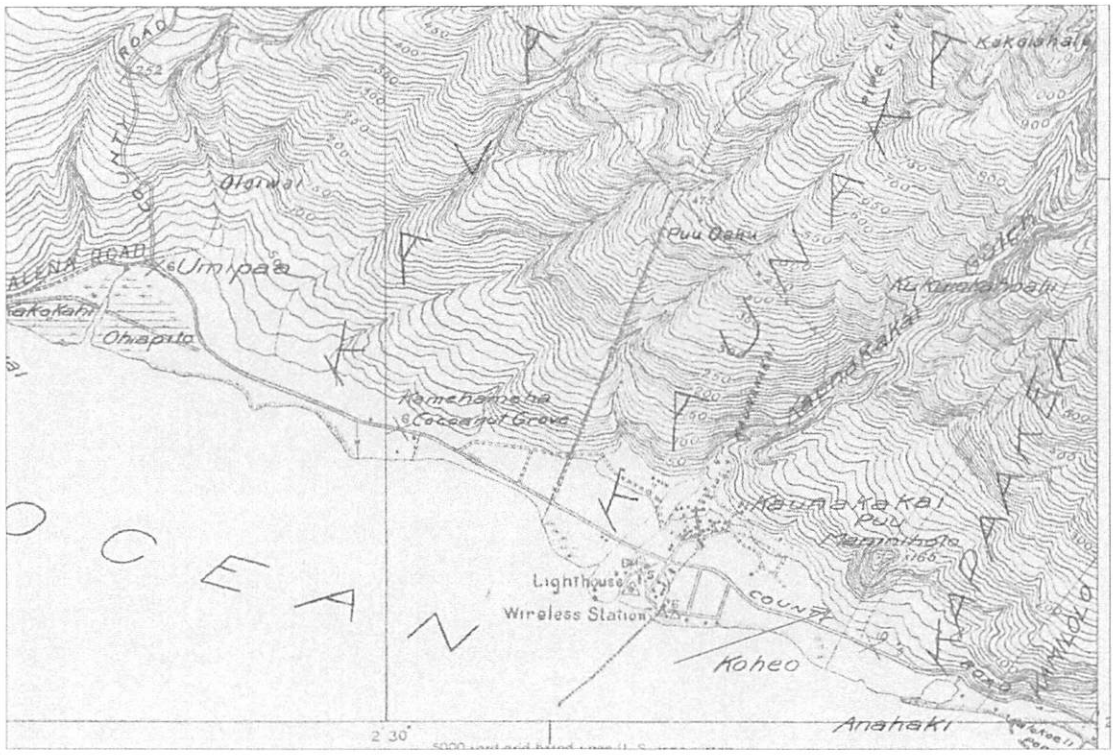


Figure 11. Portion of 1922 U.S.G.S. topographic map (Kualapuu quadrangle) showing no development or structures in project area (arrow) (source: UH-Mānoa online digital map collection)

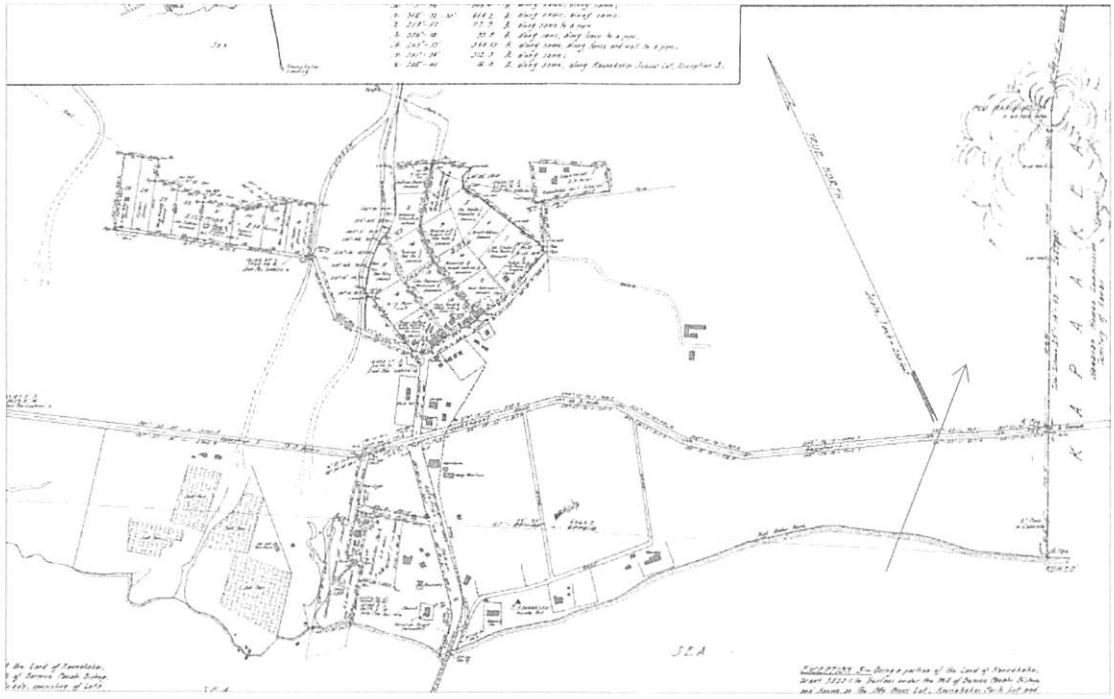


Figure 12. Portion of 1924-5 Land Court Application map showing no development of structures in project area (arrow) (source: DAGS online digital map collection)

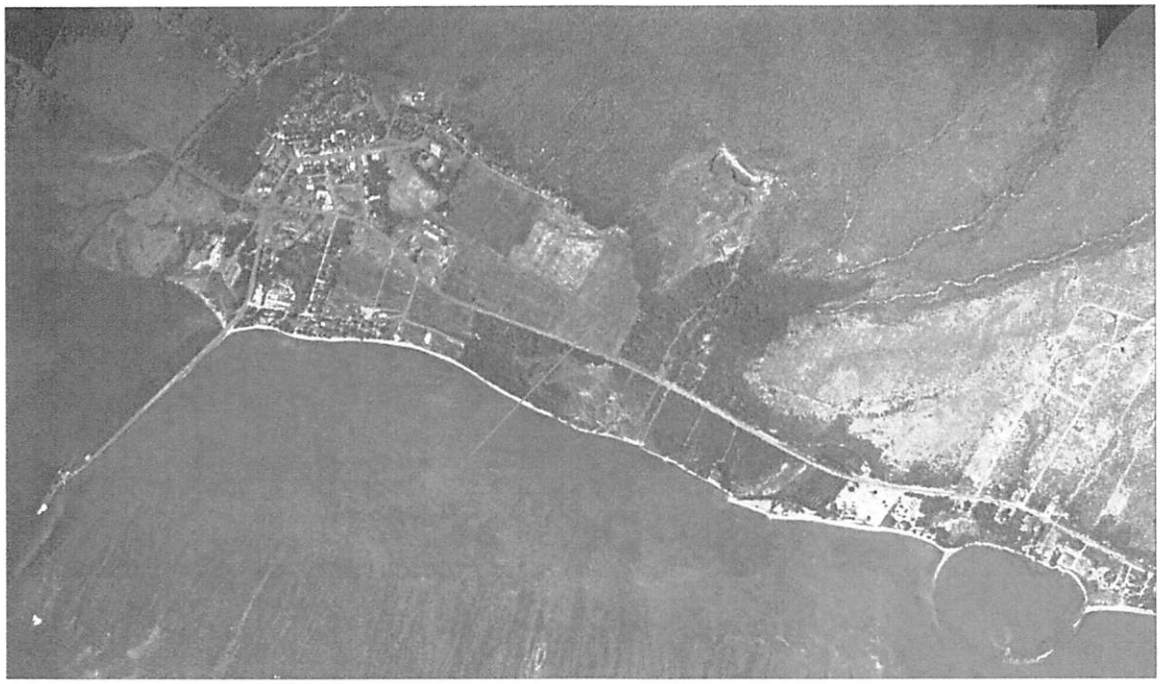


Figure 13. 1949-50 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)



Figure 14. 1964-5 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)



Figure 15. 1977 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)



Figure 16. 2013 aerial image showing project area completely engaged as agricultural lands (source: Google Earth)

ATTACHMENT #1

1997 "No Effect" Letter from SHPD/DLNR

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

DEPUTIES
Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

July 22, 1997

Ms. Yukie Ohashi, Project Manager
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

LOG NO: 19853
DOC NO: 9707SC18

Dear Ms. Ohashi:

SUBJECT: Chapter 6E-8 Historic Preservation Review of the Proposed Construction of Molokai Community College
Kaunakakai, Moloka'i TMK: 5-3-003: 001

Thank you for the opportunity to comment on the proposed development of a campus for the Molokai Community College on lands in Kaunakakai, Moloka'i. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

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

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department, 250 S. High Street, Wailuku, HI 96793

JUL 25 1997

ATTACHMENT #2

Summary Information on Verizon's (2006-2014) Section 106 Consultation and SHPD/DLNR Concurrence of "No Effect"

Addendum to

FCC Section 106 Compliance Report for the Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center Cell Site (VZW Project ID #2004085427), Located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748, dated January 9, 2008, Project No. 17006-006320.00

Addendum #1
Dated June 5, 2014

The project site, identified as the Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site (VZW ID #2004085427), is located in the western portion of the subject parcel. The site conditions remain unchanged. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Because it has been over 5 years since the Section 106 review was completed, Bureau Veritas North America, Inc. (Bureau Veritas) re-consulted with the Hawaii State Historic Preservation Division (SHPD) and OHA to request that their concurrence remained unchanged. In an e-mail response dated June 4, 2014, SHPD indicated that their concurrence remains unchanged. In an e-mail response dated June 4, 2014, OHA indicated that their original comments remain applicable and that they have no additional comments. Copies of the SHPD and OHA e-mail responses are attached to this addendum.

This addendum prepared by:

Lori Ford
Senior Project Manager
Health, Safety, and Environmental Services

June 5, 2014
Project No. 17014-014090.00

Lori Ford

From: Morgan.E.Davis@hawaii.gov
Sent: Wednesday, June 04, 2014 2:29 PM
To: Theresa.K.Donham@hawaii.gov
Cc: Lori Ford
Subject: Re: Fw: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Aloha Lori,

I do concur that no historic properties will be affected by this undertaking. Thank you for providing all the documentation from 2006.

Mahalo,

Morgan

From: Theresa K Donham/DLNR/StateHiUS
To: Morgan E Davis/DLNR/StateHiUS@StateHiUS,
Date 06/03/2014 03:27 PM
Subject: Fw: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

---

Morgan,
Would you like to review and if you agree with Lori's assessment, can email a response to her, or ask her for more info.

--- Forwarded by Theresa K Donham/DLNR/StateHiUS on 06/03/2014 03:25 PM ---

From: "Lori Ford" <lford@hawaii.rr.com>
To: "Theresa Donham" <Theresa.K.Donham@hawaii.gov>,
Date 06/03/2014 02:07 PM
Subject: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

---

Theresa,

We have previously (in 2006) corresponded with the State Historic Preservation Division (SHPD) regarding the proposed Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

1

- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Attached is SHPD's previous response letters dated November 8, 2006 and December 12, 2006.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com
[attachment "SHPO Response 006320.pdf" deleted by Morgan E Davis/DLNR/StateHiUS] [attachment "SHPO Reponse 006320 #2.pdf" deleted by Morgan E Davis/DLNR/StateHiUS] [attachment "TS Dye Molo_Edu_Ctr AA.pdf" deleted by Morgan E Davis/DLNR/StateHiUS]

Lori Ford

From: Jerry Norris <jerryn@oha.org>
Sent: Wednesday, June 04, 2014 1:38 PM
To: Lori Ford
Subject: RE: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Aloha Ms. Ford: Regarding the above listed Verizon Wireless proposal, according to the T.S. Dye & Colleagues, Archaeologists, Inc. and an inspection by Clayton Group Services, it would appear that there are no historic properties that will be affected at this time. However, if, by chance, should iwi kupuna or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law. Thank you for the opportunity to assist you with this effort.

Jerry B. Norris
'AHO PUEO KIA'I' KANAWAI
Compliance Specialist
Office of Hawaiian Affairs
560 N. Nimite Hwy. Suite 200
Honolulu, Hawai'i 96817
Phone: (808) 594-0227
Fax: (808) 594-1825
Email: jerryn@oha.org
Web: www.oha.org

From: Lori Ford [mailto:lford@hawaii.rr.com]
Sent: Tuesday, June 03, 2014 2:01 PM
To: Jerry Norris
Subject: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Jerry,

Based on our phone conversation, we have previously (in 2006) corresponded with the Office of Hawaiian Affairs (OHA) regarding the proposed Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Attached is OHA's previous response letter dated November 2, 2006. At that time, a public notice was published in the Molokai Island Times in January/February 2007. In addition, a letter dated November 27, 2007 was sent to the Molokai Community Resource Coordinator; however, no response was received.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com

EXHIBIT: 13

APPENDIX B

Flora & Fauna Survey

BIOLOGICAL RESOURCES SURVEY

FOR THE

MOLOKA'I EDUCATION CENTER EXPANSION PROJECT

KAUNAKAKAI, MOLOKA'I, HAWAI'I

by

Robert W. Hobdy
Environmental Consultant
Kokomo, Maui
September 2016

Prepared for:
PBR HAWAII

BIOLOGICAL RESOURCES SURVEY
MOLOKA'I EDUCATION CENTER EXPANSION PROJECT
KAUNAKAKAI, MOLOKA'I, HAWAI'I

INTRODUCTION

The Moloka'i Educaton Center Expansion project is located on the island of Moloka'i at the eastern edge of Kaunakakai Town (see Figure 1). It lies on 5.269 acres above Kamehameha V Highway on the west side of Alanui Kaimike Street, and to the east of the "Duke" Maliu Regional Park TMK's (2) 5-3-03:13,14 (see Figure 2). This biological resources survey was initiated by the University of Hawaii Community Colleges in compliance with environmental requirements of the planning process.

SITE DESCRIPTION

This site lies on a gently sloping coastal plain at elevations ranging from 8 to 12 feet above sea level. Parcel 14 on the east side is fully developed with educational facilities, parking and landscaping. Parcel 13 on the west side is presently undeveloped and was formerly used to grow agricultural seed corn crops. It presently has a low grass and shrub vegetation. Soil here consists of Mala Silty Clay, 0 – 3% slopes (Foote et al, 1972) which is a deep alluvial soil of the coastal plain. Annual rainfall here averages 13 inches to 15 inches with most falling within the winter months (Armstrong, 1983).

SURVEY OBJECTIVES

This report summarizes the findings of a flora and fauna survey of the Moloka'i Education Center Expansion project in Kaunakakai, Moloka'i that was conducted in September 2016. The objectives of the survey were to:

1. Document what plant and animal species occur on the property or may likely occur in the existing habitat.

2. Document the status and abundance of each species.

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered. If such occur, identify what features of the habitat may be essential for these species.

4. Determine if the project area contains any special habitats which if lost or altered might result in a significant negative impact on the flora and fauna in this part of the island.

BOTANICAL SURVEY REPORT

SURVEY METHODS

A walk-through botanical survey method was used to cover the entire project area. Notes were made on plant species, distribution and abundance as well as on terrain and substrate.

DESCRIPTION OF THE VEGETATION

The vegetation on the eastern side that has been developed consisted of mowed lawn grasses, ornamental shrubs and shade trees. Two native species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*) had been planted into the landscape design. The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), 'uhaloa (*Waltheria indica*), 'ilima (*Sida fallax*) and popolo (*Solanum americanum*).

A total of 47 plant species were found during the survey. This included the above six native species and the two Polynesian introductions as well as thirty nine non-native species.

DISCUSSION AND RECOMMENDATIONS

All of the native plant species found in the project area during the survey are indigenous in Hawaii as well as on other Pacific Islands and all of them are common throughout their range. No Endangered, Threatened or otherwise rare Hawaiian plant species (USFWS, 2016) occur on or near the project area. No special native plant habitats occur here either. None of the non-native plant species are of any conservation interest or concern. The further development of this project area is not expected to have a significant negative impact on the botanical resources in this part of Moloka'i.

It is recommended, however, that in any future developments some native plants with special cultural connections to Moloka'i that are suitable for this area and climate be incorporated into the landscape design. The Maui County Planting Plan can be consulted for ideas. This document can be acquired from the Maui County Department of Parks and Recreation.

PLANT SPECIES LIST

Following is a checklist of all those vascular plant species inventoried during the field studies. Plant families are arranged alphabetically within two groups: Monocots and Dicots. Taxonomy and nomenclature of the flowering plants are in accordance with Wagner et al. (1999).

For each species, the following information is provided:

1. Scientific name with author citation

2. Common English or Hawaiian name.

3. Bio-geographical status. The following symbols are used:

   endemic = native only to the Hawaiian Islands; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   Polynesian introduction = plants introduced to Hawai'i in the course of Polynesian migrations and prior to western contact.
   non-native = all those plants brought to the islands intentionally or accidentally after western contact.

4. Abundance of each species within the project area:

   abundant = forming a major part of the vegetation within the project area.

   common = widely scattered throughout the area or locally abundant within a portion of it.

   uncommon = scattered sparsely throughout the area or occurring in a few small patches.

   rare = only a few isolated individuals within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MONOCOTS			
ARACEAE (Aroid Family)			
Colocasia esculenta (L.) Schott	kalo	Polynesian	rare
ARECACEAE (Palm Family)			
Washingtonia robusta H. Wendl.	Mexican Washingtonia	non-native	rare
CYPERACEAE (Sedge Family)			
Cyperus gracilis R. Br.	McCoy sedge	non-native	rare
Cyperus rotundus L.	nut sedge	non-native	uncommon
POACEAE (Grass Family)			
Bothriochloa bladhii (Retz.) S.T. Blake	beardgrass	non-native	rare
Cenchrus ciliaris L.	buffelgrass	non-native	uncommon
Chloris gayana Kunth	Rhodes grass	non-native	common
Cynodon dactylon (L.) Pers.	Bermuda grass	non-native	common
Digitaria ciliaris (Retz.) Koeler	Henry's crabgrass	non-native	rare
Eleusine indica (L.) Gaertn.	wiregrass	non-native	uncommon
Megathyrsus maximus (Jacq.) Simon & Jacobs	Guinea grass	non-native	rare
Paspalum conjugatum Bergius	Hilo grass	non-native	rare
Paspalum dilatatum Poir.	Dallis grass	non-native	rare
Sporobolus diander (Retz.) P. Beauv.	Indian dropseed	non-native	rare
Sporobolus piliferus (Trin.) Kunth	Mozambique dropseed	non-native	rare
DICOTS			
ACANTHACEAE (Acanthus Family)			
Graptophyllum pictum (L.) Griffith	caricature plant	non-native	rare
Pseuderanthemum carruthersii (Seemann) Guillaumin	false eranthemum	non-native	rare
AMARANTHACEAE (Amaranth Family)			
Amaranthus viridis L.	slender amaranth	non-native	rare
Atriplex semibaccata R. Br.	Australian saltbush	non-native	uncommon
Atriplex suberecta Verd.	saltbush	non-native	rare
ASTERACEAE (Sunflower Family)			
Calyptocarpus vialis Less.	straggler daisy	non-native	rare
Pluchea carolinensis (Jacq.) G. Don	sourbush	non-native	rare
Pluchea indica (L.) Less.	Indian fleabane	non-native	common
Pluchea x fosbergii Cooperr. & Galang	hybrid pluchea	non-native	rare
BORAGINACEAE (Borage Family)			
Cordia subcordata Lam.	kou	indigenous	uncommon
Heliotropium curassavicum L.	kipukai	indigenous	uncommon
CONVOLVULACEAE (Morning Glory Family)			
Merremia aegyptia (L.) Urb.	hairy merremia	non-native	rare
Euphorbia hirta L.	hairy spurge	non-native	rare
Euphorbia hypericifolia L.	graceful spurge	non-native	rare
FABACEAE (Pea Family)			
Cassia x nealiae H. Irwin & Barneby	rainbow shower	non-native	uncommon

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
Desmanthus pernambucanus (L.) Thellung	slender mimosa	non-native	rare
Indigofera spicata Forssk.	creeping indigo	non-native	uncommon
Leucaena leucocephala (Lam.) de Wit	koa haole	non-native	uncommon
Macroptilium lathyroides (L.) Urb.	wild bean	non-native	rare
Neonotonia wightii (Wight & Arnott) Lackey	glycine	non-native	rare
Prosopis pallida (Humb. & Bonpl. ex Willd.) Kunth	kiawe	non-native	rare
GOODENIACEAE (Goodenia Family)			
Scaevola taccada (Gaertn.) Roxb.	naupaka kahakai	indigenous	uncommon
MALVACEAE (Mallow Family)			
Malva parviflora L.	cheeseweed	non-native	rare
Malvastrum cormandelianum (L.) Garcke	flase mallow	non-native	uncommon
Sida fallax Walp.	'ilima	indigenous	rare
Waltheria indica L.	'uhaloa	indigenous	uncommon
RUBIACEAE (Coffee Family)			
Gardenia augusta (L.) Merr.	gardenia	non-native	rare
Spermacoce assurgens Ruiz & Pav.	buttonweed	non-native	rare
SOLANACEAE (Nightshade Family)			
Solanum americanum Mill.	pōpolo	indigenous	rare
ZYGOPHYLLACEAE (Creosote Bush Family)			
Tribulus terrestris L.	puncture vine	non-native	rare

FAUNA SURVEY REPORT

SURVEY METHODS

A walk-through fauna survey method was conducted in conjunction with the botanical survey. All parts of the project area were covered. Field observations were made with the aid of binoculars and by listening to vocalizations. Notes were made on species, abundance, activities and location as well as observations of trails, tracks, scat and signs of feeding. In addition, an evening visit was made to the area to record crepuscular activities and vocalizations and to see if there was any evidence of occurrence of the Hawaiian hoary bat (*Lasiurus cinereus semotus*) in the area.

RESULTS

MAMMALS

None were seen during three site visits to the project area.

A number of non-native mammal species could be expected to occasionally occur in this project area. These include axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes auropunctatus*), rats (*Rattus* spp.) and mice (*Mus domesticus*).

A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the property. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

BIRDS

Birdlife was rather sparse in both species representation and in total numbers. Taxonomy and nomenclature follow American Ornithologists' Union (2014). A total of seven bird species was observed during three site visits. This included six non-native species and one migratory bird species. Most common was the zebra dove (*Geopelia striata*) which was seen throughout the project area. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolinus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domesticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds one might expect to see include the common myna (*Acridotheres tristis*), the northern cardinal (*Cardinalis cardinalis*) and the Japanese white-eye (*Zosterops japonicus*).

REPTILE

One non-native reptile, the mourning gecko (*Lepidodactylus lugubris*) was heard calling during the evening survey.

INSECTS

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native insect species were recorded during the survey in three site visits. Taxonomy and nomenclature follow Nishida et al (1992). Just one species was uncommon in the project area, the dung fly (*Musca sorbens*). Seven other species were of rare occurrence (see the fauna inventory).

No native insects were observed in the project and no known host plants of native insects were found

DISCUSSION AND RECOMMENDATIONS

During the course of the fauna survey, which included one evening visit to the project area, seven bird species, one reptile and eight insects were recorded. Of these, only one species, the kōlea or Pacific golden-plover, was a migratory bird that regularly spends its non-breeding fall and winter months in Hawaii. Kōlea are common throughout Hawaii during these months. All of the other animal species are non-native in Hawaii and are of no special conservation interest or concern.

No Endangered ōpe'ape'a or Hawaiian bats were detected on or around the project area. No other animal species here are Endangered or Threatened and none are candidates for such status.

Populations of two native seabirds, the Endangered 'ua'u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened a'o or Newells shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

Except for the above concern regarding seabirds, the further development of the project area is not expected to result in negative impacts on the fauna resources on Moloka'i.

ANIMAL SPECIES LIST

Following is a checklist of the animal species inventoried during the field work. Animal species are arranged in descending abundance within three groups: Birds, Reptiles and Insects. For each species the following information is provided:

1. Common name

2. Scientific name

3. Bio-geographical status. The following symbols are used:

   endemic = native only to Hawaii; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   non-native = all those animals brought to Hawaii intentionally or accidentally after western contact.
   migratory = spending a portion of the year in Hawaii and a portion elsewhere. In Hawaii the migratory birds are usually in the overwintering/non-breeding phase of their life cycle.

4. Abundance of each species within the project area:

   abundant = many flocks or individuals seen throughout the area at all times of day.
   common = a few flocks or well scattered individuals throughout the area.
   uncommon = only one flock or several individuals seen within the project area.
   rare = only one or two seen within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MAMMALS			
none			
BIRDS			
Gepelia striata L.	zebra dove	non-native	common
Pluvialis fulva Gmelin	Pacific golden-plover	migratory	uncommon
Francolinus pondicerianus Gmelin	gray francolin	non-native	rare
Streptopelia chinensis Scopoli	spotted dove	non-native	rare
Passer domesticus L.	house sparrow	non-native	rare
Carpodacus mexicanus Muller	house finch	non-native	rare
Bubulcus ibis L.	cattle egret	non-native	rare
REPTILES			
Lepidodactylus lugubris Dumeril & Bibron	mourning gecko	non-native	rare

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MAMMALS			
none			
BIRDS			
Geopelia striata L.	zebra dove	non-native	common
Pluvialis fulva Gmelin	Pacific golden-plover	migratory	uncommon
Francolinus pondicerianus Gmelin	gray francolin	non-native	rare
Streptopelia chinensis Scopoli	spotted dove	non-native	rare
Passer domesticus L.	house sparrow	non-native	rare
Carpodacus mexicanus Muller	house finch	non-native	rare
Bubulcus ibis L.	cattle egret	non-native	rare
REPTILES			
Lepidodactylus lugubris Dumeril & Bibron	mourning gecko	non-native	rare

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
INSECTS			
Order ARANAE - true spiders			
ARANEIDAE (Orb Weaver Family)			
Argiope appensa Walkenaer	common garden spider	non-native	rare
Order DIPTERA - flies			
CULICIDAE (Mosquito Family)			
Culex quinquefasciatus Say	Southern house mosquito	non-native	rare
MUSCIDAE (Housefly Family)			
Musca sorbens Wiedemann	dung fly	non-native	uncommon
SYRPHIDAE (Hoverfly Family)			
Eristalis tenax L.	drone fly	non-native	rare
Order HETEROPTERA - true bugs			
APHROPHORIDAE (Spittle Bug Family)			
Philaenus spumarius L.	spittle bug	non-native	rare
Order LEPIDOPTERA - butterflies, moths			
LYCAENIDAE (Gossamer-winged Butterfly Family)			
Brephidium exilis Boisduval	Western pygmy blue	non-native	rare
Lampides boeticus L.	long-tailed blue	non-native	rare
Order ORTHOPTERA - grasshoppers, crickets			
ACRIDIDAE (Grasshopper Family)			
Oedaleus abruptus Thunberg	short-horned grasshopper	non-native	rare



Figure 1. Moloka'i Education Center Expansion – project boundary



Figure 2. Moloka'i Education Center Expansion – project boundary



Figure 3. Moloka'i Education Center. Fully developed portion with building, parking area and landscaping.



Figure 4. Moloka'i Education Center expansion area – an open field on former agricultural land that now has grasses, low shrubs and herbaceous vegetation.

Literature Cited

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Tomich, P.Q. 1986. Mammals in Hawaii. Bishop Museum Press, Honolulu.

U.S. Fish and Wildlife Service. 2016. Endangered and Threatened Wildlife and Plants. Listings and Occurrences for Hawaii. www.fws.gov/endangered

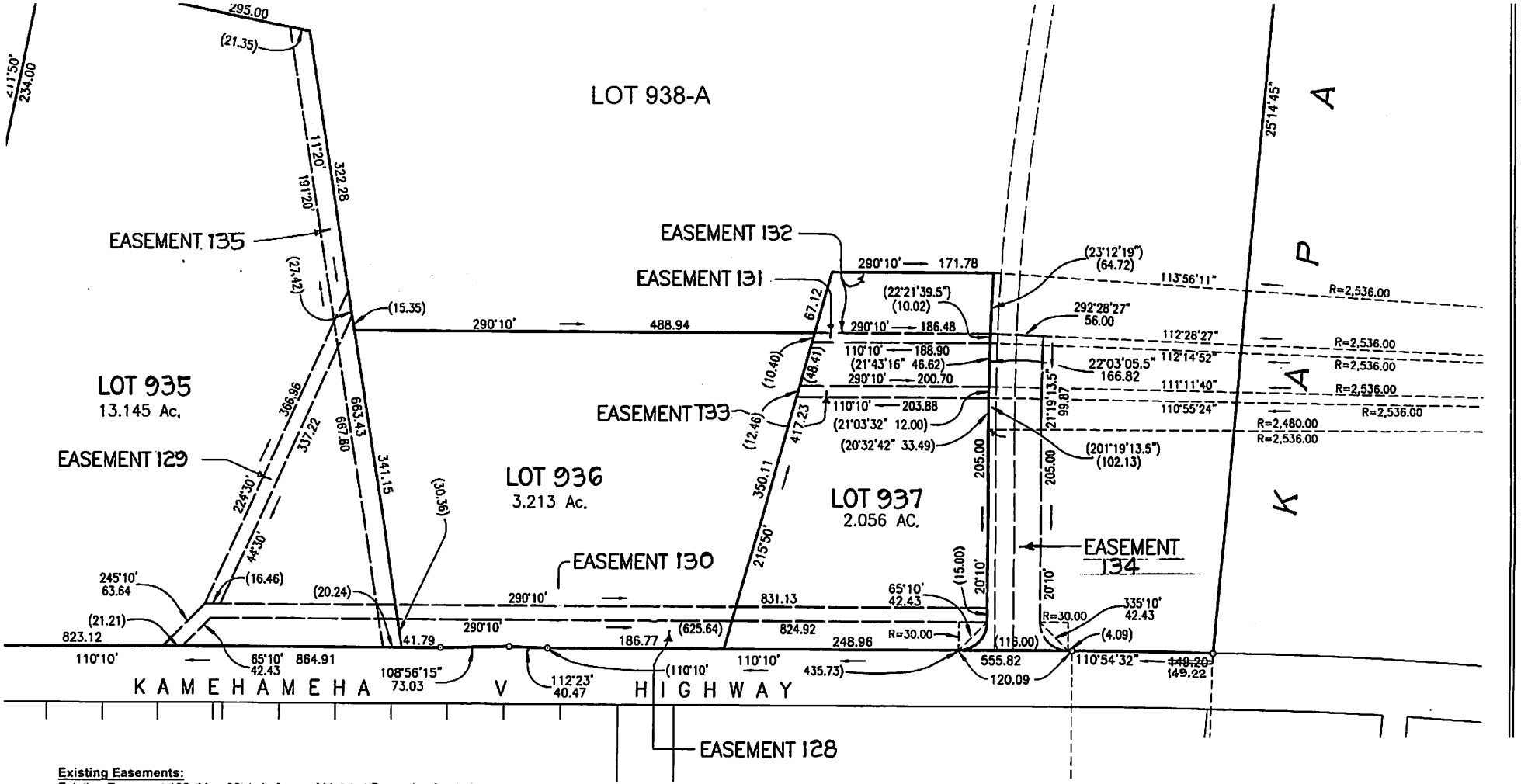
Wagner, W. L., D.R. Herbst, and S. H. Sohmer. 1999. Manual of the flowering plants of Hawai'i. Univ. of Hawai'i Press and Bishop Museum Press. Honolulu.

EXHIBIT: 14

APPENDIX E

Infrastructure Plans and Calculations

Infrastructure and Easement Plans



Existing Easements:

Existing Easement 128 (Map 98) is in favor of Molokai Properties for drainage purposes.
Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes.
Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes, and in which no buildings shall be constructed.
Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
Existing Easement 134 (Map 98) for access purposes.
Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Source: Basemap from the Land Court Application 632 (Map 98) with added annotations.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interprestations or other spatial analysis beyond the limitations of the data.

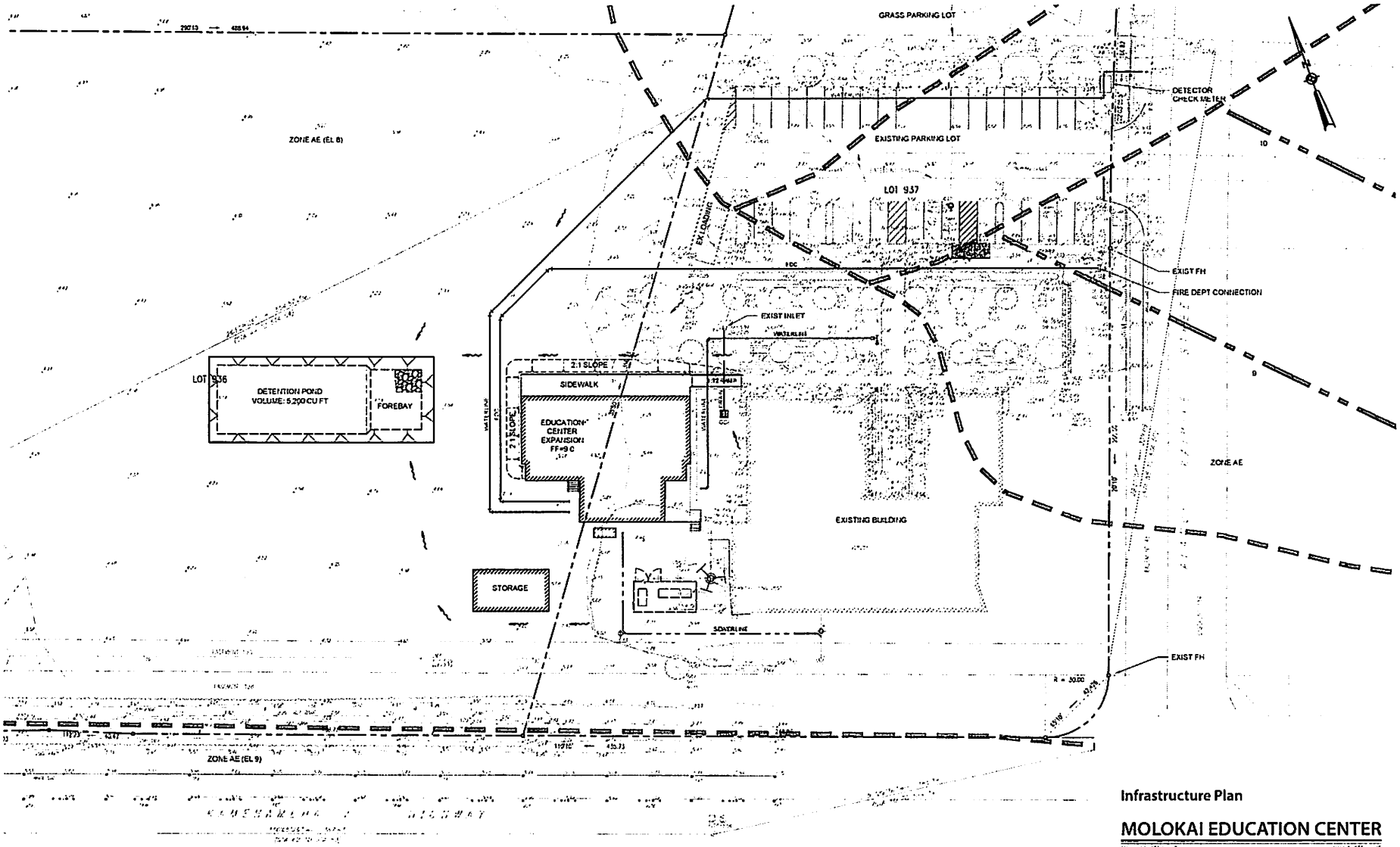
Existing Easements

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

GDdesign

PBR HAWAII



Infrastructure Plan

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

SCALE 0 20 40 60 FEET

gdesign

PBR HAWAII

Source: AECOM (2019)

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

Infrastructure Calculations

Molokai Education Center Expansion

Kaunakakai, Molokai, Hawaii

Calculations – Water/Sewer/Drainage

TMK (2) 5-3-003:13 and 14

January 2020

Prepared for:

University of Hawaii – Maui Community College
UHCC Project Number: CC-18-5398

Prepared by:

AECOM Pacific, Inc.
1001 Bishop Street, Suite 1600
American Savings Bank Building
Honolulu, Hawaii 96813

Molokai Education Center Expansion

Kaunakakai, Molokai, Hawaii

Water Calculations

TMK (2) 5-3-003:13 and 14

January 2020

Prepared for:

University of Hawaii – Maui Community College
UHCC Project Number: CC-18-5398

Prepared by:

AECOM
1001 Bishop Street, Suite 1600
American Savings Bank Building
Honolulu, Hawaii 96813

WATER METER CALCULATIONS

Project Title:	Molokai Ed Center Exp	**Prepared By:**	dk	**Date:** 10/22/2019
Location:	Kaunakakai, Molokai HI	**Checked By:**	man	**Date:** 10/22/2019
Tax Map Key:	(2)-5-3-003:13 & 14			
Item:	Water Meter Sizing			

I. **PURPOSE:** Determine the water meter size required with the addition of the Molokai Education Center Expansion and the anticipated average daily water demand.

II. **REFERENCE:**

A. "Water Meter Sizing Worksheet - Non-Residential", Department of Water Supply, County of Maui
B. "Wastewater Flow Standards" dated February 2, 2006, Wastewater Reclamation Division, County of Maui
C. "Molokai Education Center - Offsite Improvements", Approved Plans dated 05 September 1991 Warren S. Unemori Engineering
D. Uniform Plumbing Code, Chart A-3 for converting FU to GPM.
E. Existing FU Count, Randolph, H. Murayama and Associates, Mechanical Engineers
F. Irrigation Demand, Tomo Murata, Landscape Architect.

III. **CRITERIA:**

A. Water meter size is Type "D" Water lateral with 2" meter, Ref B
B. Please note that this campus does not have a cafeteria or food service facility, therefore the guideline of 60 gals/student/day for this campus was not used. Based on the campus usage where student attend classes and leave, we are using 5 gallons per capita per day (Ref. B) with a total amount of students of 350 students
C. Capita, see below (Estimated Campus Poplulations Per Draft EA)

Current campus traffic (per day M-Th)

- 15 classes
- 100 students
- 10 staff, 5 student workers, 5 lecturers
- 15 miscellaneous (appointments, meeting, facilities rental, etc.)
- **Total campus population: 150**

Estimated campus traffic with MEC Expansion

- 18 classes
- 160 students
- 10 staff, 7 student workers, 8 lecturers
- 25 miscellaneous (appointments, meeting, facilities rental, etc.)
- **Total campus population: 220**

Total campus population per day: 350 MAX (conservative EA estimates)

Based on the information above, we will use 5 gpcd with 350 students because similar to a theater, there is a max capacity however the students will not be there the whole time and may only stay for 1 class.

IV. **CALCULATIONS**

Irrigation demand: (Ref F.)
Peak Demand 52 GPM (existing to remain)
Estimated Average Daily Demand: 2,445 GPD.

Assumptions: Water grass everyday for 15 minutes and 45 minutes for drip system at the garden (conservative estimate). if the Education Center uses irrigation system only three times a week, the number will change: 2,445gpd X .428571(3/7) = 1,048 gpd (average daily irrigation water demand assuming water frequency of 3 times a week).

Note - Assuming the same watering frequency, the Molokai Education Center will be using less water for irrigation

Existing irrigation demand per existing plan plan:

Total GPM for the system: **406 gpm** (Valve 1: 23 gpm, Valve 2: 20 gpm, Valve 3: 23 gpm, Valve 4 27 gpm, valve 5: 25 gpm, Valve 6: 10 gpm, Valve 7: 38 gpm, Valve 8: 17 gpm, Valve 9: 45 gpm, Valve 10: 32 gpm, Valve 11: 38 gpm, Valve 12: 20 gpm, Valve 13: 30 gpm, Valve 15: 52 gpm = **Total 406 gpm)**

New irrigation demand per new plan:

Total GPM for the system: **399 gpm** (Valve 1: 23 gpm, Valve 2: 20 gpm, Valve 3: 23 gpm, Valve 4 28 gpm, valve 5: 15 gpm, Valve 6: 10 gpm, Valve 7: 38 gpm, Valve 8: 17 gpm, Valve 9: 45 gpm, Valve 10: 32 gpm, Valve 11: 38 gpm, Valve 12: 20 gpm, Valve 13: 30 gpm, Valve 15: 52 gpm, Valve 21 NEW: 2 gpm = **Total 399 gpm.)**

Domestic Demand - Total

350 students
5 gpcd (Ref. B)
Average Daily Demand: 1750 gpd 350 x 5

Irrigation	2445
Domestic	1750
TOTAL DEMAND	**4195 gpd**

Note -The existing water use is 2,500 gpd per 2018 Department of Water Supply records

Department of Water Supply

WATER METER SIZING WORKSHEET - NON-RESIDENTIAL

Project Name: MOLOKAI EDUCATION CENTER EXPANSION **Building Permit No.(if applicable):** _____

Contact Name: DIANE KODAMA **Phone No.:** 808-529-7226 **Email Address:** diane.kodama@aecom.com

Property Address: 375 Kamehameha V Hwy, Kaunakakai, HI 96748 **TMK:** (2) 5-3-003:013

Account Number: _____ **Meter Number:** _____ **Existing Meter Size:** 2"

INSTRUCTIONS: This form must be completed, signed and stamped by a licensed engineer or architect. Complete the items below and submit one Water Meter Sizing Worksheet for each water meter on the property as applicable. Refer to page 2 for additional information and requirements. Should you have any questions, please contact the DWS Engineering Division at 808-270-7835.

❶ ZERO WATER USE SCENARIO? YES ☐ NO ☑

By selecting "YES", the applicant signing this worksheet certifies that no additional water demand is being added, removed or replaced with this application. If you propose zero water use you do not need to complete below items 2, 3, 4 and 5.

❷ DOMESTIC WATER DEMAND? YES ☑ NO ☐ If yes, refer to note 2H on page 2 and indicate if the flush valve or tank values apply: SEE ATTACHED

Type of Fixture	Fixtures Added PR LF	Fixtures Added PU LF	+	Fixtures in Existing Structure$^{\Psi}$ PRIVATE LF	Fixtures in Existing Structure$^{\Psi}$ PRIVATE NLF	Fixtures in Existing Structure$^{\Psi}$ PUBLIC LF	Fixtures in Existing Structure$^{\Psi}$ PUBLIC NLF	-	Fixtures Removed if Applicable PRIVATE LF	Fixtures Removed if Applicable PRIVATE NLF	Fixtures Removed if Applicable PUBLIC LF	Fixtures Removed if Applicable PUBLIC NLF	=	Total Fixtures PRIVATE LF	Total Fixtures PRIVATE NLF	Total Fixtures PUBLIC LF	Total Fixtures PUBLIC NLF	x	Fixture Unit Multiplier PRIVATE LF	Fixture Unit Multiplier PRIVATE NLF	Fixture Unit Multiplier PUBLIC LF	Fixture Unit Multiplier PUBLIC NLF	=	Total Fixture Unit Values
Bathtub/Shower COMBO			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Showerheads in stall only			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Bathtub ONLY			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Sink (1 faucet)			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Sink, small (bar/hand)			+					-					=					x	0.6	*1.0*	1.2	*2.0*	=	
Sink (3-comp., 2-faucet)			+					-					=					x	3.2	*4.0*	6.4	*8.0*	=	
Lavatory Sink			+					-					=					x	0.6	*1.0*	1.2	*2.0*	=	
Urinal			+					-					=					x	1.7	*3.0*	2.8	*5.0*	=	
Water Closet (Toilet) - FT			+					-					=					x	1.7	*3.0*	2.8	*5.0*	=	
Water Closet (Toilet) - FV			+					-					=					x	3.4	*6.0*	5.6	*10.0*	=	
Bidet			+					-					=					x	2.0	*2.0*	4.0	*4.0*	=	
Laundry Tray/Tub			+					-					=					x	1.6	*2.0*	3.2	*4.0*	=	
Washing Machine			+					-					=					x	2.0	*2.0*	4.0	*4.0*	=	
Dishwasher			+					-					=					x	2.0	*2.0*	4.0	*4.0*	=	
Drinking Fountain (single)			+					-					=					x	1.0	*1.0*	2.0	*2.0*	=	
Ice Machine			+					-					=					x	1.0	*1.0*	1.0	*1.0*	=	
Soda Machine			+					-					=					x	1.0	*1.0*	1.0	*1.0*	=	
Trap Primer			+					-					=					x	1.0	*1.0*	1.0	*1.0*	=	
Hose Bib			+					-					=					x	3.0	*3.0*	5.0	*5.0*	=	
Other:_____			+					-					=					x					=	
_____			+					-					=					x					=	

$^{\Psi}$Date Existing Fixtures Verified by Applicant: ___/___/_____ **DOMESTIC WATER DEMAND FIXTURE UNIT TOTAL:**

Existing Fixture Unit Total (if applicable): **DOMESTIC WATER DEMAND FIXTURE UNIT TOTAL CONVERTED TO GPM*:**

**Refer to Table 2 on Page 2 for Flow to Fixture Unit Conversions.*

❸ SWIMMING POOL/SPA/TANK & OTHER MISCELLANEOUS WATER DEMAND? YES ☐ NO ☐

Swimming Pool/Spa/Tank: Please indicate how your swimming pool/spa/tank is to be filled: ☐ Hose Bib or ☐ Dedicated Line. If filled by hose bib, no additional water demand is assessed. If filled by dedicated water line, please provide the required flow rate in GPM: _____

Other Miscellaneous Water Demand: Attach detailed justification information sufficient to describe the water demand. Total proposed GPM: _____

SWIMMING POOL/SPA/TANK & OTHER MISCELLANEOUS WATER DEMAND TOTAL IN GPM: _____

❹ IRRIGATION WATER DEMAND? YES ☐ NO ☐

Option A: State the measured flow rate for the largest separate circuit of your irrigation system in GPM: _____

Option B: Describe the largest separate circuit. Provide the number of sprinkler heads _____ and rated flow in GPM per head _____ to obtain a total flow rate in GPM: _____. Attach additional sheets as necessary to sufficiently justify the proposed irrigation water demand.

IRRIGATION WATER DEMAND TOTAL IN GPM: _____

❺ TOTAL WATER DEMAND in GPM (the sum of total GPM from above items 2, 3 and 4): _____

Verify the total water demand is within your existing meter's capacity, otherwise a meter upgrade may be required. Refer to Note K on Page 2 for additional information.

❻ CERTIFICATION: I certify that the above water demand is the **TOTAL AMOUNT OF WATER DEMAND ON THE METER.** If I intend to create additional water demand on the property, I will inform the Department of Water Supply prior to creating any additional water demand.

Applicant's Signature:_____ **Date:**_____ **Seal/Stamp:**

Print Name:_____

If this form is to be signed by an authorized representative, written evidence of authority to represent the applicant shall be provided.

Form Rev 10/2015

WATER METER SIZING WORKSHEET ADDITIONAL INFORMATION
NON-RESIDENTIAL

NOTES:

❷**A. Domestic Water Demand Calculation:** Complete the columns of the chart by supplying the quantity and type of fixtures being added, remaining, and/or removed. Accuracy of the fixture count is necessary to determine the appropriate meter size and GPM. Refer to Table 1 below for details on Meter Sizing. For new facilities, all quantities for all proposed fixtures shall be provided.

❷**B. Low Flow ("LF") vs. Non-low Flow ("NLF"):** All water fixtures manufactured after 1992 are low flow fixtures. For applications that propose to receive fixture unit credits for changing non-low flow fixtures to low-flow fixtures, photographs of certain fixtures may be required by DWS to obtain the appropriate fixture unit credits.

❷**C. Fixtures Added:** In this column, list the number of new fixtures or the number of fixtures being added to an existing project under the appropriate fixture type.

❷**D. Fixtures in Existing Structure:** In this column, list the number of fixtures that will remain and/or that will be relocated during and preceding the construction phase of the project. For existing facilities, "Fixtures in Existing Structure" may alternatively be provided as a total sum of fixture units in the space provided on page 1. Applicant shall provide the date the existing fixtures were field verified in the space provided on page 1.

❷**E. Fixtures Removed if Applicable:** In this column, list the number of fixtures that are actually being removed which will create a reduction in the water demand. If water fixtures are being demolished, photographs of the water fixtures may be required by DWS to obtain the appropriate fixture unit credits.

❷**F. Fixture Unit Multiplier:** Each plumbing fixture is given a fixture unit value. Fixture units are used for water meter sizing purposes. The unit count for each fixture is determined by multiplying the number of each fixture type by the appropriate number in the multiplier column.

❷**G. Public ("PU") vs. Private ("PR") Fixture Unit Determination:** Public Fixture Units are for fixtures used by the general public, whereas Private Fixture Units are for fixtures not available for public use.

❷**H. Flush Tank ("FT") vs. Flush Valve ("FV") Fixture Unit Determination:** The predominant type of water closet (a.k.a. "toilet") fixture will determine the Fixture Unit values utilized for your application. Please refer to the following two examples for further explanation. Both examples assume the application contains 10 low flow private water closets with different quantities of flush tanks and flush valves:

Example 1: 6 Flush Tanks x 1.7 FU's = 10.2 FU's compared to 4 Flush Valves x 3.4 FU's = 13.6 FU's. Because 13.6 > 10.2, Flush Valve Fixture Units will apply to this application. The total FU's = 23.8 FU's, using below Table 2, 23.8 FU's = 37.4 GPM.

Example 2: 7 Flush Tanks x 1.7 FU's = 11.9 FU's compared to 3 Flush Valves x 3.4 FU's = 10.2 FU's. Because 11.9 > 10.2, Flush Tank Fixture Units will apply to this application. The total FU's = 22.1 FU's, using below Table 2, 22.1 FU's = 15.6 GPM.

Interpolation of GPM between values included in Table 2: For values between values included in Table 2, linear interpolation should be used to determine the exact GPM. For example 2, the following calculation was performed for reference: GPM = 16 - (16 - 15) x ((23 - *22.1*) / (23 - 21)) = 15.6 GPM.

TABLE 1 - Meter Sizing

Meter Size	Maximum Capacity (GPM)	Fixture Units	
		Flush Tank	Flush Valve
5/8"	20	31	-
3/4"	30	53	13
1"	50	128	48
1-1/2"	100	380	245
2"	160	692	631
3"	320	1926	1926
4"	500	3620	3620
6"	1000	8300	8300
8"	1600	12000	12000

Table 2 - Flow to Fixture Unit Conversions**

Flow GPM	Fixture Units											
	Flush Tank	Flush Valve	12	16	-	26	44	9	40	86	28
			13	18	-	27	46	10	41	90	30
			14	20	-	28	49	11	42	95	31
1	0	-	15	21	-	29	51	12	43	99	33
2	1	-	16	23	-	30	53	13	44	103	35
3	3	-	17	24	-	31	56	14	45	107	37
4	4	-	18	26	-	32	58	15	46	111	39
5	6	-	19	28	-	33	60	16	47	115	42
6	7	-	20	31	-	34	63	18	48	119	44
7	8	-	21	32	-	35	66	20	49	123	46
8	10	-	22	34	5	36	69	21	50	128	48
9	12	-	23	36	6	37	74	23	51	130	50
10	13	-	24	39	7	38	78	25	52	135	52
11	15	-	25	42	8	39	83	26	53	141	54

*** Additional flow to Fixture Unit Conversions for higher flows are available upon request. Refer to above Note 2H to determine if the Flush Tank or Flush Valve fixture units apply to your application.*

❸**. Other Miscellaneous Water Demand:** There are some process water demands that are not listed, such as car washes, industrial sized washing machines, etc. Each of these will be assessed on a case by case basis by DWS and assigned either a fixture unit value or demand in GPM. Refer to Table 2 above.

❹**. Irrigation Water Demand:** The largest separate circuit of your irrigation system can not exceed half of the water meter's maximum capacity. For example, a 5/8" water meter is allowed 10 GPM maximum water demand for the largest separate circuit of a proposed irrigation system.

OTHER NOTES:

I. Water Meter and Other DWS Fee's: The total cost of the various size water meters and other fee's are determined on a fiscal year annual basis ending June 30 and beginning on July 1 of each year. Detail of the fees are included in the County Maui Revenues - Fees, Rates, Assessments and Taxes for the current year are available on the County Maui website on the following link: *http://www.co.maui.hi.us/index.aspx?NID=216*

J. DWS Agreements: Provide copies of any existing DWS related agreements that apply to your property and/or water meter(s) with your application. DWS will require an elevation agreement be in place prior to installation of water meter(s) and approval of building permits if the available water pressure is less than 40 PSI at the proposed connection point. Other DWS agreements may be required based on your application and will be determined on a case by case basis.

K. Water System Improvements ("WSI"): Applications may require WSI and will be determined on a case by case basis. For non-residential applications, if fixture units are increasing or additional water demand is proposed, WSI's will be required to bring the water system to current DWS Standards. DWS Standards are available for purchase by contacting the DWS Fiscal Division at 808-270-7730, extension 2.

Form Rev 10/2015

MOLOKAI CC FIXTURE UNIT COUNT 01/03/2020

EXISTING FIXTURES:

WOMENS

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	5	3.4	17
HOSEBIBB	1	3	3

MENS

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	2	3.4	6.8
URINAL	3	1.7	5.1
HOSEBIBB	1	3	3

PRIVATE RESTROOM

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	1	0.6	0.6
WATER CLOSET (PRIVATE, TANK)	1	1.7	1.7
HOSEBIBB	1	3	3



PUBLIC AREAS

FIXTURE	QTY	FU	TOTAL
WATER COOLER	2	1	2
SERVICE SINK	1	2	2
HOSEBIBB (GROUND HYDRANT)	5	3	15

TOTAL, EXISTING FIXTURES	62.8	FU
UPC CHART A-3 (FLUSH VALVE CURVE)	56	GPM

PLEASE NOTE THAT THIS DOES NOT INCLUDE IRRIGATION GPM

NEW FIXTURES:

LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	3	3.4	10.2
MOP SINK	1	2	2
SINK	2	1.6	3.2
WATER COOLER	2	1	2
HOSEBIBB	5	3	15

TOTAL, NEW FIXTURES	34.2	
GRAND TOTAL	97	FU
UPC CHART A-3 (FLUSH VALVE CURVE)	72	GPM

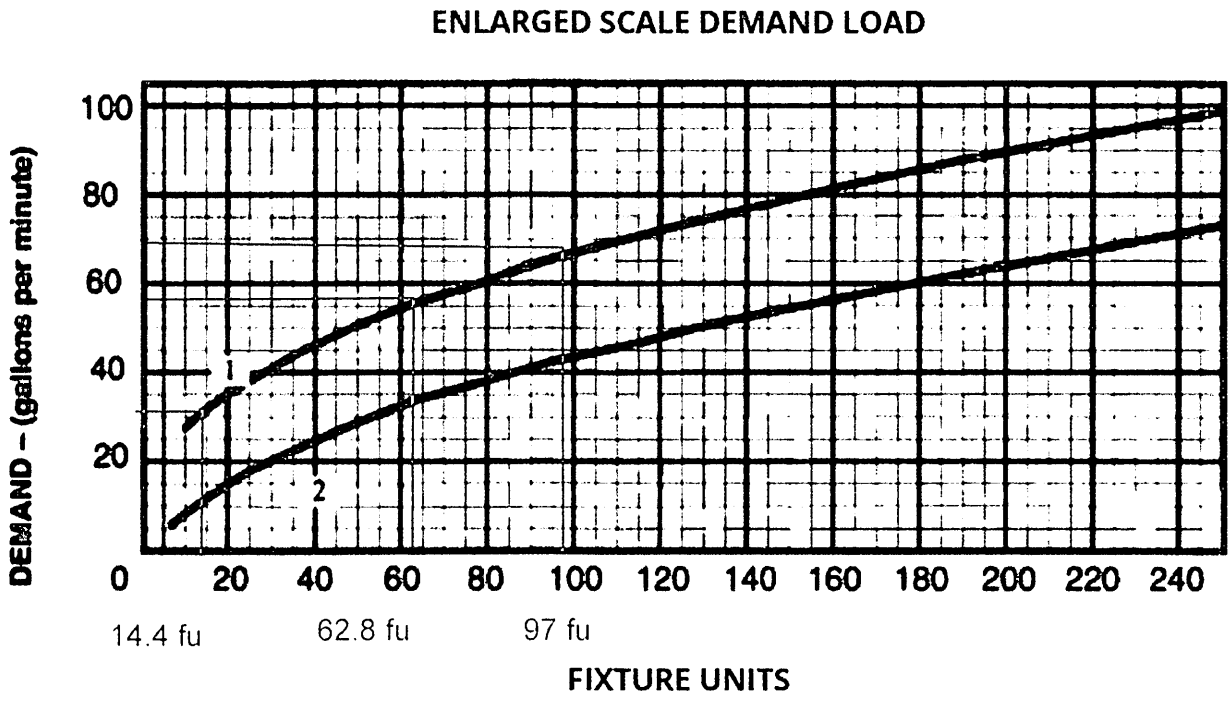
EXISTING METER SIZE IS 2" WHICH HAS A CAPACITY OF 101 TO 160 GPM

REFERENCE C

72 gpm

56 gpm

30 gpm



Sewer Flow Calculation

Project Title:	Molokai Ed Center Exp	**Prepared By:**	dk	**Date:** 12/9/2019
Location:	Kaunakakai, Molokai HI	**Checked By:**	RA	**Date:** 12/9/2019
Tax Map Key:	(2)-5-3-003:13 & 14			
Item:	Sewer Flows			

I. PURPOSE: Determine the quantity of flow in cubic feet per second of the additional sewer flows generated by the proposed Molokai Education Center Expansion located in Kaunakakai Molokai.

II. REFERENCE:

A. "Wastewater Flow Standards" dated February 2, 2006, Wastewater Reclamation Division, County of Maui

III. CRITERIA:

A. Based on the information above, we will use 5 gallons per capita per day (gpcd) with 350 students because similar to a theater, there is a max capacity however the students will not be there the whole time and may only stay for 1 class.

B. Area=1.2 Acres (Project work limits, Autocad)

C. Dry Weather I/I (Ref. A)
5 gpcd - Wastewater lines laid above the normal ground water table.

D. Wet Weather I/I (Ref. A)
1250 gad - Wastewater lines laid above the normal ground water table.

E. Capita, see below (Estimated Campus Poplulations Per Draft EA)

Current campus traffic (per day M-Th)

- 15 classes
- 100 students
- 10 staff, 5 student workers, 5 lecturers
- 15 miscellaneous (appointments, meeting, facilities rental, etc.)
- Total campus population: 150

Estimated campus traffic with MEC Expansion

- 18 classes
- 160 students
- 10 staff, 7 student workers, 8 lecturers
- 25 miscellaneous (appointments, meeting, facilities rental, etc.)
- Total campus population: 220

Total campus population per day: 350 MAX (conservative EA estimates)

IV. CALCULATIONS:

EXISTING CONDITION

1. **Average Wastewater Flow**
Average Flow = 150 c x 5 gpcd
Average Flow = 750 gpd = 0.00075 mgd

2. **Maximum Wastewater Flow**
Max Flow = Average Flow x Flow Factor
Flow Factor (from Fig. 22.2.4, pg. 30) = 5

Max Flow = 0.00075 mgd x 5
Max Flow = 0.00375 mgd

3. **Dry Weather Infiltration/Inflow (I/I)**
Total = 150 capita

Dry I/I = 5 gpcd x 150 capita
Dry I/I = 750 gpd = 0.00075 mgd

4. **Design Average Flow**
Design Average Flow = Average Flow + Dry I/I

Design Average Flow = 0.00075 mgd + 0.00075 mgd
Design Average Flow = 0.0015 mgd

5. **Design Maximum Flow**
Design Max. Flow = Max. Flow + Dry I/I

Design Max. Flow = 0.00375 mgd + 0.00075 mgd
Design Max. Flow = 0.0045 mgd

6. **Wet Weather Infiltration/Inflow (I/I)**

Wet I/I = 1250 gad x 1.2 acres
Wet I/I = 1500.0 gpd = 0.0015 mgd

7. **Design Peak Flow**
Design Peak Flow = Design Max. Flow + Wet I/I

Design Peak Flow = 0.0045 mgd + 0.0015 mgd
Design Peak Flow = 0.006 mgd
Design Peak Flow = 0.009 cfs

PROPOSED CONDITION

1. **Average Wastewater Flow**
Average Flow = 350 c x 5 gpcd
Average Flow = 1,750 gpd = 0.00175 mgd

2. **Maximum Wastewater Flow**
Max Flow = Average Flow x Flow Factor
Flow Factor (from Fig. 22.2.4, pg. 30) = 5

Max Flow = 0.00175 mgd x 5
Max Flow = 0.00875 mgd

3. **Dry Weather Infiltration/Inflow (I/I)**
Total = 350 capita
Dry I/I = 5 gpcd x 350 capita
Dry I/I = 1750 gpd = 0.00175 mgd

4. **Design Average Flow**
Design Average Flow = Average Flow + Dry I/I

Design Average Flow = 0.00175 mgd + 0.00175 mgd
Design Average Flow = 0.0035 mgd

5. **Design Maximum Flow**
Design Max. Flow = Max. Flow + Dry I/I

Design Max. Flow = 0.00875 mgd + 0.00175 mgd
Design Max. Flow = 0.0105 mgd

6. **Wet Weather Infiltration/Inflow (I/I)**

Wet I/I = 1250 gad x 1.2 acres
Wet I/I = 1500.0 gpd = 0.0015 mgd

7. **Design Peak Flow**
Design Peak Flow = Design Max. Flow + Wet I/I

Design Peak Flow = 0.0105 mgd + 0.0015 mgd
Design Peak Flow = 0.012 mgd
Design Peak Flow = 0.19 cfs

V. Summary: Total sewer anticipated is 0.19 cfs

Drainage Design Calculations

Project Title: UH Maui College - Molokai
Prepared By: dk **Date:** 4/16/19
Location: Molokai, HI **Checked By:** **Date:**
Item: CONCEPT DRAINAGE FLOW CALCULATIONS

A. PURPOSE

Determine the detention pond size required for the increase of impermeable surface. The 50-year, 1-hour storm was used to estimate the design flow for drainage areas of 100 acres or less for this project because it will be in a sump condition.

B. CRITERIA

Peak discharges shall be found using the Rational Method: $Q = C \times I \times A$.

C. CALCULATIONS

Surface runoff for the area of interest:

$$Q = C \cdot I \cdot A,$$

where, Q = flow rate in cubic feet per second (cfs);

C = runoff coefficient;

I = rainfall intensity in inches per hour (in./hr) for a duration equal to the time of concentration (T_c); and

A = drainage area in acres (Ac).

EXISTING CONDITIONS

Runoff Coefficient

The proposed runoff coefficient was determined using an estimate C= 0.50 for the site

(C_{P1}) = 0.50

Rainfall Intensity

Drainage length (L)

(L_{P1}) ≈ 100', Slope (S) = 0.8%

Plate 3 (Reference 1)—*Overland Flow Chart*—yields a time of concentration of:

$T_{c, P1}$ = 8 minutes (estimated)

Plate 1 (Reference 1)—50-*Year 1-Hour Rainfall*—suggests a 50-year, 1-hour recurrent rainfall intensity of:

$$I_{50\text{-yr. }1\text{-hr}} = 3.00 \text{ inches}$$

For all proposed drainage areas.

Plate 4 (Reference 1)—*Correction Factor*—indicates a converted, actual, working rainfall intensity for the project site to be used in the Rational Method as being:

I_{P1} = 3.00 inches x 2.5 (corr. Factor) = 7.50 in./hr.

Area

Estimated for parking and buildings

A_{P1} = 0.36 Ac.

Surface Runoff

The product of the aforementioned, determined values yields the anticipated drainage flow that sheet flows into and from the project site:

$$Q = C \times I \times A$$

$Q_{P1} = C \times I \times A = (0.50) \times (7.50 \text{ in./hr}) \times (0.36 \text{ Ac}) =$ **1.35 cfs**.

PROPOSED CONDITIONS

Runoff Coefficient

The proposed runoff coefficient was determined using an estimate C= 0.90 for the site

$(C_{P1}) = 0.90$

Rainfall Intensity

Drainage length (L)

$(L_{P1}) \approx 100'$, Slope (S) = 0.8%

Plate 3 (Reference 1)—*Overland Flow Chart*—yields a time of concentration of:

$T_{c,\,P1}$ = 8 minutes (estimated)

Plate 1 (Reference 1)—50-*Year 1-Hour Rainfall*—suggests a 50-year, 1-hour recurrent rainfall intensity of:

$$I_{50\text{-yr, 1-hr}} = 3.00 \text{ inches}$$

For all proposed drainage areas.

Plate 4 (Reference 1)—*Correction Factor*—indicates a converted, actual, working rainfall intensity for the project site to be used in the Rational Method as being:

I_{P1} = 3.00 inches x 2.5 (corr. Factor) = 7.50 in./hr.

Area

Estimated for parking and buildings

A_{P1} = 0.36 Ac.

Surface Runoff

The product of the aforementioned, determined values yields the anticipated drainage flow that sheet flows into and from the project site:

$$Q = C \times I \times A$$

$Q_{P1} = C \times I \times A = (0.90) \times (7.50 \text{ in./hr}) \times (0.36 \text{ Ac}) =$ **2.43 cfs**.

Difference in Q is 1.08 crs.

Pond Size for 50-year Flow for entire site

Tc = 8 min

Q =1.08 cfs

Vr = Volume Required

Vr = [(½ x 8 x 1.08) + (44 x 1.08) + (½ x 8 x 1.08)] x 60 sec/min

Vr = (4.32 + 47.52 + 4.32) x 60

Vr = 3,370 cubic feet

REFERENCES

1. *Maui County Drainage Criteria*

AGENCY TRANSMITTAL RESPONSE e-FORM

FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI

5/8/2019

AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT:	Molokai Education Center (MEC) Expansion		
APPLICANT:	University of Hawaii		
CONSULTANT	Tom Schnell (PBR Hawaii & Associates)		
PROJECT ADDRESS:	Kaunakakai Town, Island of Molokai, Hawaii		
PROJECT DESCRIPTION:	State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities		
TMK:	(2) 5-3-003:013 and (2) 5-3-003:014		
PERMIT NO.:	DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002		

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

WASTEWATER RECLAMATION DIVISION COMMENTS

a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.

b. Wastewater contribution calculations are required before building permit is issued.

c. Developer is not required to pay assessment fees for this area at the current time.

d. Are TMK (2) 5-3-003:013 and 014 being consolidated? It looks like the proposed Education Center Expansion Building is being constructed over the shared property line.

e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

f. Plans shall show how the wastewater from the proposed Education Center Expansion Building will be discharged to the County sewer system.

g. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

h. Non-contact cooling water and condensate should not drain to the wastewater system.

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

SOLID WASTE DIVISION COMMENTS

GENERAL REQUIREMENTS:

☐ All projects must comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills.

☐ For all projects, demolition, new construction, remodel projects etc., applicants are requested to divert all re-usable materials throughout the project, maximizing efficiency and resource allocation to lessen the burden on the County of Maui landfill and resources. (For additional information regarding recycling options contact the County of Maui Environmental Protection and Sustainability Division. https://www.mauicounty.gov/742/Environmental-Protection-Sustainability-)

☐ Should there be any significant revisions or changes to the proposed document(s), permit or project under review other than what was originally submitted for review, the Solid Waste Division (SWD) reserves the right to revise comments accordingly.

☐ Refer to the following SWD link for general SWD information: https://www.mauicounty.gov/1017/Solid-Waste-Refuse-Services-and-Informat

EXHIBIT 15

LANDFILL:

- ☐ If construction and/or demolition (C&D) is expected to be disposed of at the landfill during project, a C&D application must be submitted and approved prior to delivery to the local landfill. Please see the SWD website link: C&D Waste Acceptance or https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept for details. In addition to a C&D Number, commercial customers must also have a valid landfill Disposal Permit/Account. The Solid Waste Division (SWD) should be immediately notified if there is any significant revisions or changes to the permitted C&D waste hauling.
- ☐ To obtain a landfill permit to dispose of commercial waste please pick up at a County landfill or download from the SWD website.
- ☐ Hazardous wastes are not accepted at County landfills. However, special wastes such as asbestos, contaminated soil, and canec may be permitted upon request. Contact landfill to inquire and/or make arrangements for special wastes.
- ☐ Check the latest County of Maui Rates and Fees schedule for tipping fees (and potentially reduced fees for oil-free earthen material, soil, rock, concrete, crushed glass, etc. if it can be reclaimed for landfill use).

MAUI COUNTY LANDFILL HOURS OF OPERATION			
Central Maui Landfill	6:00am to 3:00 pm (808-270-6153) C&D hrs 6:00 am to 1:00 pm Monday – Friday, excluding County holidays	Hana Landfill	8:00 am to 2:30 pm (808-264-6313)
		Molokai Landfill	8:00 am to 2:30 pm (808-553-3869)
		Lanai Landfill	8:00 am to 2:30 pm (808-559-0689)
Holiday hours vary, check SWD website			

Signed:		
Print Name:	Shayne R. Agawa, Deputy Director	Date 5/8/19

PBR HAWAII
& ASSOCIATES, INC.

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
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E-mail: sysadmin@pbrhawaii.com

January 9, 2020

Eric Nakagawa
Department of Environmental Management
County of Maui
2050 Main Street Suite 2B
Wailuku, HI 96793-2155

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Nakagawa,

Thank you for your department's Agency Transmittal Response e-Form for the Department of Planning dated May 8, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the comments from the Wastewater Reclamation Division and the Solid Waste Division.

Wastewater Reclamation Division

a. *Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.*

Response: We acknowledge that wastewater system capacity is currently available as of the date of your transmittal, however wastewater system capacity cannot be ensured until the issuance of the building permit.

b. *Wastewater contribution calculations are required before building permit is issued.*

Response: We acknowledge wastewater contribution calculations are required before a building permit is issued and thus MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion as part of the building permit process.

c. *Developer is not required to pay assessment fees for this area at the current time.*

Response: Thank you for letting us know that the developer/applicant is not required to pay assessment fees for this area at the current time.

d. *Are TMK (2) 5-3-003:013 and 014 being consolidated? It looks like the proposed Education Center Expansion Building is being constructed over the shared property line.*

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EXHIBIT 15A

Response: Yes, the MEC Expansion will require the consolidation of the two lots that comprise the site (TMK (2) 5-3-003:013 and 014). As such, a lot subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA.

e. *Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.*

Response: We acknowledge that the developer/applicant is required to fund any necessary off-site improvement to collection system and wastewater pump stations.

f. *Plans shall show how the wastewater from the proposed Education Center Expansion Building will be discharged to the County sewer system.*

Response: Wastewater service for the MEC Expansion Building will be provided by an underground sewer pipe connecting to the existing building's 6-inch lateral connected to the County system. The Final EA will include plans showing how the wastewater from the MEC Expansion will be discharged to the County sewer system. Detailed plans will be provided as part of the building permit application.

g. *Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.*

Response: The Final EA will include a survey map showing: 1) easements on the MEC property (Lot 936 and Lot 937) and adjacent lots; and 2) a list of which party each easement is in favor of. The following easements where identified by the surveyor:

- Existing Easement 128 (Map 98) is in favor of Molokai Properties for drainage purposes.
- Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes. This easement is on Lot 935 and not on the MEC property
- Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
- Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
- Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes, and in which no buildings shall be constructed.
- Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
- Existing Easement 134 (Map 98) for access purposes.
- Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
- Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Lot Ownership:
Lot 936 - University of Hawai'i
Lot 937 - University of Hawai'i
Lot 938-A - Molokai Properties, Ltd.

h. *Non-contact cooling water and condensate should not drain to the wastewater system.*

Response: We acknowledge that non-contact cooling water and condensate should not drain to the wastewater system. For the MEC Expansion Building this will be achieved this by terminating the condensate drain lines above grade on a splash block or in a gravel bed.

Solid Waste Division

General Requirements:

- *All projects must comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills.*

  Response: MEC and its contractors will comply with all requirements of the Maui County Code, including the requirements of Chapter 8.04, Refuse Collection and Landfills.

- *For all projects, demolition, new construction, remodel projects etc., applicants are requested to divert all re-usable materials throughout the project, maximizing efficiency and resource allocation to lessen the burden on the County of Maui landfill and resources. (For additional information regarding recycling options contact the County of Maui Environmental Protection and Sustainability Division. https://www.mauicounty.gov/742/Environmental-Protection-Sustainability-)*

  Response: MEC's contractors will be directed to divert re-usable materials from the County of Maui landfill as much as possible. Thank you for providing the link to the County of Maui Environmental Protection and Sustainability Division. MEC's contractors will be directed to incorporate the recommendations on recycling options when possible.

- *Should there be any significant revisions or changes to the proposed document(s), permit or project under review other than what was originally submitted for review, the Solid Waste Division (SWD) reserves the right to revise comments accordingly.*

  Response: We understand that the Solid Waste Division reserves the right to revise their comments should there be any significant revisions or changes to the proposed documents.

- *Refer to the following SWD link for general SWD information: https://www.mauicounty.gov/1017/Solid-Waste-Refuse-Services-and-Informat*

  Response: Thank you for sending the link for general SWD information as a resource.

Landfill:

- *If construction and/or demolition (C&D) is expected to be disposed of at the landfill during project, a C&D application must be submitted and approved prior to delivery to the local landfill. Please see the SWD website link: C&D Waste Acceptance or https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept for details. In addition to a C&D Number, commercial customers must also have a valid landfill Disposal PermiUAccount. The Solid Waste Division (SWD) should be immediately notified if there is any significant revisions or changes to the permitted C&D waste hauling.*

  Response: We acknowledge that a construction and/or demolition application must be submitted if construction and/or demolition waste is expected to be disposed at the landfill.

- *Hazardous wastes are not accepted at County landfills. However, special wastes such as asbestos, contaminated soil, and canec may be permitted upon request. Contact landfill to inquire and/or make arrangements for special wastes.*

  Response: Hazardous waste is not expected to be generated during construction of the MEC expansion. Sampling and testing of the existing building confirm there is no presence of hazardous materials. Documentation can be provided upon request.

- *To obtain a landfill permit to dispose of commercial waste please pick up at a County landfill or download from the SWD website.*

  Response: We acknowledge that a landfill permit to dispose of commercial waste can be picked up at a County landfill or downloaded from the SWD website.

- *Check the latest County of Maui Rates and Fees schedule for tipping fees (and potentially reduced fees for oil-free earthen material, soil, rock, concrete, crushed glass, etc. if it can be reclaimed for landfill use).*

  Response: MEC's contractors will check the latest Maui Rates and Fees schedule for tipping fees.

Thank you for participating in the environmental review process. Your department's transmittal will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Acting Director

LINDA R. MUNSELL
Deputy Director

2065 MAIN STREET SUITE 108 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX 270-6284 • EMAIL housing@mauicounty.gov

April 23, 2019

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for the Molokai Education Center Expansion at Kaunakakai, Molokai, Hawaii. TMK (2)5-3-003:013 and 014

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

Please call me at (808) 270-7355 if you have any questions.

Sincerely,

BUDDY ALMEIDA
Housing Administrator

cc: Director of Housing and Human Concerns

EXHIBIT 16

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

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MARC SHIMATSU, ASLA
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MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Lori Tsuhako, Director
Department of Housing and Human Concerns
County of Maui
2220 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Tsuhako,

Thank you for the Department of Housing and Community Concerns' (DHHC) letter dated April 23, 2019 regarding the Molokai Education Center Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to DHHC's letter.

Thank you for DHHC's determination that the project is not subject to Chapter 2.96, Maui County Code. We acknowledge that the DHHC has no additional comments at this time.

Thank you for participating in the environmental review process. DHHC's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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E-mail: sysadmin@pbrhawaii.com

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EXHIBIT 16A

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 25, 2019

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: MOLOKAI EDUCATION CENTER EXPANSION

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Molokai Education Center Expansion. We have no comments at this time.

Should you have any further questions, please contact me or Robert Halvorson, Chief of Planning & Development at (808) 270-7387 or Robert.Halvorson@co.maui.hi.us.

Sincerely,

KARLA H. PETERS
Director of Parks and Recreation

c: Shawn Kodani, University of Hawaii (PDF)
Sybil Lopez, Staff Planner (PDF)

KHP:RH:lt

EXHIBIT 17

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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Principal

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Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Karla Peters, Director
Department of Parks & Recreation
County of Maui
700 Hali'a Nakoa Street, Unit 2
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Peters,

Thank you for your letter dated April 25, 2019 regarding the Molokai Education Center Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the Department of Parks and Recreation has no comments at this time.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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EXHIBIT 17A

19/2304

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Acting Director

STEPHEN M. WELLING, P.E.
Deputy Director

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

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

April 26, 2019

MEMO TO: MICHELE MCLEAN, PLANNING DIRECTOR

F R O M: ROWENA M. DAGDAG-ANDAYA, ACTING DIRECTOR OF PUBLIC WORKS

SUBJECT: **APPLICATIONS FOR STATE LAND USE DISTRICT BOUNDARY AMENDMENT, CHANGE IN ZONING, SPECIAL MANAGEMENT AREA, AND DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER (MEC) EXPANSION; TMK: (2) 5-3-003:013, 014 DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

We reviewed the subject application and have the following comments:

Comment from the Development Services Administration (DSA) Plans Review Section:

1. The proposed building straddles two properties which do not comply with the County Building Code.

If you have any questions regarding this memorandum, please call Stephen Welling at 270-7845.

RMDA:SW:da
xc: Highways Division
Engineering Division
S:\DSA\Engr\CZM\Draft Comments\53003013_014_molokai_education_cntr_dba_ciz_sm1.rtf

EXHIBIT 18

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

☐ RUSH (308)

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DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL

April 4, 2019

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES™ AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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Rowena Dagdag-Andaya, Director
Department of Public Works
County of Maui
200 S. High Street, Room 434
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Dagdag-Andaya,

Thank you for your memo (addressed to Michele McClean, Planning Director) dated April 26, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comment.

The MEC Expansion will require the consolidation of the TMKs (2) 5-3-003:013 and 014, as noted in the DEA. The DEA figures show both parcels to represent current conditions.

On July 17, 2019, ControlPoint Surveying Inc., the project surveyor, submitted a subdivision application for the consolidation of the parcels to the Department of Public Works Development Services Administration. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA and other necessary land use approvals.

Thank you for participating in the environmental review process. Your memo will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\County DPW Response.doc

EXHIBIT 18A

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director





DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
www.mauiwater.org

May 3, 2019

Ms. Sybil Lopez, Staff Planner
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: TMKs: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Molokai Education Center Expansion, Draft Environmental Assessment (DEA), State Land Use District Boundary Amendment (DBA 2019/0002), Change in Zoning (CIZ 2019/0002), and Special Management Area (SM1 2019/0002) Applications

Dear Mr. Schnell,

Thank you for the opportunity to comment on the Molokai Education Center Expansion DEA, DBA, CIZ, and SM1.

Source Availability, System Infrastructure and Consumption

The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimlike Street. Two fire hydrants are located on the property. Current water use at the facility is 2,566 gallons per day (gpd) based on FY2018 County of Maui Department of Water Supply consumption records. According to Water System Standards, 2002, State of Hawaii, projected water demand for the expansion is 21,000 gpd for as many as 350 Students per day. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water.

The Department wishes to notify the applicant of the following recommended pollution prevention and conservation Best Management Practices from the attached signed comment letter dated February 13, 2017. Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

Jeffrey T. Pearson, P.E.
Director
apd
cc: DWS engineering division
attachment

"By Water All Things Find Life"

EXHIBIT 19

ALAN M ARAKAWA
Mayor

DAVID TAYLOR, P.E
Director

GLADYS C BAISA
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

February 13, 2017

Ms. Keli'i Kapali
PBR HAWAII &Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: TMK: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition Located In Kaunakakai, Island of Molokai, Maui County

Dear Ms. Kapali,

Thank you for your request for a pre-assessment consultation on the Molokai Education Center Addition Project.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 3,213 gpd based on FY2016 consumption records. With the project addition and an increased student capacity, water demand is anticipated to increase.

Pollution Prevention
In order to protect groundwater resources and the aquifer, Best Management Practices should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.

- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

Conservation
The DWS recommends the following conservation measures for implementation in the project.
Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Dust control: Reclaimed water should be considered as an alternative source for dust control during construction.

Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director
apd

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
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Senior Associate

MARC SHIMATSU, ASLA
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DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Jeffrey T. Pearson, P.E., Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, HI 96793-2155

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Pearson,

Thank you for your letter dated May 3, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

Thank you for confirming:

- The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management (CWRM);[1]
- The property is served by a 2-inch meter;
- Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street;
- Two fire hydrants are located on the property; and
- Current water use at the facility is 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records.

In your letter you state:

> *"According to Water System Standards. 2002, State of Hawaii, projected water demand for the expansion is 21,000 gpd for as many as 350 Students per day. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water."*

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

[1] In addition, CWRM data shows that the existing water use of Kamiloloa aquifer is 0.04 million gpd, which is 1.3% of the sustainable yield. Factoring in existing permit allocations, the unallocated sustainable yield of the Kamiloloa aquifer is 2.789 million gpd. (Source: CWRM (2018) Hawai'i Water Plan: Water Resource Protection Plan 2019 Update Public Review Draft October 2018; see Appendix H Table H-8)

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EXHIBIT 19A

The Water System Standards. 2002, State of Hawai'i (Water System Standards) include Table 100-8, titled "Domestic Consumption ***Guidelines***" [emphasis added]. In this table the consumption guideline for schools in Maui County is 1,700 gals/acre or 60 gals/student. It appears that you have applied the 60 gals/student guideline to calculate the projected water demand of 21,000 gpd for as many as 350 students per day (60 gallons x 350 students = 21,000 gpd).

Note that Water System Standards Section 111.02, Domestic Consumption Guideline, states: "*These guidelines may be revised by the Manager based on variable factors that influence water consumption rates.*" Per the Water System Standards "Manager" means "*the Manager, Director, or Manager and Chief Engineer of the Department of Water Supply or his authorized representative.*"

The draft EA notes that MEC currently serves approximately 250 students that the expansion will allow MEC to serve up to 350 students. However, not all students attend classes on campus daily, as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely.

MEC estimates that currently approximately 150 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, may be on-campus Monday – Thursday. With the expansion, MEC estimates approximately 220 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, visit the campus Monday – Thursday. This represents an increase of approximately 70 people (47%) over existing conditions.

As your letter stated, current water use at the facility is 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. The campus does not have a cafeteria or food service facility. Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the site, the site is served by a two-inch meter and there are two fire hydrants on the Site.

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area. AECOM, the project civil engineer, suggests that, based on the anticipated campus expansion use disbursed throughout a 12-hour period, what would be more appropriate is to utilize a standard of 5 gallons per capita per day (gpcd). At 5 gpcd, 1,750 gdp (5 gallons x 350 students = 1,750 gdp) is a more appropriate potable water estimate. AECOM, projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and approximately 2,445 gpd will be for irrigation use.

With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

Based on the current water use and the total projected water use of 4,195 gpd after the expansion, it seems that use of a guideline of 60 gals/student is not appropriate. As allowed under the Water System Standards, water use daily demand may be revised based on variable factors that influence water consumption rates. It seems that the MEC expansion, where, as under existing conditions students and facility will be disbursed throughout a 12-hour period, meets this criterion.

Based on the above, it seems unlikely the MEC expansion would be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water.

Thank you for attaching the Department of Water Supply's letter from 2017 providing pollution prevention and conservation measures for implementation into the MEC Expansion. The measures pertinent to the MEC expansion were included in DEA and will be retained in the Final EA.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

POLICE DEPARTMENT
COUNTY OF MAUI

MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE

YOUR REFERENCE

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

May 6, 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu HI 96813

Re: Molokai Education Center Expansion

Dear Ms. Uchiyama:

This is in response to your letter dated April 5, 2019 requesting comments on a Draft Environmental Assessment (EA) for the Molokai Education Center Expansion.

In review of the submitted documents, we have no comments or recommendations as long as proper precautions are taken to address the ingress and egress of any construction materials or equipment onto public roadways, as well as minimizing noise and dust pollution.

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

Sincerely,

Acting Assistant Chief Everett Ferreira
for: TIVOLI S. FAAUMU
Chief of Police

EXHIBIT 20

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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Tivoli S. Faaumu, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Chief Faaumu,

Thank you for the Police Department's letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding the Police Department's letter.

Proper precautions will be taken to address the ingress and egress of construction materials or equipment onto public roadways. In addition, appropriate measures will also be undertaken to minimize short-term noise and dust pollution as discussed in the Draft EA.

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods. Appropriate measures will also be undertaken to minimize short-term noise as discussed in the Draft EA (see Section 4.4, Noise and Section 4.5, Air Quality).

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

Thank you for participating in the environmental review process. The Police Department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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EXHIBIT 20A

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
May 8, 2019

Mr. Tom Schnell, AICP
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED CONSTRUCTION OF AN APPROXIMATELY 3,150 SQ. FT. EXPANSION OF THE MOLOKAI EDUCATION CENTER CONSISTING OF A NEW MULTI-PURPOSE CLASSROOM BUILDING WITH OPERABLE PARTITIONS BETWEEN THREE APPROXIMATELY 800 SQ. FT. CLASSROOMS AND SITE IMPROVEMENTS ON 3.23 ACRES LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 AND 014 (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

The Department of Planning (Department) is in receipt of the above-referenced DEA for the proposed construction of an approximately 3,150 sq. ft. expansion of the Molokai Education Center consisting of a new multi-purpose classroom building with operable partitions between three approximately 800 sq. ft. classrooms and site improvements. We offer the following comments:

1. Was a well noticed community meeting held within the DEA comment period?

2. EA require the legitimate analysis of alternatives. The area is in flood zone AE, and in an area affected by anticipated sea-level rise. Considering this is a long term State facility, the alternative of obtaining and building on either the property abutting mauka, or across Alanui Kamaike to the south should be analyzed.

3. Required permits should address flood zone designation.

EXHIBIT 21

4. What is the estimated cost of the proposed action?

5. Will sea level rise affect the current base flood elevation? Is there an anticipated change in frequency of flooding in this location? Is that factored into design and usability for the life of the facility? Is that duration sufficient for the anticipated usable life of a State facility? Is a more conservative approach warranted?

6. Directly across Kamehameha V Highway, TMK (2) 5-3-007:039 appears to be a wetland today. Will the facility be located within the shoreline setback within its usable life?

7. Is PacIOOS data available for this parcel?

8. Why is there no Cultural Impact Assessment Report?

9. Why is there no AIS and no subsurface testing for this project?

10. Why is there no Preliminary Drainage & Engineering Report? Will the subsurface storm water infrastructure referenced in the DBA work at this site over the long term? Will Low Impact Design features be included?

11. Students should be expected to walk to, from, and around the facility. General pedestrian connectivity features should be included.

12. What is the status of the drainage culvert called for in the State Special Permit (SUP2 98/0010), condition #7?

13. Prime agricultural land should be identified as an irrevocable commitment of resources for documentation purposes.

14. Is a cumulative impact analysis necessary?

15. Label the grass parking area in the revised site plan included in the Final EA;

16. Include a detailed landscaping and parking plan in the Final EA;

17. That the scope of the project in each application shall be consistent to include the lot consolidation;

18. That the Final EA shall include elevations and drawing plans for all new structures;

19. That the Final EA shall include the "Mo'olelo" or the story describing the design of the existing building and how the design of the new building

complements both the story and the existing building and also describe the reason for the building to be oriented towards the mountain and not the highway;

20. That the Applicant addresses the Department of Health 2019 report which concluded that the wastewater treatment facility was operating at an "unacceptable" rate being that the facility is at 100% capacity in the Final EA.

Thank you for your cooperation. If you have any questions, please contact Staff Planner Sybil Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

For MICHELE MCLEAN, AICP
Planning Director

xc: Jordan Hart, Deputy Director (PDF)
Danny Dias, Acting Planning Program Administrator (PDF)
Jennifer Mayden, Long Range Staff Planner, Molokai Community Plan (PDF)
Jeffrey Dack, Planning Supervisor (PDF)
Sybil K. Lopez, Staff Planner (PDF)

MCM:CIY:SKL:rma
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PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Michelle Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. McLean,

Thank you for your letter dated May 8, 2019 regarding the Planning Department's comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments. The pertinent information from the responses below has also been incorporated into the Final EA.

1. *Was a well noticed community meeting held within the DEA comment period?*

Response: During the DEA comment period two meetings that were open to the public where held:

1. The Moloka'i Planning Commission regular meeting on April 24, 2019; and
2. The Urban Design Review Board meeting on May 7, 2019.

At these meetings public testimony was allowed, and the applicant gave a presentation about the MEC expansion. Neither Hawai'i Revised Status (HRS) Chapter 343 nor Hawai'i Administrative Rules (HAR) Chapter 11-200 require a community meeting to be held during the DEA comment period.

Before the DEA public comment period there were opportunities for community input:

- On October 12, 2018 a neighborhood open house meeting was held at the Molokai Education Center where the UHCC representatives presented an overview of the proposed plans, the permitting requirements and process, and the project's timeline. After the presentation the floor was open for questions and comments from the attendees.
- On December 11 and December 21, 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC.

In addition, there have been notices informing neighbors and the public about the MEC expansion:

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
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EXHIBIT 21A

- On March 26, 2019 notice of the Change in Zoning was mailed to owners and lessees of property within 500 feet of the MEC property (TMKs (2) 5-3-003:013 and (2) 5-3-003:014); and
- On June 26, 2019 notice of the Special Management Area Use Permit was published in *The Molokai Dispatch.*

As the process moves forward other required notices will be: 1) mailed to owners and lessees of property within 500 feet of the MEC property; and 2) published in *The Molokai Dispatch.*

2. *EA require the legitimate analysis of alternatives. The area is in flood zone AE, and in an area affected by anticipated sea-level rise. Considering this is a long term State facility, the alternative of obtaining and building on either the property abutting mauka, or across Alanui Kamaike to the south should be analyzed.*

Response: The Draft EA includes a legitimate analysis of alternatives within the property that the University of Hawai'i Community Colleges owns (TMKs (2) 5-3-003:013 and (2) 5-3-003:014). The University of Hawai'i Community Colleges does not own the property abutting mauka, or across Alanui Kamaike Street and thus: 1) re-location of the MEC on land that the University of Hawai'i Community Colleges does not own is not practical or feasible in the foreseeable future; and 2) is not a legitimate alternative.

The Draft EA addresses that the MEC site is within: 1) the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Zone AE; 2) an area that may be impacted by sea-level rise (SLR). The Final EA will include additional information regarding these issues.

Regarding the potential for flooding, educational facilities are permitted in Zone AE, per Chapter 19.62, Maui County Code (MCC); however: 1) the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance; and 2) a Special Food Hazard Area Development Permit must be obtained. In compliance with Chapter 19.62, MCC and Title 44 of the Code of Federal Regulations (CFR), the new MEC Multi-Purpose Classroom building will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. In addition, the MEC will apply for a Special Food Hazard Area Development Permit.

Regarding the potential impact of SLR, given site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom building at elevation +9 feet, impacts to the building due to SLR rise of 3.2 feet are not anticipated. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

3. *Required permits should address flood zone designation.*

   Response: The design and construction of the MEC expansion will comply with the requirements of: 1) the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations; and 2) County flood zone requirements (Chapter 19.62 MCC). Per Chapter 19.62 MCC, a Special Flood Hazard Area Development Permit must be obtained before construction of any development in Zone AE begins. The Draft EA notes that a Special Flood Hazard Area Development Permit will be required. The Final EA will also note that a Special Flood Hazard Area Development Permit will be required.

4. *What is the estimated cost of the proposed action?*

   Response: The MEC expansion is estimated cost approximately $3.7 million. This will be noted in the Final EA.

5. *Will sea level rise affect the current base flood elevation? Is there an anticipated change in frequency of flooding in this location? Is that factored into design and usability for the life of the facility? Is that duration sufficient for the anticipated usable life of a State facility? Is a more conservative approach warranted?*

   Response: Questions such as "will sea level rise affect the base flood elevation?" and "is there is an anticipated change in frequency of flooding?" are questions FEMA or other Federal, State, or County agencies may address in the future through revised FIRMs, regulations, or policies. Note that FEMA provided updated FIRMs for Moloka'i in 2018. FEMA also provided an updated digital version of the FIRM, cited as FEMA National Flood Hazard Layer, Version 1.1.1.0, in June 2019.

   The design and construction of the MEC expansion will comply with the requirements of: 1) the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations; and County flood zone requirements (Chapter 19.62 MCC).

   Regarding sea level rise, impacts to the Multi-Purpose Classroom building due to a SLR rise of 3.2 feet are not anticipated. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report), chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

6. *Directly across Kamehameha V Highway, TMK (2) 5-3-007:039 appears to be a wetland today. Will the facility be located within the shoreline setback within its usable life?*

Response: The U.S. Fish and Wildlife Service identifies the area directly south of Kamehameha V Highway, across the street from the MEC property as a Freshwater Emergent Wetland, the Koheo Wetland. The MEC property (including the location of the proposed Multi-Purpose Classroom building) is not within the shoreline setback area. The design and construction of the MEC expansion will comply with all Federal, State, and County requirements at the time it is permitted.

A question such as "Will the facility be located within the shoreline setback within its usable life?" is unanswerable as there are many uncertain and unknowable variables that would play into an analysis of the location of shoreline setback area at any point in the future. The future location the shoreline setback area should be more appropriately addressed by Federal, State, or County agencies through regulations or policies at the appropriate time should the existing shoreline recede. If the existing shoreline recedes and Federal, State, or County requirements pertaining to the shoreline setback area change (and thus the MEC expansion would be within the shoreline setback area) before the permitting for the MEC expansion is completed, then the MEC expansion will comply with all applicable requirements.

7. *Is PacIOOS data available for this parcel?*

Response: The Pacific Islands Ocean Observing System (PacIOOS) website includes information for Maui County, but after reviewing, most of the online data online concerns short-term weather and oceanic forecasts. Besides sea level rise data, there is no other data specific to Moloka'i. We contacted PacIOOS to inquire regarding additional data for Molokai and they responded that the model used for the *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* is the best data available at this moment for the island of Moloka'i. They have no plans at this time to expand their modeling for erosion or wave runup for Moloka'i.

8. *Why is there no Cultural Impact Assessment Report?*

Response: The Draft EA addresses cultural resources as required under HRS Chapter 343 and HAR Chapter11-200. HRS Chapter 343 and HAR Chapter11-200 do not require a separate Cultural Impact Assessment (CIA) report as an appendix to an EA. HRS Section 343-2, Definitions, defines: 1) "environmental assessment" as "a written evaluation to determine whether an action may have a significant effect; and 2) states that effects "may include ecological effects (such as effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic effects, historic effects, cultural effects [emphasis added], economic effects, social effects, or health effects, whether primary, secondary, or cumulative."

Section 4.2 of the Draft EA addresses cultural resources, including potential impacts (effects) and mitigation measures. The information was derived from review of previous historical research, records, and cultural studies conducted for Molokai and in the vicinity of the MEC property (site). Based on this information it was concluded that: 1) there are no indications of traditional and customary practices, such as gathering, access, or religious traditions known

to be associated with the property (site) and 2) no adverse impact to cultural resources, practices, and traditions is anticipated regarding the MEC expansion. Of note is that during the Draft EA comment period no comments were provided that countered the cultural resources conclusions.

In the Final EA Section 4.2 regarding cultural resources will be revised to: 1) include more complete reference citations; 2) include cultural references and symbolism of the existing MEC Main Building; and 3) delete wording that erroneously inferred that a cultural impact assessment report was conducted specifically for the MEC property (site).

9. *Why is there no AIS and no subsurface testing for this project?*

Response: There is no Archeological Inventory Survey (AIS) and no subsurface testing because the State Historic Preservation Division (SHPD) determined these were not warranted in several determinations regarding the property.

In 1997, in its review of the original development of the MEC, SHPD stated "we believe that the proposed undertaking will have 'no effect' on significant historic sites."

In 2014, related to the construction of the cell phone antenna on the MEC property, SHPD stated "no historic properties will be affected by this undertaking."

In 2017, project archeologist TCP Hawaii, LLC conducted a site inspection of the MEC property, reviewed previous archaeological studies in the vicinity of the property, and conducted relevant archival research. Based on this work, TCP Hawaii, LLC provided a detailed letter report to SHPD on March 14, 2017 to request a HAR §13-275-3 Letter of Determination of "No Historic Properties Affected" for the MEC expansion project.

In response, in a letter dated September 7, 2017 SHPD stated: "based upon review of the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project."

Subsequently, on April 18, 2019 TCP Hawaii, LLC completed and submitted a SHPD HRS 6E Submittal Form to SHPD. In response, in a letter dated August 5, 2019 SHPD stated "SHPD's determination is no historic properties affected."

In subsequent letter dated August 22, 2019 SHPD again made a determination of no historic properties affected for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application – CIZ 2019/0002
- Special Management Area Application – SM1 2019/0002

In its August 22, 2019 letter SHPD also stated: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended."

10. *Why is there no Preliminary Drainage & Engineering Report? Will the subsurface storm water infrastructure referenced in the DBA work at this site over the long term? Will Low Impact Design features be included?*

Response: The Final EA will include preliminary calculations for water, wastewater, and drainage for the MEC expansion prepared by the current project civil engineering firm, AECOM Pacific, Inc. (AECOM). The Draft EA included information from a previous Preliminary Engineering Report (PER) prepared in 2014 by Warren S. Unemori Engineering, Inc. (Unemori) for the campus Long-Range Development Plan (LRDP). As the design of the new Multi-Purpose Classroom building proceeded, the architect contracted with AECOM for civil engineering services specific to the current design.

Under existing conditions, the majority of onsite surface runoff from Parcel 14, which is the parcel where the existing MEC facility is located, is captured by drain inlets and swales. The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway.

To address runoff generated by the new Multi-Purpose Classroom building and other new impervious surfaces, a new detention basin and other drainage improvements will be included as part of the overall MEC expansion. All drainage improvements will comply with the Maui County Department of Public Works standards for flood control and water quality. The final design of the detention basin is expected to exceed the required drainage flow capacity. Low impact development features are unlikely to be effective for the property since the ground is generally saturated.

11. *Students should be expected to walk to, from, and around the facility. General pedestrian connectivity features should be included.*

Response: The MEC expansion addresses connectivity within the campus as per the MEC LRDP which envisions a campus with buildings facing each other with a central focal point to increase interaction. It is beyond the scope of the MEC expansion to implement regional pedestrian improvements leading to the campus. The MEC is in a rural area and there are no pedestrian facilities on any of the abutting properties: vacant land, a wetland, and Duke Maliu Regional Park. While there are no paved walkways or sidewalks between the park and the MEC campus, there are no barriers impeding pedestrian access between the park and the campus.

The Traffic Impact Analysis Report (TIAR) prepared for the MEC expansion evaluated not only automobile-related traffic impacts, but also potential transit, pedestrian, and bicycle impacts. The TIAR concludes that because of the low level of traffic generated by the MEC

expansion and the resultant low levels of impacts, the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations.

12. *What is the status of the drainage culvert called for in the State Special Permit (SUP2 98/0010), condition #7?*

Response: To understand the situation regarding drainage culvert referred to in the State Special Permit (SUP2 98/0010), Condition #7, the project architect (GD Design) and civil engineer (AECOM):

1) Checked previous civil engineering surveys and plans of the MEC property and surrounding properties;
2) Inspected the existing site conditions; and
3) Met with the Maui Department of Public Works (DPW) and the State Department of Transportation (DOT).

Based on this research, GD Design and AECOM learned that:

- Runoff from the existing MEC facility (TMK (2) 5-3-003:014) is captured by drain inlets and swales;
- The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway;
- The box culvert is within the Kamehameha V Highway right-of-way and is under the jurisdiction of DOT; it is not under the jurisdiction of DPW or University of Hawai'i Community Colleges;
- There is an existing swale along the mauka side of Kamehameha V Highway extending from and Duke Maliu Regional Park, along the edge of TMK (2) 5-3-003:013 (site of the MEC expansion), and to the box culvert;
- The swale captures runoff from Duke Maliu Regional Park and the MEC parcels (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014);
- At times, ponding may occur at both the box culvert inlet and outlet (across Kamehameha V Highway);
- Ponding occurs because:
  - The highway embankment and the culvert are slightly elevated above the adjacent land (on both the mauka and makai sides of the highway), so runoff reaching the box culvert may initially pond at the box culvert inlet, then build up sufficient headwater to discharge through the culvert under the highway, where it may pond again at the culvert outlet before building up sufficient headwater to eventually drain downstream; and
  - Due to very flat topography, silt may have accumulated over the years upstream, through the culvert, and downstream of the culvert;

Since the culvert is under the jurisdiction of DOT, DOT could clean the silt from the culvert, but that will not reduce the ponding or increase the flow as elevations on both the mauka and makai sides of the highway are higher than the culvert. GD Design and AECOM conclude that because the highway embankment and the culvert are slightly elevated above the adjacent land, the ponding may be an intentional "holding" design.

13. *Prime agricultural land should be identified as an irrevocable commitment of resources for documentation purposes.*

Response: The *Moloka'i Island Community Plan* designates the MEC property as Public/Quasi Public, which demonstrates the community's intent and vision for the MEC property. Also, the MEC land has not been in agricultural use for over 20 years. The following statements will be added to Section 5.2, Irreversible and Irretrievable Commitment of Resources:

The MEC Expansion, and the change in the State Land Use District designation of the Site from Agricultural to Urban, will effectively remove the Site from future agricultural use. Although the five-acre Site is classified as "Prime" agricultural land under the State DOH ALISH system (Figure 10), the Site represents a relatively small portion (less than 0.07 percent) of the total "Prime" agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. In addition, the Site has not been in agricultural use for over 20 years.

While the Site will be removed from future agricultural use, the use of the land for the MEC will provide new opportunities for training in, among other things, agricultural science, an important component of agricultural production that may otherwise not be available to the residents of Moloka'i.

Further, the Moloka'i Island Community Plan designates the Site as Public/Quasi Public, which demonstrates the community's intent and vision for the Site.

Also note that at the request of the Department of Land and Natural Resources (DLNR) Commission on Water Resource Management (CWRM) on June 10, 2019 we sent a letter to the Hawai'i Department of Agriculture (DOA) to inform them that a District Boundary Amendment (DBA) is being sought to reclassify the five-acre MEC property from the State Land Use Agricultural District to the State Land Use Urban District. We noted that the CWRM suggested that DOA incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan.

14. *Is a cumulative impact analysis necessary?*

Response: The DEA analyzes cumulative and secondary impacts in Section 5.3.

15. *Label the grass parking area in the revised site plan included in the Final EA;*

    Response: The grass parking area will be labeled in the revised site plan in the Final EA.

16. *Include a detailed landscaping and parking plan in the Final EA;*

    Response: A landscaping and parking plan will be included in the Final EA.

17. *That the scope of the project in each application shall be consistent to include the lot consolidation;*

    Response: The scope of the project has been updated for consistency and to include the lot consolidation in the District Boundary Amendment (DBA), the Change of Zoning (CIZ), and the Special Management Area (SMA) applications. The revised and updated application was sent to the Planning Department on June 10, 2019.

    A subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA.

18. *That the Final EA shall include elevations and drawing plans for all new structures;*

    Response: The Final EA will include elevations and drawings plans for all new structures.

19. *That the Final EA shall include the "Mo'olelo" or the story describing the design of the existing building and how the design of the new building complements both the story and the existing building and also describe the reason for the building to be oriented towards the mountain and not the highway;*

    Response: The Final EA will include an explanation of the cultural significance of the existing building and how the new Multi-Purpose Classroom building will compliment it.

    As noted on the Molokai Education Center website, the architects of the existing MEC building have explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The mauka-facing orientation of the new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's LRDP. The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

20. *That the Applicant addresses the Department of Health 2019 report which concluded that the wastewater treatment facility was operating at an "unacceptable" rate being that the facility is at 100% capacity in the Final EA.*

Response: The State Department of Health (DOH) sent a letter dated February 7, 2019 to the County of Maui Department of Environmental Management (DEM) regarding an inspection and data review of the Kaunakakai Wastewater Reclamation Facility (WWRF) for 2018. In the letter DOH stated that the facility was rated "Unacceptable" and noted that the average flow is currently at 100% of design capacity.

However, DEM, in a transmittal dated May 8, 2019 providing their comments on the Draft EA, stated: "Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, MEC's architect or civil engineer will provide wastewater contribution calculations to DEM for the MEC expansion as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;

c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 1, 2019

Mr. Tom Schnell, AICP, PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: MOLOKAI PLANNING COMMISSION COMMENTS ON THE DRAFT ENIVORNMENTAL ASSESSMENT (DEA) FOR THE PROPOSED CONSTRUCTION OF A 1,100 SQ. FT. MULTI-PURPOSE CLASSROOM AND SITE IMPROVEMENTS OFA FIRE LANE, OUTDOOR COURTYARD, AND RESTROOM FACILITIES OF THE MOLOKAI EDUCATION CENTER ON 3.23 ACRES LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 AND 014 (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

At its regular meeting on April 24, 2019, the Molokai Planning Commission (MoPC) reviewed the Draft Environmental Assessment for the Molokai Education Center expansion. The MoPC offered the following comments:

1. Sea Level Rise/Climate Change: Please provide information on sea level and climate change and how it may affect the project within the 3.2 sea level rise exposure in a 50 year analysis. The analysis would include the challenges of other stresses including but not limited, to wind, wave action, tide, and considerations of potential mitigation measures.

2. Wastewater: Please discuss the Department of Health is 2019 report which concluded that the wastewater treatment facility was at an "unacceptable" rate being that the facility is at 100% capacity.

3. Flora/Fauna: The Palapalai mentioned in the environmental assessment refers to the proposed plant palette to reflect the new landscaping should be reconsidered. The plant is mentioned as not being a drought tolerant type of a plant, found in higher elevations, and should be revisited as part of the proposed plant palette. In addition, the Kioea bird with the long beak was not included in the Flora and Fauna section as well as in the report appendices. The Kioea bird with the long beak should be discussed in the draft Environmental Assessment.

EXHIBIT 22

Thank you for your cooperation. If you have any questions, please contact me by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachment
xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Jeffrey Dack
Sybil K. Lopez, Staff Planner (PDF)

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SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Lopez,

Thank you for your letter dated May 1, 2019 regarding the Moloka'i Planning Commission's (Commission) comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA).

The Commission reviewed the Draft EA at its regular meeting on April 24, 2019. As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the Commission's comments. The pertinent information from the responses below will be incorporated into the Final EA.

1. *Sea Level Rise/Climate Change: Please provide information on sea level and climate change and how it may affect the project within the 3.2 sea level rise exposure in a 50 year analysis. The analysis would include the challenges of other stresses including but not limited, to wind, wave action, tide, and considerations of potential mitigation measures.*

   Response: The Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100.

   The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." While the Report used the best available data and methods in Hawai'i, not all hazards were modeled for each island due to limited historical information and geospatial data. For the island of Moloka'i the SLR-XA was only based on modeling passive flooding, meaning that other hazards that can affect chronic flooding, such as high wave flooding and coastal erosion, were not modeled. As of October 2019, due to limited data, no local SLR studies or models include challenges of other stresses, such as wind, wave action, tide or others, for the island of Moloka'i.

EXHIBIT 22A

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs and capital improvement decisions.

SLR of 3.2 feet is not anticipated to have a significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site is located in Flood Insurance Rate Maps (FIRM) Zone AE which is considered a flood fringe area and the Base Flood Elevation (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR-XA scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south part of the property) is currently undeveloped/vacant land, and no changes are proposed to the west-south end of the property as part of the current expansion covered under this EA.

Given the Site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom at elevation +9 feet, impacts to the building due to SLR of 3.2 feet is not anticipated.

2. *Wastewater: Please discuss the Department of Health is 2019 report which concluded that the wastewater treatment facility was at an "unacceptable" rate being that the facility is at 100% capacity.*

Response: The State Department of Health (DOH) sent a letter dated February 7, 2019 to the County of Maui Department of Environmental Management (DEM) regarding an inspection and data review of the Kaunakakai Wastewater Reclamation Facility (WWRF) for 2018. In the letter DOH stated that the facility was rated "Unacceptable" and noted that the average flow is currently at 100% of design capacity.

However, DEM, in a transmittal dated May 8, 2019 providing their comments on the Draft EA, stated: "Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, MEC's architect or civil engineer will provide wastewater contribution calculations to DEM for the MEC Expansion as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;
c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

3. *Flora/Fauna: The Palapalai mentioned in the environmental assessment refers to the proposed plant palette to reflect the new landscaping should be reconsidered. The plant is mentioned as not being a drought tolerant type of a plant, found in higher elevations, and should be revisited as part of the proposed plant palette. In addition, the Kioea bird with the long beak was not included in the Flora and Fauna section as well as in the report appendices. The Kioea bird with the long beak should be discussed in the draft Environmental Assessment.*

Response: The palapalai plant was included in the plant palette because it is a culturally significant plant. With cultural activities and education planned for the MEC spaces, plants were deliberately selected to support educational and cultural use. Palapalai is sacred to the hula goddess Laka, is important in hula, and is used to adorn hula altars. Hula dancers sometimes wear palapalai plant on their head, wrists, and ankles.

As part of the landscape design there will be a Native Hawaiian Garden located between the existing building and the new Multi-Purpose Classroom building. Micro-climatic conditions in this area will allow the palapalai plant to adapt. The buildings will provide shade from the sun and protection from the wind. The ground will be covered with inert mulch which retain moisture and be kept cool from a drip irrigation system. Also,

combination with other native plant species can create favorable environments for palapalai. Of note is that palapalai is grown in a Native Plant Garden at Leeward Community College on O'ahu, which is in a dry and hot area and provides an example of the adaptability of the plant and evidence that it can thrive at the MEC.

Thank you for noting the need to include discussion of the Kioea (Bristle-thighed Curlew) bird in the Fauna section of the EA.

It is likely that Kioea bird was not detected during the biological survey because it is a migratory bird and the biological survey was conducted during September. However, Kelley Dudoit from MEC consulted with Arleone Dibben-Young, a Moloka'i local bird expert, to get more information about the bird.

Ms. Dibben-Young confirmed that Kioea birds use the MEC parking lot and lawn. In the last year she has not received reports of the Kioea on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana. In addition, Ms. Dibben-Young noted:

- "No negative impact is expected on any endangered, threatened or such candidate species"
- "The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area.
- "Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time"

Thank you for participating in the environmental review process. Your letter with the Commission's comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 31, 2019

Mr. Tom Schnell, AICP,
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: THE URBAN DESIGN REVIEW BOARD COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) AND SPECIAL MANAGEMENT AREA USE PERMIT (SM1) FOR THE PROPOSED CONSTRUCTION OF AN APPROXIMATELY 3,150 SQ. FT. EXPANSION OF THE MOLOKAI EDUCATION CENTER CONSISTING OF A NEW MULTI-PURPOSE CLASSROOM BUILDING WITH OPERABLE PARTITIONS BETWEEN THREE APPROXIMATELY 800 SQ. FT. CLASSROOMS LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI, MOLOKAI, HAWAII; TMKS: (2) 5-3-003:013 AND 014 (5.269 ACRES TOTAL AREA) (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

At a regular meeting held on May 7, 2019, the Urban Design Review Board (UDRB) reviewed the May 2019 UDRB submittal, presentation, and power point prepared by the Consultant regarding the DEA and the SM1 application for the above project.

While the UDRB did not receive the DEA, they commented on the May 2019 UDRB submittal (which included preliminary architectural plans), presentation, and power point by the Consultant and provided comments within the DEA comment period, which ended May 8, 2019. The UDRB issued comments as stated below:

1. That plans and elevation drawings of the proposed storage building shown on the site plan were not included in the UDRB submittal and should be provided in the Final Environmental Assessment (FEA);

EXHIBIT 23

2. That if photovoltaic (PV) panels are planned for the roof of the new multi-purpose classroom building, then the architect should consider the integration of the PV panels as part of the roof design;

3. That plans for new structures (new multi-purpose classroom building and storage structure) should include fenestration, detail, or other attractive design elements on the side of the structures facing Kamehameha V Highway so it does not appear that the new structures are "turning their backs" to the highway;

4. That the architect should consider a roof framing design for the new multi-purpose classroom building such as: a) a design with vertical lines similar to the roof lines of the existing Molokai Education Center structure; or b) an asymmetrical hip roof pattern;

5. That the applicant should provide a more detailed landscaping plan for the entire site including the Native Hawaiian garden in the FEA;

6. That the design of the project should be in harmony with the Kaunakakai design guidelines and the Molokai Island Community Plan;

7. That if grass parking for the additional parking required for the new multi-purpose classroom building is being requested, then: a) a soil type analysis should be provided to ensure that the grass parking area will not become muddy when it rains; or b) the applicant should consider grass paving to lessen potential muddy conditions, lessen runoff and flooding, and to avoid increased impervious surfaces that would result from a paved parking area;

8. That the green pallet of the exterior of the existing Molokai Education Center structure should be continued for the new multi-purpose classroom building as opposed to beige colors to offset the red dirt within the area; and

9. That the applicant should provide an alternative solution for wastewater disposal in the event that the County's wastewater treatment plant cannot accommodate the wastewater flows from the new multi-purpose classroom building.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Sybil Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

for BRANDIS SARICH
Chair, Maui County Urban Design Review Board

xc: Michele Chouteau McLean, AICP, Planning Director (PDF)
Clayton I. Yoshida, Planning Program Administrator (PDF)
Jeffrey P. Dack, AICP, Current Planning Supervisor (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Annalise Kehler, Cultural Resource Planner (PDF)
Project File

MCM:CIY:SKL:rma
K:\WP_DOCS\Planning\SM1\2019\0002_MolokaiEducationCenterExpansion\UDRB.Final.doc

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Brandis Sarich, Chair
Maui County Urban Design Review Board
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Wailuku, Hawai'i 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Sarich,

Thank you for your letter dated May 31, 2019 regarding the Urban Design Review Board's (UDRB) comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA).

While the UDRB did not receive the Draft EA, they commented on the UDRB submittal (which included preliminary architectural plans and was distributed to the UDRB before the UDRB's May 7, 2019 meeting) and the PowerPoint presentation by MEC's consultants at the UDRB's regular meeting on May 7, 2019.

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the UDRB's comments.

The pertinent information from the responses below has been incorporated into the Final EA. In addition, revised plans and elevations based on the UDRB's comments are attached with this letter and will be included in the Final EA.

1. *That plans and elevation drawings of the proposed storage building shown on the site plan were not included in the UDRB submittal and should be provided in the Final Environmental Assessment (FEA).*

   Response: The Final EA will include plans and elevation drawings of the proposed storage building shown on the site plan. These plans and drawings are also attached with this letter.

2. *That if photovoltaic (PV) panels are planned for the roof of the new multi-purpose classroom building, then the architect should consider the integration of the PV panels as part of the roof design.*

   Response: The single slope roof of the new Multi-Purpose Classroom is designed for optimum solar exposure for a future PV system installation as part of UH Maui College's Energy Net Zero goal. The roof maximizes solar exposure area and the 2:12 slope is optimal for solar exposure. In the future, should integrated

EXHIBIT 23A

thin film PV[1] be used, it can be installed easily over the metal standing seam roof. Since Hawai'i has the highest dollar per kilowatt hour in the nation, energy efficiency was a high priority in the design of the new Multi-Purpose Classroom building. The potential for energy savings along with cultural considerations (see response to #4 below) shaped the roof design.

3. *That plans for new structures (new multi-purpose classroom building and storage structure) should include fenestration, detail, or other attractive design elements on the side of the structures facing Kamehameha V Highway so it does not appear that the new structures are "turning their backs" to the highway.*

Response: Revised plans for the Multi-Purpose Classroom building include vertical elements such as standing seam metal panels on the south (makai) facing façade. The design also includes guardrails and staircases at the corridor and lanai on the south (makai) side of the building. These design elements will be visible from Kamehameha V Highway and will add architectural interest and detail to the façade facing the highway. The railings will also serve as student hang-out areas and are designed to be leaned against for casual conversation and viewing makai.

The mauka-facing orientation new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's Long Range Development Plan (LRDP). The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

Regarding the new storage building, alternate locations were studied, including near the existing parking lot. However, in the LRDP that location is slated to be a student gathering space and a turn-around space. Having a storage building near the center of the campus would be detrimental to the LRDP's future development of the campus and challenge new elements to tie-in to the existing features. Moreover, functional reasons the MEC's maintenance team urged that the new storage building be away from areas which are quiet learning spaces, but along a major path so the storage building is convenient and easy to reach from many areas. Considering the LRDP and the MEC maintenance team's recommendation, the preferred location of the new storage building is on the makai side of the expansion. A revised site plan and elevations of the storage building are attached

[1] Integrated thin film PV is flexible solar cell material that ranges in thickness from a few nanometers (nm) to tens of micrometers (μm).

with this letter. The architectural aesthetic of the storage building will complement the existing MEC building and the new Multi-Purpose Classroom building.

4. *That the architect should consider a roof framing design for the new multi-purpose classroom building such as: a) a design with vertical lines similar to the roof lines of the existing Molokai Education Center structure; or b) an asymmetrical hip roof pattern.*

Response: The architects of the existing MEC building explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." In addition, as explained during the UDRB meeting, peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The Multi-Purpose Classroom roof framing design will use glulam beams with stacked heavy timber cross-framing members. This design highlights the glulam beams while simplifying the framing plan. The simple, yet open wood framing will offer a rural warmth to the interior design appropriate to the vicinity and its use. Vertical heavy timber framing will also be prominent on the north facing façade. On the south (makai) facing façade vertical elements include standing seam metal panels.

5. *That the applicant should provide a more detailed landscaping plan for the entire site including the Native Hawaiian garden in the FEA.*

Response: The Final EA will include a more detailed landscaping plan for the entire site including the Native Hawaiian garden. See the revised landscape plan attached.

6. *That the design of the project should be in harmony with the Kaunakakai design guidelines and the Molokai Island Community Plan.*

Response: The MEC Expansion conforms to the objectives and policies of the *Moloka'i Island Community Plan* noted below.

Moloka'i Island Community Plan
Chapter 7. Community Design:
Design Principles

- *Preserve and maintain the traditional features of the built and natural landscape that reflect Moloka'i's history and give the island its distinctive character. Some*

of the character-defining features include the wide-open spaces between communities, unobstructed views of the ocean, access to the shoreline, and simple, understated buildings.

- *Preserve and enhance the historic character of Moloka'i. Renovate historic structures as a way of maintaining Moloka'i's history. Design new buildings and other improvements to complement and enhance the town's historic character.*

Policies

7. *Encourage creative innovative approaches to site design, subdivision layout, and architecture to maintain the island's rural character and to protect coastal areas, natural resources, and cultural/historic resources.*
9. *Promote the use of sustainable building and development practices, such as those presented in the Leadership in Energy and Environmental Design (LEED) standards.*

The purpose of the Moloka'i Community Design Guidelines is to establish architectural, landscape, and design guidelines for the business/commercial areas subject to zoning B-CT Country Town Business District. Although the Site is located outside the Kaunakakai Town Business District and the guidelines are specific to and "old town", pedestrian, retail type streetscape, the MEC's design took in considerations the following Kaunakakai Guidelines.

The MEC Expansion landscaping uses a variety of native plants. A native Hawaiian garden featuring Kupukupu ferns, Palapalai, 'Uki'uki and dryland Taro will be located between the existing building and the MEC Expansion building. Additionally, 'A'ali'i and Kou will be planted on the makai side of the building and visible from Kamehameha V Highway.

The single-story design with low sloped roof aligns with the overall characteristics of Kaunakakai town. Keeping with the rural character and old town feel of Kaunakakai, the exterior of the building will include more green tones. The simple color pallet features two shades of green and a neutral gray tone, the dark gray color previously shown in the design has been revised to a dark green color. The green and grey matches that of the existing structure.

7. *That if grass parking for the additional parking required for the new multi-purpose classroom building is being requested, then: a) a soil type analysis should be provided to ensure that the grass parking area will not become muddy when it rains; or b) the applicant should consider grass paving to lessen potential muddy conditions, lessen runoff and flooding, and to avoid increased impervious surfaces that would result from a paved parking area.*

Response: The additional parking required for the new multi-purpose classroom building will use the existing grass parking area. The existing grass parking has already been regularly utilized as additional parking spaces and has a permanent irrigation system. No

work will be done in the area other than repairing bare spots, adding trees, and planting hedge. Currently bare spots are found by the entry point off of Alanui Ka'imi'ike Street. A new hedge along Alanui Ka'imi'ike Street is intended to prevent cars from accessing from the street, which will reduce soil compaction and wear and tear of grass. The contractor will also be required to take representative soil samples from the existing grass area for soil analysis to ensure grass growth. By improved establishment of grass coverage, concerns for the area becoming muddy during a heavy rain should be reduced.

8. *That the green pallet of the exterior of the existing Molokai Education Center structure should be continued for the new multi-purpose classroom building as opposed to beige colors to offset the red dirt within the area.*

Response: Revised versions of the building envelope utilize a dark green colored cementitious plank siding toward the lower portions of the walls. This is also in consideration of dirt that would accumulate on the building's exterior. The cementitious panel siding above the building's "base" is intended to be white in color. Upon further review of site conditions, most of the red dirt particles accumulate on the existing building's roof rather than the walls. However, to address concerns, the design team increased the height of the cementitious plank siding increasing area of darker tones on the walls. The revised transition occurs at 9'-0" above finished floor.

9. *That the applicant should provide an alternative solution for wastewater disposal in the event that the County's wastewater treatment plant cannot accommodate the wastewater flows from the new multi-purpose classroom building.*

Response: The Department of Environmental Management provided comments on the Draft EA in a transmittal to the Planning Department dated May 8, 2019. In this transmittal DEM stated that wastewater capacity at the Kaunakakai Wastewater Reclamation Facility (WWRF) is available (as of May 8, 2019), however that wastewater system capacity cannot be ensured until the issuance of the building permit. Thus, MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion to DEM as part of the building permit process.

If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;

b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;

c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would

incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Wastewater plans will conform to applicable provisions of the DOH Administrative Rules, Chapter 11-62, "Wastewater Systems."

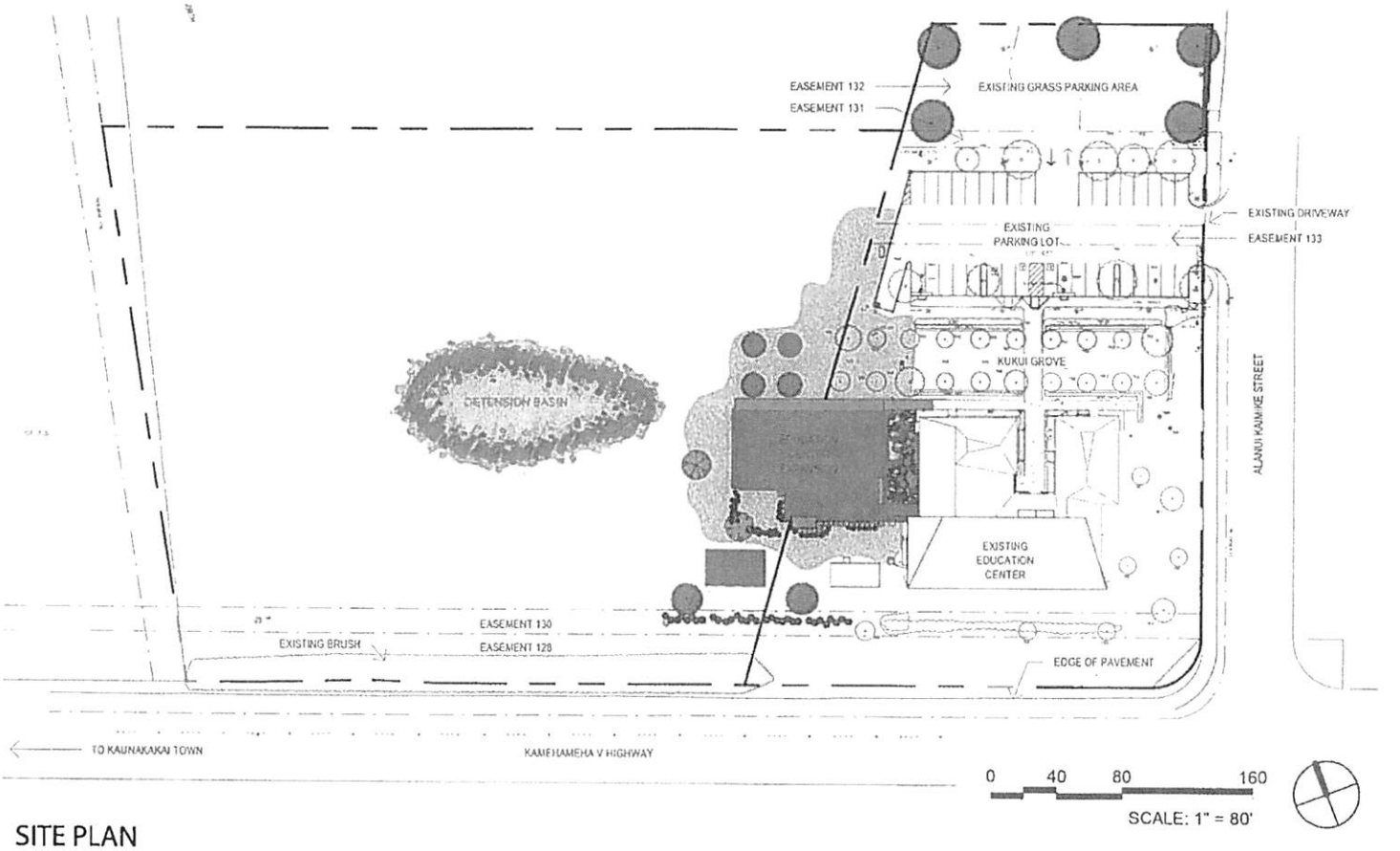
Thank you for participating in the environmental review process. The UDRB's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

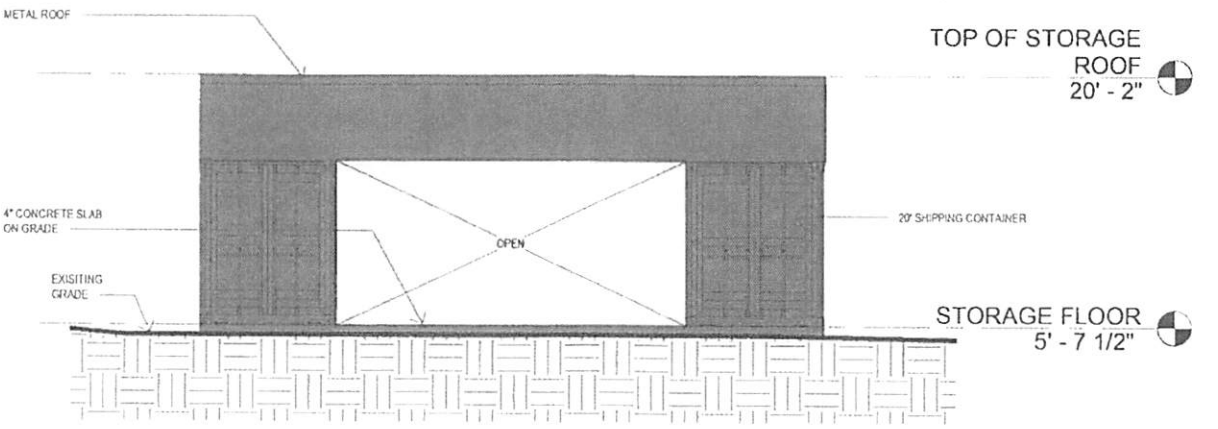


SITE PLAN

Molokai Education Center

Source: GD Design Hawaii, LLC (2019)

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



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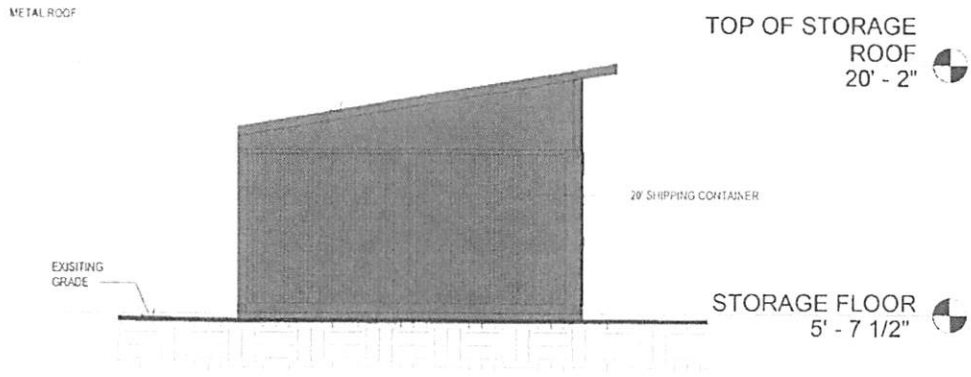
SCALE: 1/8" = 1'-0"

STORAGE - NORTH ELEVATION

Molokai Education Center

Source: GD Design Hawaii, LLC (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data



0 4' 8' 16'

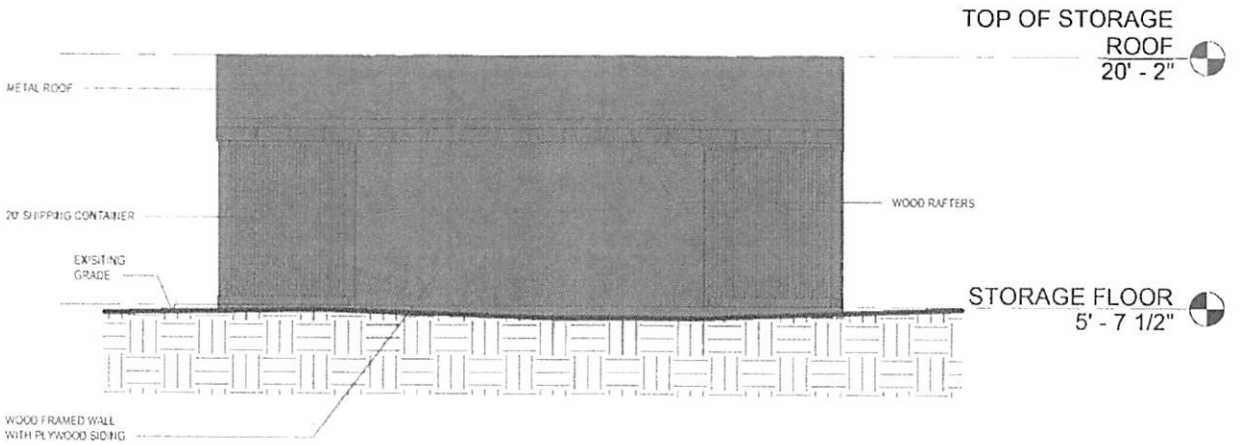
SCALE: 1/8" = 1'-0"

STORAGE - EAST ELEVATION

Molokai Education Center

Source: GD Design Hawaii LLC (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data



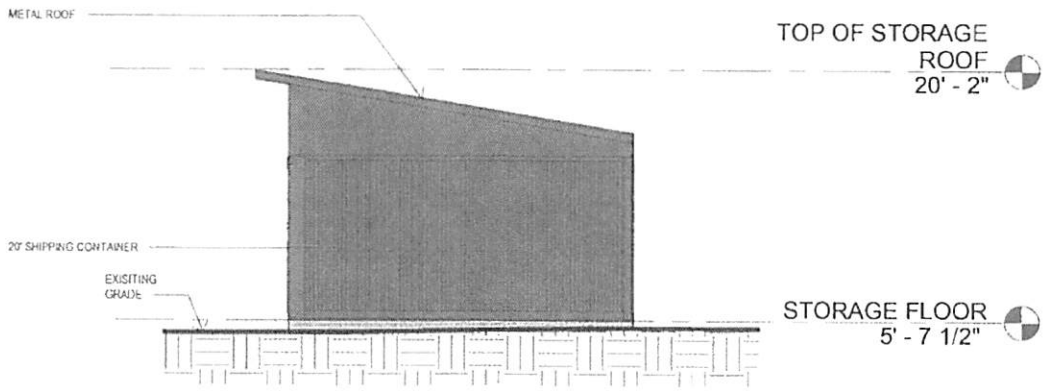
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SCALE: 1/8" = 1'-0"

STORAGE - SOUTH ELEVATION

Molokai Education Center

Source: CD Design Group, LLC (2014)
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary, area calculations or other spatial analyses due to the limitations of the data.



0 4' 8' 16'

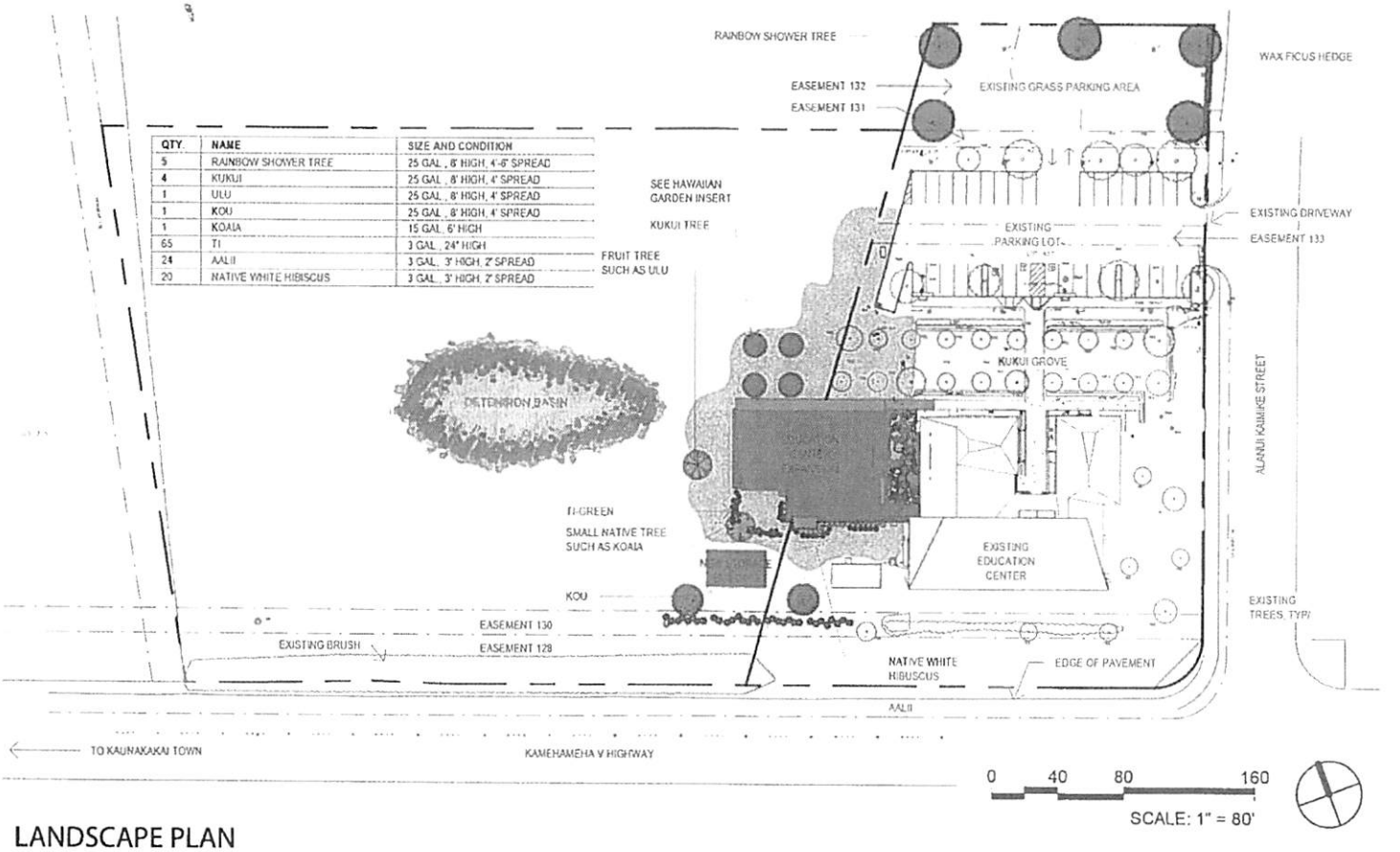
SCALE: 1/8" = 1'-0"

STORAGE - WEST ELEVATION

Molokai Education Center

Source: GD Design Hawaii LLC (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data



QTY.	NAME	SIZE AND CONDITION
5	RAINBOW SHOWER TREE	25 GAL., 6' HIGH, 4'-6' SPREAD
4	KUKUI	25 GAL., 8' HIGH, 4' SPREAD
1	ULU	25 GAL., 8' HIGH, 4' SPREAD
1	KOU	25 GAL., 8' HIGH, 4' SPREAD
1	KOAIA	15 GAL., 6' HIGH
65	TI	3 GAL., 24" HIGH
24	AALII	3 GAL., 3' HIGH, 2' SPREAD
20	NATIVE WHITE HIBISCUS	3 GAL., 3' HIGH, 2' SPREAD

LANDSCAPE PLAN

Molokai Education Center

Source: GD Design Hawaii, LLC (2019)

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

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

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

(P)19.075

APR 30 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment (EA)
Molokai Education Center Expansion
Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-003:013 and 014

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

If you have any questions, your staff may call Ms. Dora Choy of the Public Works Division at 586-0488.

Sincerely,

CURT T. OTAGURO
Comptroller

c: Mr. Shawn Kodani, UH-Community Colleges

EXHIBIT 24

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice President / Principal

VINCENT SHIGEKUNI
Senior Vice President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
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MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Curt Otaguro, Comptroller
Department of Accounting and General Services
State of Hawai'i
P.O. Box 119
Honolulu, HI 96810-0019

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Otaguro,

Thank you for your letter ((P) 19.075) dated April 30, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the Molokai Education Center Expansion project does not impact any of the Department of Accounting and General Services' (DAGS) projects or existing facilities, and the DAGS has no additional comments at this time.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DAGS Response.doc

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Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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EXHIBIT 24A

19/2489

OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

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

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

DTS201905031009NA

May 6, 2019

Ms. Michele Chouteau McLean, Director
Department of Planning
County of Maui
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

RECEIVED
MAY 14 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

Attention: Ms. Sybil K. Lopez

Dear Ms. McLean:

Subject: State Land Use District Boundary Amendment (DBA 2019/0002), Change of Zoning (CIZ 2019/0002), Special Management Area (SM1 2019/0002), and Draft Environmental Assessment for the Molokai Education Center Expansion, Kaunakakai, Molokai; Tax Map Key: (2) 5-3-003: 013 and 014

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the Molokai Education Center Expansion, located in Kaunakakai, Molokai, Hawaii, transmitted via memorandum received April 8, 2019.

According to the Draft EA, the University of Hawaii proposes to add a new multi-purpose classroom to the Molokai Education Center (MEC) building. The proposed MEC expansion will extend from the existing building on parcel TMK (2) 5-3-003: 014 to the adjacent parcel TMK (2) 5-3-003: 013, and require consolidation of the two parcels. Both parcels are located within the State Agricultural District. A State Land Use District Boundary Amendment is required to reclassify the approximately 5-acre land from the State Land Use Agricultural District to the State Land Use Urban District. Given that parcel 13 is in the Special Management Area (SMA) under Hawaii Coastal Zone Management (CZM) Act, Hawaii Revised Statutes (HRS) Chapter 205A, a SMA Use Permit is required for the proposed expansion.

The subject EA will serve as a supporting document for the applications for a State Land Use District Boundary Amendment, Change in Zoning, and SMA Use Permit for the proposed MEC expansion project.

The Office of Planning (OP) has reviewed the Draft EA and has the following comments to offer.

EXHIBIT 25

1. Sea level rise increases the risk of flooding and coastal inundation. Pages 28-30, **3.6.2 Sea Level Rise**, the Draft EA states that direct inundation of the buildings due to a sea level rise of 3.2 feet is not anticipated to be likely in the next 50 years. According to the Draft EA, the proposed action is to implement an increment of the MEC Long Range Development Plan. OP suggests that the Final EA apply 75 years or more as the expected life of the MEC expansion to consider mitigation measures in sitting and design for the proposed structure and related improvements to mitigate potential impacts of sea level rise by referring to the findings of the Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017, accepted by the Hawaii Climate Change Mitigation and Adaptation Commission.

2. The land area to be disturbed by the proposed action is more than one acre. OP concurs that a National Pollutant Discharge Elimination System Permit needs to be obtained for the proposed construction to prevent discharges of storm water associated with construction activities from affecting the State waters as specified in Hawaii Administrative Rules Chapter 11-54.

3. Several species of migratory seabirds may fly over the property area at night between May and November. OP recommends that the exterior lighting and lamp posts associated with the proposed project shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841.

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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TOM SCHNELL, AICP
Principal

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Mary Alice Evans, Director
Office of Planning
State of Hawai'i
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Evans,

Thank you for your letter (DTS201902031009NA) dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

1. Upon review of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017) we realize that the report provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100, while our analysis incorrectly assumed that the 3.2 feet scenario was based on a 100-year timeframe.

   SLR of 3.2 feet is not anticipated to have significant immediate impacts to the MEC expansion by the year 2100 (within the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to sea level rise based on the 3.2 feet scenario, where the expansion is proposed, is unlikely. The MEC Multi-Purpose Classroom building will have a floor elevation of e +9 feet, decreasing potential SLR impacts to the building.

   The majority of the Site is in FIRM Zone AE which is considered a flood fringe area and the Base Flood Elevations (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC requirements, the finished floor of the MEC Expansion will be constructed at elevation 9 feet. The MEC Expansion will be 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario. The final floor elevation of the proposed MEC Expansion (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

EXHIBIT 25A

The west-south end of TMK (2) 5-3-003:013 is shown within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south end of the Site) is currently undeveloped/vacant land, and no changes are proposed as part the current expansion covered under the EA. Given the site elevations and the anticipated finished floor of the MEC Expansion, impact to the MEC Expansion due to sea level rise of 3.2 feet is not anticipated.

2. A National Pollutant Discharge Elimination System (NPDES) Permit (§11-55 Hawai'i Administrative Rules) will be obtained for the development of the MEC Expansion if needed. All NPDES permit requirements will be implemented.

3. We acknowledge your recommendations regarding light pollution and direction of lighting. To minimize impacts to migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. The artificial light provisions in HRS § 205A-30.5(b) and 205A-7l(b) will be followed by designing all exterior lighting so that no direct light will escape the property line, thus light will not reach the shoreline/ocean water.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DAVID Y. IGE
Governor

MIKE MCCARTNEY
Director

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

DANIEL E. ORODENKER
Executive Officer

April 11, 2019

Mr. Tom Schnell, Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813

Dear Mr. Schnell:

Subject: Moloka'i Education Center Expansion
Draft Environmental Assessment (DEA)
Kaunakakai, Moloka'i, Hawai'i
TMK: (2) 5-3-003: 013 and (2) 5-3-003: 014

We are in receipt of the DEA for the subject project forwarded by your firm's letter of April 5, 2019.

We understand that the subject project involves the expansion of the existing Moloka'i Education Center to include the building of additional classroom space to accommodate the increasing student population. The existing facility is located within the State Land Use Agricultural District and has been permitted pursuant to a special use permit (SUP2 980010). We further understand that the DEA has been prepared in support of applications for a land use district boundary amendment (less than 15 acres) as well as for a change in zoning and special management area use permit. The boundary amendment is required to comply with Condition No. 8 of the aforementioned special use permit and will encompass the entire 5-acre site of the Moloka'i Education Center. Based on the nature of the expansion, an Anticipated Finding of No Significant Impact is expected.

With this understanding, we offer the following comments:

235 SOUTH BERETANIA STREET ○ SUITE 406 ○ HONOLULU, HAWAI'I 96813 ○ TEL: (808) 587-3822 ○ FAX: (808) 587-3827
EMAIL: dbedt.luc.web@hawaii.gov
MAILING ADDRESS: P. O. Box 2359, Honolulu, Hawai'i 96804

EXHIBIT 26

1) We confirm that the project site, as represented in Figure 5, is designated within the State Land Use Agricultural District. We note that the legend in said figure incorrectly labels the district as "Agriculture."

2) The tax map, labeled as Figure 3, in the DEA, incorrectly identifies the project site. Instead of 5-3-0-030-130 and 5-3-0-030-140, it should read 5-3-003: 013 and 5-3-003: 014 to be consistent with the numbering and formatting of the tax map parcels used elsewhere in the DEA.

3) The discussion of Public Services and Facilities, Section 4.9, should include an assessment of the emergency management facilities in the region, including existing conditions and potential impacts and miitigation measures.

We request that these matters be addressed in the Final Environmental Assessment. We have no further comments at this time.

Should you have any questions or require further clarification, please call our office at 587-3822.

Sincerely,

Daniel E. Orodenker
Executive Officer

c: Shawn Kodani
Michele Chouteau Mclean

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

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Daniel E. Orodenker, Executive Officer
Land Use Commission
State of Hawai'i
P O Box 2359
Honolulu, HI 96804

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Orodenker,

Thank you for your letter dated April 11, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

In the Final EA:

- Figure 5, State Land Use District, will be revised to correctly label the State Land Use District as "Agricultural" rather than "Agriculture."
- Figure 3, Tax Map Key, will be revised to correctly label the Tax Map Key numbers of the MEC parcels as 5-3-003:013 and 5-3-003:014 rather than 3-003:0130 and TMK 5-3-003:0140.

Thank you for bringing these items to our attention.

As suggested, in the Final EA Section 3.6, Natural Hazards, will include information about the Statewide Outdoor Warning Siren System, and Section 4.9, Public Services and Facilities, will include an assessment of the emergency management facilities in the region.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State LUC Response.doc

EXHIBIT 26A

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT GOVERNOR
STATE OF HAWAII



WILLIAM J. AILA, JR
ACTING CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

May 6, 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Aloha Mr. Schnell:

Subject: Draft Environmental Assessment for Moloka'i Education Center Expansion

The Department of Hawaiian Home Lands acknowledges receiving the request for comments on the above-cited project and offers the following comments.

1. After reviewing the materials submitted, the proposed expansion is located near the Department of Hawaiian Home Lands' (DHHL) Kapa'akea landholdings. As described in the DEA, construction activities may result in short-term noise, air quality and traffic impacts. Due to the close proximity to beneficiaries living in Kapa'akea, DHHL recommends coordination with DHHL Molokai District Office staff, and the Kapa'akea Homestead Community prior to commencing high impact construction activities.

2. The promotion of native and canoe plants is commendable. However, the Rainbow Shower tree identified in the proposed plant palette is neither native, nor a canoe plant. In addition, this recent introduction is not typically utilized in modern lei-making activities. When developing the plant palate for MEC, DHHL encourages the use of shade trees that are culturally relevant or native to the area.

3. The Construction of both new buildings, the Education Center Expansion and the New Storage Building are both proposed within the flood zone, while the new parking lot is proposed in Zones X and XS. In addition, the proposed New Storage Building appears to be located very near the extent of the sea level rise exposure area. DHHL recommends an evaluation of the current site plan and a consideration of an alternative that sites the new facilities to reduce the potential impacts of flooding and sea-level rise.

4. The expansion of the MEC has the potential to benefit DHHL beneficiaries on Molokai by providing expanded educational opportunities as well as meeting space. However, as

EXHIBIT 27

described in the DEA there is a potential to impact traffic long-term. A system should be developed to monitor increases in use (i.e. use of facility for community gatherings rather than for educational purposes) above those described in the DEA and identify levels that would require additional monitoring of traffic.

5. We highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.

Mahalo for the opportunity to provide comments. If you have any questions, please call Malia Cox, at 620-9485 or contact via email at malia.m.cox@hawaii.gov.

Aloha,

William J. Aila Jr., Acting Chairman
Hawaiian Homes Commission

c: Ms. Sybil Lopez, Department of Planning, County of Maui, 2200 Main Street, Suite 315, Wailuku, Maui 96793

AGENCY NAME	Department of Hawaiian Home Lands	PHONE	POC: Malia Cox 620-9485

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
No Conditions Recommended			
Signed:		Dated:	4/30/19
Print Name:		Title:	

GENERAL COMMENTS BOX			
See Attached letter, Subject: Draft Environmental Assessment for Moloka'i Education Center Expansion, dated May 6, 2019			
Signed:		Dated:	4/30/19
Print Name:		Title:	

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

William Ailā, Jr., Acting Chairman
Hawaiian Homes Commission
State of Hawai'i
91-5420 Kapolei Parkway
Honolulu, HI 96707-3256

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Ailā,

Thank you for your department's letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. *After reviewing the materials submitted, the proposed expansion is located near the Department of Hawaiian Home Lands' (DHHL) Kapa'akea landholdings. As described in the DEA, construction activities may result in short-term noise, air quality and traffic impacts. Due to the close proximity to beneficiaries living in Kapa'akea, DHHL recommends coordination with DHHL Molokai District Office staff, and the Kapa'akea Homestead Community prior to commencing high impact construction activities.*

   Response: The Kapa'akea Homestead Association and neighbors have been involved in the consultation process. On December 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC. In addition, the Kapa'akea Homestead Association was sent a letter informing them of the Draft EA comment period on April 2019. No comments were received from the Kapa'akea Homestead Association. The MEC or their contractors will coordinate with the DHHL Moloka'i District Office staff prior to commencing construction activities.

2. *The promotion of native and canoe plants is commendable. However, the Rainbow Shower tree identified in the proposed plant palette is neither native, nor a canoe plant. In addition, this recent introduction is not typically utilized in modern lei-making activities. When developing the plant palate for MEC, DHHL encourages the use of shade trees that are culturally relevant or native to the area.*

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
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Executive Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

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Project Director

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Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

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EXHIBIT 27A

Response: Rainbow Shower trees are only proposed in the new grass parking area, which also has Rainbow Shower trees that provide good canopy coverage and shade. Matching the existing parking lots trees ties the parking areas together seamlessly.

Native Hawaiian coastal trees such as Milo, Kou, and Kamani, were considered, however for the new grass parking area they were determined not suitable due to the hard and round seeds which could create hazardous conditions. The University of Hawai'i now discourages the use of these trees within parking areas or near pedestrian pathways.

Kou, Kukui, and 'Ulu are proposed in other areas of the expansion. In addition, the MEC features a kukui grove, located mauka of the existing building, as the focal point of the campus functioning as a unifying element but providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded Molokai Education Center campus." The poetic phrase "kukui malamalama" combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, the future buildings are intended to be oriented facing the kukui grove.

The MEC expansion will also incorporate a Hawaiian Plant garden courtyard area featuring Kupukupu fern, 'uki'uki, and dryland taro.

3. *The Construction of both new buildings, the Education Center Expansion and the New Storage Building are both proposed within the flood zone, while the new parking lot is proposed in Zones X and XS. In addition, the proposed New Storage Building appears to be located very near the extent of the sea level rise exposure area. DHHL recommends an evaluation of the current site plan and a consideration of an alternative that sites the new facilities to reduce the potential impacts of flooding and sea-level rise.*

Response: The current in effect Flood Insurance Rate Maps (FIRM) for the County of Maui place majority of the Site within Zone AE (EL 8), which is considered a flood fringe area. As noted in your letter, the existing paved parking lot and other areas are in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE that will have habitable structures will be built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE. The MEC expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations and will follow local community ordinances. In compliance with Chapter 19.62, MCC requirements, the finished floor of the MEC Expansion will be constructed at elevation 9 feet. The MEC Expansion will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario.

Regarding sea level rise (SLR), the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise by the year 2100. The findings of the Hawai'i Sea Level Rise Vulnerability and

Adaptation Report were formally accepted by the Maui County through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the Sea Level Rise Exposure Area (SLR-XA) model of 3.2 feet and directs Maui County Departments to use the Report in plans, programs and capital improvement decisions.

The Hawai'i Sea Level Rise Vulnerability and Adaptation report used the best available data and methods in Hawai'i. The final floor elevation of the proposed MEC Expansion (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is shown within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south end of the Site) is currently undeveloped/vacant land, and no changes are proposed as part of the current expansion covered under the EA.

Given the Site elevations and the anticipated finished floor of the MEC Expansion, impact to the MEC Multi-Purpose Classroom building due to sea level rise of 3.2 feet is not anticipated.

4. *The expansion of the MEC has the potential to benefit DHHL beneficiaries on Moloka'i by providing expanded educational opportunities as well as meeting space. However, as described in the DEA there is a potential to impact traffic long-term. A system should be developed to monitor increases in use (i.e. use of facility for community gatherings rather than for educational purposes) above those described in the DEA and identify levels that would require additional monitoring of traffic.*

Response: Thank you for your comment regarding potential traffic impacts. The DEA notes that no significant impacts to peak hour intersection operations are anticipated due to the proposed MEC expansion and that should community use of the MEC building (for larger events) increase in the future, traffic operations should be monitored. The Department of Transportation on a letter dated April 23, 2019 agreed that based on the Transportation Impact Assessment Report (TIAR) the project won't have significant traffic impacts to the State highway facilities and recommended to implement a traffic control plan for special events.

The MEC has relatively few large events. The largest event the MEC hosts is its graduation ceremony once every 4 years, which brings about 350 guests. The MEC has effective traffic management mechanisms and procedures to ensure orderly traffic flow and public safety during the graduation ceremony that could be put in place for other large events, if needed. During the graduation ceremony three or more parking

attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

Smaller events MEC hosts, such as the Molokai Business Conference, Scholarship AHA, and Pā'ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka'i is a small community, events are either advertised in the Moloka'i Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

In summary, the MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

5. *We highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.*

   Response: We acknowledge that Hawaiian Homestead community associations and other (N)native Hawaiian organizations should be consulted. We have consulted with organizations such as the Kapa'akea Homestead Association and Aha Kiole o Molokai.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DAVID Y. IGE
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

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

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

May 6, 2019

Mr. Tom Schnell
Principal
PBR Hawaii & Associates, Inc.
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for Molokai Education Center Expansion
TMK: (2) 5-3-003:013 and 014

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

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

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

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

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c Alec Wong, Acting EMD Administrator {Via Email}

EXHIBIT 28

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice President / Principal

VINCENT SHIGEKUNI
Senior Vice President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

Patti Kitkowski, District Environmental Health Program Chief
Department of Health
State of Hawai'i
Maui District Health Office
54 South High Street, Room 300
Wailuku, HI 96796-3378

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Kitkowski,

Thank you for your letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. A National Pollutant Discharge Elimination System (NPDES) Permit (§11-55 Hawai'i Administrative Rules) will be obtained for the development of the MEC Expansion as required. All NPDES permit requirements will be implemented.

2. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, Hawai'i Administrative Rules). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a noise permit will be obtained from the DOH.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DOH Maui Response.doc

EXHIBIT 28A

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 10, 2019

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion** located at Kaunakakai, Island of Molokai; Hawaii; TMK: (2) 5-3-003:013 and 014

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated May 8, 2019, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure
cc: Central Files

EXHIBIT 29

19663

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

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HONOLULU, HAWAII 96809

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STATE OF HAWAII

April 15, 2019

MEMORANDUM

TO: FROM

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
___Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: TO:
Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: _____

Print Name: **DAVID G. SMITH, Administrator**

Date: 5/6/19

Attachments
cc: Central Files

19663

DAVID Y. IGE
GOVERNOR OF HAWAII

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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

MAY - 7 2019

MEMORANDUM

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife DGS

SUBJECT: **Division of Forestry and Wildlife Comments on the Draft Environmental Assessment for the Proposed Moloka'i Education Center Expansion**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comments on the Draft Environmental Assessment for the proposed Moloka'i Education Center Expansion at Kaunakakai on the island of Moloka'i, TMKs: (2) 5-3-003:013 and (2) 5-3-003:014. Proposed work would include the construction of a multi-purpose classroom and associated facilities including restrooms, storage spaces, a mechanical room, and a multi-purpose room, and landscaping on five acres of disturbed former agricultural land.

We appreciate the measures identified in the Draft Environmental Assessment to avoid and minimize impacts during design and construction to State listed species including the Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*), the Blackburn's Sphinx Moth (*Manduca blackburni*), waterbirds, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

Further, DOFAW appreciates that the project proponent prioritizes the use of native plant species suitable for local climate conditions in the post-construction landscaping plan.

DOFAW recommends establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. For instance, any off-island heavy machinery should be power washed and free of debris and mud inside and outside of the vehicle before transportation to Moloka'i. Soil and plant material may have fungi (e.g. Rapid 'Ōhi'a Death), non-native species, and pathogens that could harm our native species and ecosystems.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Jim Cogswell, Wildlife Program Manager at (808) 587-4187 or James.M.Cogswell@hawaii.gov.

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 8, 2019

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion** located at Kaunakakai, Island of Molokai; Hawaii; TMK: (2) 5-3-003:013 and 014

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

At this time, enclosed are comments from the (a) Engineering Division, (b) Commission on Water Resource Management, and (c) Land Division – Maui District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

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

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

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HONOLULU, HAWAII 96809

2019 APR 16 AM 11:42 ENGINEERING

April 15, 2019

MEMORANDUM

TO: FROM

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

FROM: TO
Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: _____
Print Name: Carty S. Chang, Chief Engineer
Date: 4/24/19

Attachments
cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

Ref: Draft Environmental Assessment for the Proposed Molokai Education Center Expansion
Location: Kaunakakai, Island of Molokai
TMK(s): (2) 5-3-003:013 and 014
Applicant: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 4/24/19

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
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April 15, 2019

MEMORANDUM

TO:

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

RECEIVED
COMMISSION ON WATER RESOURCE MANAGEMENT
2019 APR 16 AM 10:49

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oegc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: /s/ M. Kaleo Manuel

Print Name: Deputy Director

Date: May 1, 2019

Attachments
cc: Central Files

FILE ID: RFD. 4555.4
DOC ID: 2190

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

BRUCE S. ANDERSON, PH.D.
WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

May 2, 2019

REF: RFD.4555.4

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director
Commission on Water Resource Management

SUBJECT: Draft Environmental Assessment for the Proposed Molokai Education Center Expansion

FILE NO.: RFD.4555.4
TMK NO.: (2) 5-3-003:013, (2) 5-3-003:014

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

- [ ] 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- [X] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- [X] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- [X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.
- [X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/
- [X] 6. We recommend the use of alternative water sources, wherever practicable.
- [X] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.
- [X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

☐ 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

☐ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☒ OTHER: The Draft Environmental Assessment should disclose the projected water demands, both potable and non-potable, associated with the proposed project and provide the calculations used to estimate demands.

We commend the indoor and outdoor conservation measures proposed for implementation.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
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STATE OF HAWAII

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2019 APR 18 PM 1:10

April 15, 2019

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed:
Print Name: Daniel Ornellas
Date: 4/26/19

Attachments
cc: Central Files

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

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President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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BRIAN WOLF, ASLA, LEED® AP
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Russell Y. Tsuji, Land Administrator
Department of Land and Natural Resources
State of Hawai'i
PO Box 621
Honolulu, HI 96809

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Tsuji,

Thank you for the Department of Land and Natural Resources' (DLNR) letters dated May 8 and 10, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the comments provided by the Engineering Division, the Commission on Water Resource Management, the Land Division – Maui District, and the Division of Forestry and Wildlife.

Engineering Division

> *The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44 CFR regulations as stipulated in Section 60.12. Be advised that 44 CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards. The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project.*

Response: In preparing the Draft EA we researched the Flood Hazard Zone designation for the project and have reviewed the current effective Flood Insurance Rate Maps (FIRM) for the County of Maui. The majority of the Site is within Zone AE (EL 8), which is considered a flood fringe area. The existing paved parking lot and other areas are in Zones X and XS, or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE.

EXHIBIT 29A

The MEC expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations and will follow local community ordinances.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

Response: The Final EA will include discussion of water demand and infrastructure required for the MEC Expansion.

Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the site. The site is served by a two-inch meter. There are two fire hydrants on the Site. The waterline and meter along Alanui Ka'imi'ike Street provide domestic water service and fire flow protection to the site. There are no non-potable water resources available for the site.

In 2018, water use at the MEC facility was 2,566 gallons per day (gpd) based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. AECOM, the project civil engineer, projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and 2,445 gpd will be for irrigation use.

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area (see Section 2.2.1 and Appendix A). Water for the expansion will be provided from the existing two-inch water meter servicing the existing building. The meter's adequacy will be determined as part of the building permit application process. The fire protection system will connect to the existing 12-inch waterline stub on Alanui Ka'imi'ike Street. The MEC Expansion will feature an automatic fire sprinkler system. A remote fire department connection monument will be added on the mauka side of the highway to facilitate Maui County Fire Department connection requirements. Fire flow requirements will be determined as part of the building permit process.

With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

The Final EA will include water calculations summarized in the main text of the Final EA and in detail in a new Appendix.

We understand that projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge and Water Facilities Charges for transmission and daily storage. Note that we also received comments on the Draft EA from the County of Maui Department of Water Supply (DWS). The Final EA will include DWS's comments and our response.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Response: Water demand and calculations have been provided with this letter.

Commission on Water Resource Management (CWRM)

Below we respond to the CWRM's standard comments checked off in CWRM's letter.

2. *We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.*

   Response: See response to Engineering Division above. We have submitted information for the Engineering Division to include into the State Water Projects Plan.

3. *We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.*

   Response: The Hawai'i Department of Agriculture (DOA) was informed of the DEA comment period. In addition, on June 10, 2019 we sent the attached letter to the DOA to inform them that a District Boundary Amendment (DBA) is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District. We noted that the CWRM's letter suggested that DOA incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP).

4. *We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.*

5. *We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/*

6. *We recommend the use of alternative water sources, wherever practicable.*

7. *We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.*

8. *We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at https://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf*

Responses 4–8: Thank you for providing recommendations and information on sustainable practices including water fixtures and irrigation for water efficiency and best management practices (BMP) to address stormwater management. We acknowledge that CWRM strongly promotes the efficient use of Hawai'i's water resources through conservation measures and appropriate resource management. To protect groundwater resources and the aquifer, BMPs will be implemented as needed to:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off;
- Keep run-off on site.

The Final EA will include discussion of the ground and surface water resources of the area and identifie water conservation and efficiency measures to be implemented. Conservation measures may include:

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species;
- Using reclaimed water (if available) as an alternative source for dust control during construction.

Other: The Draft Environmental Assessment should disclose the projected water demands, both potable and non-potable, associated with the proposed project and provide the calculations used to estimate demands.

Response: See response to Engineering Division above. The Final EA will include water calculations summarized in the main text of the Final EA and in detail in a new Appendix.

Land Division – Maui District

We acknowledge that the Land Division – Maui District has no comments at this time.

Division of Forestry and Wildlife

We appreciate the measures identified in the Draft Environmental Assessment to avoid and minimize impacts during design and construction to State listed species including the Hawaiian Hoary Bat or 'Ope'ape'a (Lasiurus cinereus semotus), the Blackburn's Sphinx Moth (Manduca blackburni), waterbirds, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

Response: Thank you for providing information on seabird-friendly light styles. To minimize the threat of disorientation or downing of migratory birds after construction all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and

trespass through regulation of the type and use of outdoor lighting. All exterior luminaires will be designed so that no direct light will escape the property line, thus will not reach the shoreline / ocean water meeting the requirements of §205A-30.5 and 205A-71.

DOFAW recommends establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. For instance, any off-island heavy machinery should be power washed and free of debris and mud inside and outside of the vehicle before transportation to Moloka'i. Soil and plant material may have fungi (e.g. Rapid 'Ohi'a Death), non-native species, and pathogens that could haim our native species and ecosystems.

Response: MEC and its consultants are aware of the importance of protecting Moloka'i's natural environment and ecosystem. It is intended that materials and labor be sourced from on-island resources as much as possible. Soil used for grading will come from the site. If materials, equipment, or manpower needs to be brought in, proper protocol will be included in contracts. From a landscape standpoint, on site soils striped from the ground during clearing and grubbing activities will be used as much as possible by amending the existing soils rather than bringing in topsoil from elsewhere. A provision for using imported soils is intended only if there is not enough onsite soil available to meet required finished grade or when existing soils are determined not suitable (which is unlikely per a Preliminary Geotechnical Investigation).

We thank the Department of Land and Natural Resources for participating in the environmental review process. Your department's letters will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Director
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 0338
HWY-PS 2.9706

April 23, 2019

Mr. Tom Schnell
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment (DEA)
Molokai Education Center Expansion
University of Hawaii – Community Colleges
Molokai, Kaunakakai, TMK: (2) 5-3-003: 013, 014

The University of Hawaii – Community Colleges (UHCC) proposes to expand the classroom facilities at its Molokai Education Center (MEC) to accommodate a rising number of students from a current enrollment of 250 students to 450 students.

The facility is located along Kamehameha V Highway, State Route 450, with access via a driveway from a side street Alanui Kaimike Street which connects to Kamehameha V at a stop-controlled intersection.

A DEA was prepared under Hawaii Revised Statutes 343 due to the use of State Lands and Funds. It is anticipated that the DEA would be in support of County-level District Boundary Amendment, Change in Zoning, and Special Management Area Use Permit.

The DEA Traffic Impact Assessment Report (TIAR) by AECOM, dated July 2017, concluded that there would be no significant impact of the expansion.

The Hawaii Department of Transportation has the following comments:

1. Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities.

2. MEC should implement special events traffic control plans to handle larger than anticipated events.

It there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Planning Branch at (808) 587-1830. Please reference file review number: 2019-033.

Sincerely,

JADE T. BUTAY
Director of Transportation

c: Shawn Kodani, UHCC

EXHIBIT 30

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

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President / Principal

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Executive Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
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E-mail: sysadmin@pbrhawaii.com

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Jade Butay, Director of Transportation
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Butay,

Thank you for your letter (DIR 0338 HWY-PS 2.9706) dated April 23, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. We acknowledge your comment that "Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities."

2. The MEC has relatively few large events. For the graduation ceremony MEC has effective traffic management mechanisms and procedures to ensure orderly traffic flow and public safety. During the graduation ceremony three or more parking attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

   Smaller events MEC hosts, such as the Molokai Business Conference, Scholarship AHA, and Pā'ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka'i is a small community, events are either advertised in the Molokai Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

   The MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

EXHIBIT 30A

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

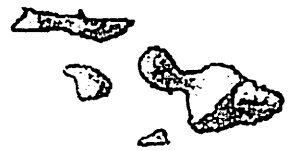
cc: Shawn Kodani, University of Hawai'i Community Colleges

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MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL **April 4, 2019**

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

EXHIBIT 31

AGENCY NAME		PHONE	

TRANSMITTED TO YOU ARE THE FOLLOWING:

Xx	Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

Xx	For your Comment and Recommendation

Please separate your comments into 1. A list of those you would like the Department of Planning to propose as conditions of project approval, and 2. Those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. When commenting on a Special Management Area (SMA) Use Permit application, please address the maintenance, restoration, and enhancement of the SMA consistent with the objectives, policies and guidelines of Chapter 205A, HRS, amended. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **May 8, 2019.** Boxes for Recommended Conditions and General Comments are also provided to assist you. If you have no comment, please sign the "No Comment" box. Please reply either by email or regular mail. You may fill out this form and email to me as a PDF if that is more convenient.. Thank you for your time and assistance. For additional clarification, please contact me via email at sybil.lopez@mauicounty.gov or at (808) 270-5229.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachments:
xc: Jeffrey Dack, AICP, (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File

SKL:SKL:xx
K:\WP_DOCS\PLANNING\RFC\2019\0023_MolokaiEducationCenter\AgencyTransmittal.doc

AGENCY NAME		PHONE	

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX

Department of Human Services (DHS) has reviewed the map of the proposed area for the Molokai Education Center Expansion. A check on DHS' internal data system and Google Maps found one DHS licensed group child care center within the .05 mile radius that maybe affected by the construction phase.

If you should have any questions regarding this matter, please contact Ms. Lisa Galino, Child Care Program Specialist at (808)586-5712.

Signed:	[signature]	Dated:	4/30/19
Print Name:	Scott Nakasone	Title:	Assistant Division Administrator

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
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ANN MIKIKO BOUSLOG, PhD
Project Director

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MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
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Pankaj Bhanot, Director
Department of Human Services
State of Hawai'i
P.O. Box 339
Honolulu, HI 96809-0339

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Bhanot,

Thank you for your department's email dated May 1, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that the Department of Human Services (DHS) found one DHS licensed group childcare center within the .05-mile radius of the MEC. Prior to commencing construction activities, the MEC or their contractors will conduct efforts to notify the group childcare center and the neighboring community about potential short-term impacts.

The MEC Addition may generate some short-term construction-related impacts during construction, such as noise, dust and traffic, however, appropriate engineering, design, and construction measures will be undertaken to minimize short-term construction-related activities.

Noise from construction activities will be short-term and will comply with Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit will be obtained from the DOH.

All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from windblown emissions.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919 02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DHS Response.doc

EXHIBIT 31A

April 29, 2019

PBR Hawaii & Associates, Inc.
Attn: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell,

Subject: Molokai Education Center Expansion
Draft Environmental Assessment (EA)
Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-003:013 and 014

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

In reviewing our records and the information received, Maui Electric Company, Limited has no objection or comments to the project at this time.

Should you have any other questions or concerns, please feel free to call me at 871-2340.

Sincerely,

Ray Okazaki
Engineer II, Engineering

EXHIBIT 32

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Ray Okazaki, Engineer II
Maui Electric Company, Limited
P.O. Box 398
Kahului, HI 96733

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Okazaki,

Thank you for your letter dated April 29, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that Maui Electric Company, Limited has no objection or comments at this time.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\Public MECO Response.doc

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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EXHIBIT 32A

AHA KIOLE O MOLOKAI
P.O. Box 173 - Kualapuu, Hawai'i 96757
(808) 658-6010 - ahakiole.molokai@gmail.com

TO: PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631

May 8, 2019

RE: Solicitation for agency comments regarding the Molokai Education Center Expansion project

Aloha PBR Hawaii,

Mahalo for the opportunity to provide comments regarding the Molokai Education Center expansion project proposal.

The Aha Kiole o Molokai advisory council utilizes generational native Hawaiian knowledge, traditional management philosophies and methodologies for the purpose of perpetuating traditional protocols, caring for and protecting the environment, ensuring future sustainability of natural resources, and strengthening cultural and spiritual connections. The Aha Kiole o Molokai advisory council is in full support of providing our Molokai people with optimal opportunities for higher education. Please consider the following comments as you move forward with the proposed expansion project.

Secure Future Sustainability of Resources

Comment: Consider designing the new building to be mobile/movable. Consider ways to maximize lifespan and usability of the new structure beyond 50 years. The proposed project building may be exposed to impacts of sea level rise and climate change within the lifespan of the structure. Should it eventually be necessary to retreat, a movable structure would extend the usable life of the building and reduce future landfill contributions that would result from the complete demolition of a fixed structure.

Protection and Preservation of Environment

Comment: The native and rare Kioea bird (Bristle-Thighed Curlew) is not accounted for in the Draft EA. It is strongly suggested that this be corrected before moving forward and provisions be made if necessary to minimize potential negative impacts. The kioea is one of the rarest shoreline birds in the world and was declared in 2011 by Mayor Arakawa to be the official bird of Kaunakakai, Molokai. The proposed expansion project is located directly across the street from a designated Kioea wetland habitat. Because these birds are seasonal and migratory it is possible that kioea may not have been present at the time of fauna data collection.

Respectfully submitted on behalf of Aha Kiole o Molokai by Mahina Poepoe, Secretary

EXHIBIT 32

PBR HAWAII
& ASSOCIATES, INC.

April 5, 2019

THOMAS WITTEN, FASLA
[illegible]
R. STAN DUNCAN, ASLA
[illegible]
DONALD A. CLEGG, FASLA, LEED AP BD+C
[illegible]
JAMES W. FOSTER, JR.
[illegible]
CLAYTON I. BASHAM, AICP, LEED AP BD+C
[illegible]
JAMES HUNTER, AICP
[illegible]
LINDA ISHIKAWA, LEED AP BD+C
[illegible]
W. FRANK BRANDT, FASLA
[illegible]
ANN AHLO BORDNER, PhD
[illegible]
PAMELA W. ST. JOHN
[illegible]
RAYMOND T. HIGA, ASLA
[illegible]
KATE COLLISON, AICP
[illegible]
MARK SHIMADA, ASLA
[illegible]
DAWN HONG, LEED AP
[illegible]
MICHAEL MCELDER, ASLA, LEED AP
[illegible]
NATALIE IWASA
[illegible]
GRACE ZHENG, ASLA, LEED GA, SITES AP
[illegible]
BRIAN WOLF, ASLA, LEED AP
[illegible]

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
Email: pbrhawaii@pbrhawaii.com

[illegible]

Dear Participant:

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

Notice of publication of the Draft EA will be provided in the April 8, 2019 edition of *The Environmental Notice* and will be available for public review at the Office of Environmental Quality Control's website: [illegible]. The link will be active when the comment period begins on the afternoon of April 8, 2019.

Written comments must be postmarked, and emailed comments received, by May 08, 2019.

Name of Project: Molokai Education Center Expansion

Location: Kaunakakai **Island:** Molokai **District:** Kaunakakai

Tax Map Keys: (2) 5-3-003:013 and 014

Agency Action: ___X___ **Applicant Action:** _____

Proposing / Determining Agency: University of Hawai'i Community Colleges
ATTN: Shawn Kodani
University of Hawaii - Community Colleges
Facilities & Environmental Health
2327 Dole Street
Honolulu, Hawaii 96822
Phone: (808) 956-0864
Email: [illegible]

Consultant: PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631
Email: tschnell@pbrhawaii.com

Please send written or emailed comments to the Consultant and provide a physical mailing address to receive a response to your comments.

Thank you for participating in the environmental review process.

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director





DEPARTMENT OF PLANNING

COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL

April 4, 2019

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

AGENCY NAME		PHONE	

TRANSMITTED TO YOU ARE THE FOLLOWING:

Xx	Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

Xx	For your Comment and Recommendation

Please separate your comments into 1. A list of those you would like the Department of Planning to propose as conditions of project approval, and 2. Those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. When commenting on a Special Management Area (SMA) Use Permit application, please address the maintenance, restoration, and enhancement of the SMA consistent with the objectives, policies and guidelines of Chapter 205A, HRS, amended. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **May 8, 2019.** Boxes for Recommended Conditions and General Comments are also provided to assist you. If you have no comment, please sign the "No Comment" box. Please reply either by email or regular mail. You may fill out this form and email to me as a PDF if that is more convenient.. Thank you for your time and assistance. For additional clarification, please contact me via email at sybil.lopez@mauicounty.gov or at (808) 270-5229.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachments:

xc. Jeffrey Dack, AICP, (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File

SKL:SKL:xx
K:\WP_DOCS\PLANNING\RFC\2019\0023_MolokaiEducationConter\AgencyTransmittal.doc

AGENCY NAME	AHA KULE O MOLOKAI	PHONE	808-658-6010

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Please see enclosed letter			
Signed:		Dated:	5/8/19
Print Name:	MAHINA M. POEPOE	Title:	Secretary

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Mahina Poepoe, Secretary
Aha Kiole o Molokai
P.O. Box 173
Kualapuu, HI 96757

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Poepoe,

Thank you for submitting a letter on behalf of Aha Kiole o Molokai dated May 8, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge and appreciate that the Aha Kiole o Molokai advisory council is in full support of providing Moloka'i people with optimal opportunities for higher education.

Secure Future Sustainability of Resources

Thank you for your thoughtful comments regarding future sustainability of resources, sea level rise (SLR), and designing the new building to be movable.

The Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100. The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of sea level rise (SLR) to "depict hazards that may occur in the mid to latter half of this century."

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR Exposure Area (SLR-XA) model of 3.2 feet and directs Maui County Departments to use the Report in plans, programs and capital improvement decisions.

SLR of 3.2 feet is not anticipated to a have significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site in Flood Insurance Rate Maps (FIRM) Zone AE which is considered a flood fringe area and the Base Flood Elevation (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The new Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet (+9 feet), and over 4 feet above the SLR-XA scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100 (in the next 80 years).

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
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Associate

NATHALIE RAZO
Associate

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Associate

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EXHIBIT 33A

An alternative of a movable structure has not been included in the Final EA given the above analysis and finding that SLR is not expected to impact to the new Multi-Purpose Classroom within the next 80 years. However, the architect analyzed the implications of a movable structure and noted that a movable structure would: 1) add tremendous cost to the design and construction of the building; and 2) present significant structural challenges; and 3) create design challenges related to compliance with the Americans with Disabilities Act (ADA).

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

Protection and Preservation of Environment

Thank you for providing information on the native and rare Kioea Bristle-thighed Curlew bird.

It is likely that Kioea bird was not detected during the biological survey because it is a migratory bird and the biological survey was conducted during September. However, Kelley Dudoit from MEC consulted with Arleone Dibben-Young, a Moloka'i local bird expert, to get more information about the bird.

Ms. Dibben-Young confirmed that Kioea birds use the MEC parking lot and lawn. In the last year she has not received reports of the Kioea on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana. In addition, Ms. Dibben-Young noted:

- "No negative impact is expected on any endangered, threatened or such candidate species"
- "The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area.
- "Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time"

The Final EA will include this information about the Kioea bird in section 3.7.2 "Fauna".

Thank you for participating in the environmental review process. The Aha Kiole o Molokai advisory council's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

FILE COPY

EXHIBIT: 34

University of Hawai'i Community Colleges
Administrative Affairs

FEB - 3 2020

UNIVERSITY of HAWAI'I SYSTEM

December 26, 2019

Mr. Scott Glenn, Director
Office of Environmental Quality Control
State of Hawai'i, Department of Health
235 South Beretania Street, Room 702
Honolulu, HI 96813

RE: FINAL ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED MOLOKAI EDUCATION CENTER EXPANSION, KAUNAKAKAI, MOLOKA'I, TMK (2) 5-3-003:013 and (2) 5-3-003:014

Dear Mr. Glenn:

With this letter, the University of Hawaii (UH) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the proposed Molokai Education Center Expansion situated on TMK parcels (2) 5-3-003:013 and (2) 5-3-003:014, on the island of Moloka'i, for publication in the next available edition of The Environmental Notice.

Transmitted with this letter are four (4) copies of an unlocked & searchable .pdf document of the FEA and a shapefile with the project boundary. We have entered information about the proposed action in pertinent fields of the Office of Environmental Quality Control's (OEQC's) online Submittal Form, including the action summary.

Should you have any questions, please contact our authorized agent of this project, Tom Schnell, of PBR HAWAII at (808) 521-5631.

Mahalo,

Michael T. Unebasami
Associate Vice President for Administrative Affairs
University of Hawai'i Community Colleges

Copy: Glenn Yokotake, GD Design
Tom Schnell, PBR HAWAII

2327 Dole Street
Honolulu, Hawai'i 96822
Telephone: (808) 956-6023
Fax: (808) 956-3763
An Equal Opportunity/Affirmative Action Institution

20-188

From: webmaster@hawaii.gov
To: HI Office of Environmental Quality Control
Subject: New online submission for The Environmental Notice
Date: Tuesday, January 28, 2020 3:05:11 PM

Action Name

Molokai Education Center Expansion

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

Moloka'i, Maui

Tax Map Key(s) (TMK(s))

(2) 5-3-003:013; (2) 5-3-003:014

Action type

Agency

Other required permits and approvals

State Land Use District Boundary Ammendment (less than 15 acres), Change of Zoning, Special Management Area Permit, Lot Consolidation

Proposing/determining agency

University of Hawai'i

Agency contact name

Shawn Kodani

Agency contact email (for info about the action)

kodani@hawaii.edu

Agency contact phone

(808) 956-0864

Agency address

2327 Dole Street
Honolulu, Hawaii 96822
United States
Map It

Was this submittal prepared by a consultant?

Yes

Consultant

PBR Hawaii & Associates

Consultant contact name

Tom Schnell

Consultant contact email

tschnell@pbrhawaii.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street
Suite 650
Honolulu, Hawaii 96813
United States
Map It

Action summary

The University of Hawaii (UH) proposes the expansion of the Molokai Education Center (MEC), including: 1) a new multi-purpose classroom building connected to the existing MEC building; 2) a new storage building; and 3) additional parking. The multi-purpose classroom building will accommodate up to 250 people for classes, community events, and graduation ceremonies. The expansion will extend from the existing MEC building on TMK (2) 5-3-003:014 to the adjacent TMK (2) 5-3-003:013. UH owns both parcels. Permitting required for the expansion includes: 1) a State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District; 2) a Change in Zoning from Interim to Public/Quasi-Public; 3) a Special Management Area Use Permit; and 4) consolidation of the two TMK parcels. The Moloka'i Island Community Plan already designates the parcels as Public/Quasi-Public Use.

Reasons supporting determination

See FEA Chapter 8 "Findings and Determination"

Attached documents (signed agency letter & EA/EIS)

- 2020-01-28-FEA-MEC-Expansion-EA-DBA-CIZ-SMA-FINAL.pdf
- 19-12-26-MEC-EXPANSION-FEA_UH-Fonsi-Letter.pdf

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Action location map

- MEC-Project_Area.zip

Authorized individual

Tom Schnell

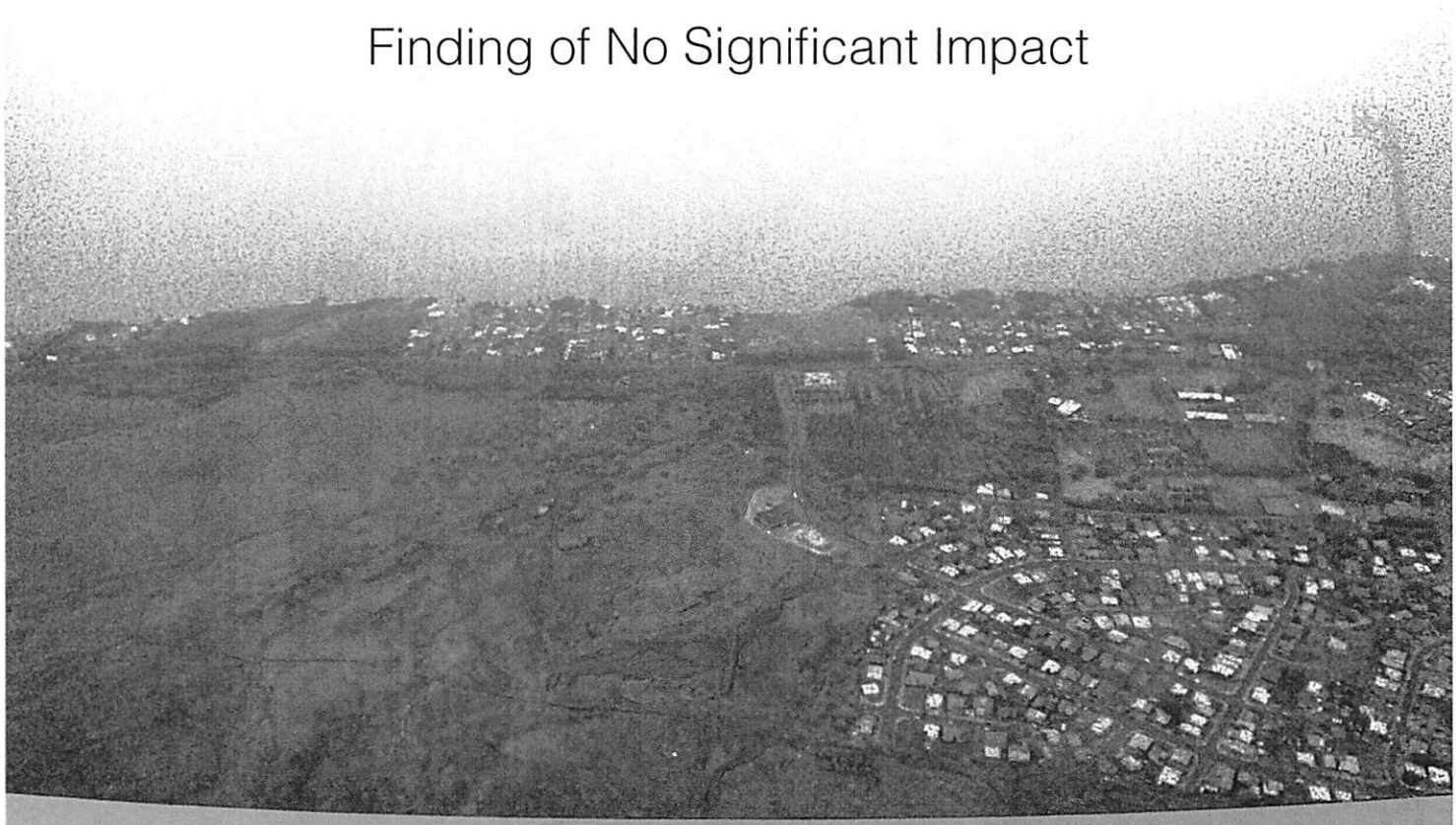
Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

Molokai Education Center Expansion

Final Environmental Assessment

Finding of No Significant Impact



Proposing / Approving Agency
University of Hawai'i Community Colleges

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

January 2020

MOLOKAI EDUCATION CENTER EXPANSION

Final Environmental Assessment
Finding of No Significant Impact

In Support of Applications for:

State Land Use District Boundary Amendment
(less than 15 acres)

Change in Zoning

and

Special Management Area Use Permit

Environmental Assessment Approving Agency:
University of Hawai'i Community Colleges

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

December 2019

SUMMARY

Project Name:	Molokai Education Center Expansion
Location:	Kaunakakai, Moloka'i, Hawai'i
Judicial District:	Kaunakakai
Applicant:	University of Hawai'i
Environmental Assessment (EA) Approving Agency:	University of Hawai'i Community Colleges (UHCC)
Tax Map Key (TMK):	(2) 5-3-003:013 and (2) 5-3-003:014 Throughout this document TMKs (2) 5-3-003:013 and (2) 5-3-003:014 are referred to collectively as the "Site."
Recorder Fee Owner:	University of Hawai'i (UH)
Land Area (the Site):	Approximately 5 acres
Existing Use:	University Education Center and vacant lot
Proposed Action:	The expansion involves building additional classroom space to accommodate increasing student population (Figure 1).
Current Land Use Designations:	*State Land Use:* Agricultural *County Zoning:* Interim *Moloka'i Island Community Plan:* Public/Quasi-Public Use *Special Management Area (SMA):* Portion (TMK (2) 5-3-003:013) within SMA
Major Approvals Required:	State Land Use District Boundary Amendment (less than 15 acres) Change in Zoning Special Management Area Use Permit Subdivision/ Lot Consolidation Approval National Pollutant Discharge Elimination System Permit Special Flood Hazard Area Development Permit Grading/Building Permit
Alternatives Considered:	No Action Alternative Auditorium Alternative Instructional Cluster Alternative

Potential Impacts and Mitigation Measures:	• Short-term construction impacts to air quality, noise, solid waste generation, storm water quality/quantity are anticipated. The Molokai Education Center will address these impacts through compliance with County, State, and Federal rules, regulations, permit, and variance requirements regarding fugitive dust, community noise control, and non-point source discharges. In addition, best management practices will be implemented which include structural and non-structural controls designed to inhibit run-off, erosion, and fugitive dust. • Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures.
Determination:	Finding of No Significant Impact (FONSI)

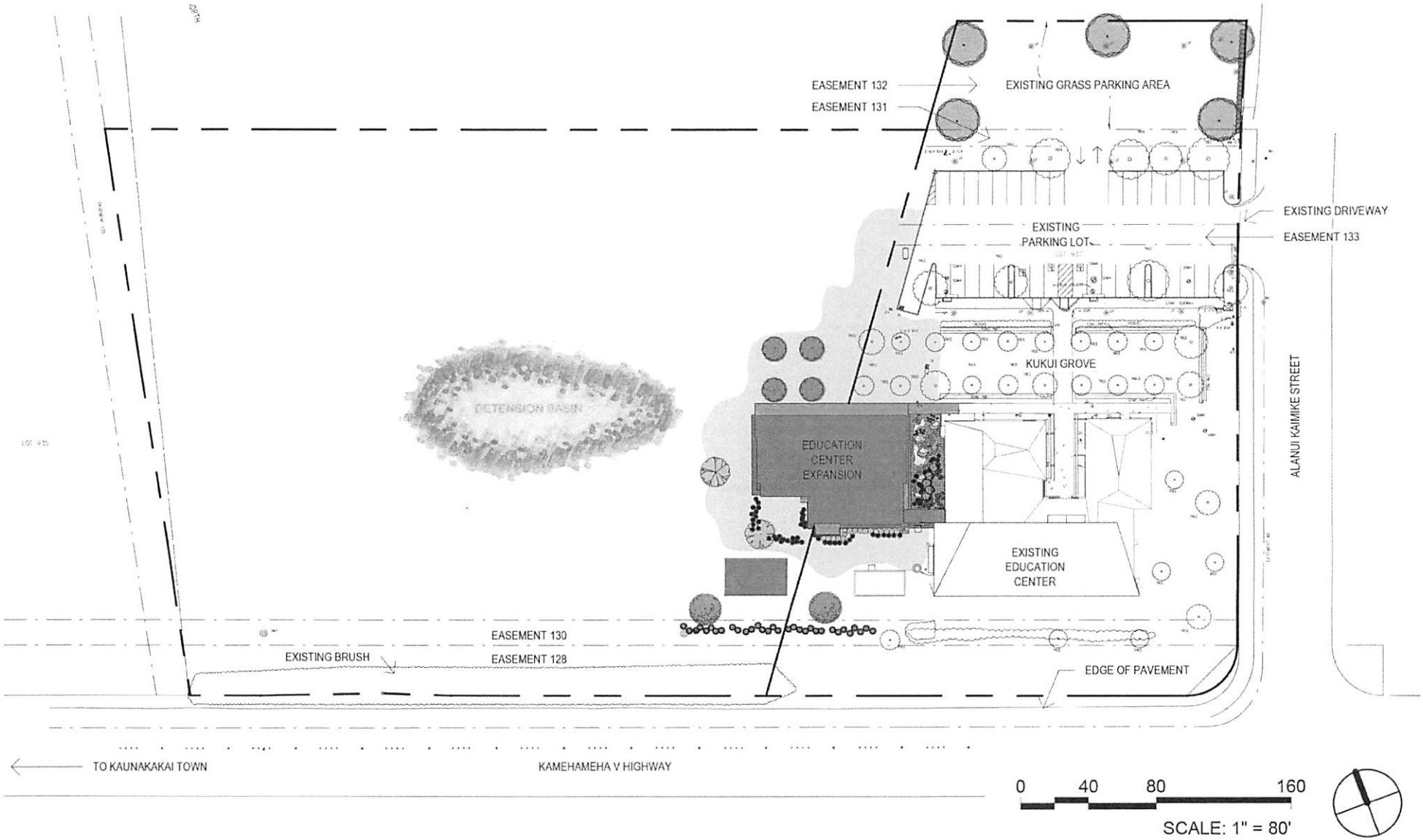


Figure 1:
Site Plan

Molokai Education Center
University of Hawaii
Island of Molokai

GDdesign
PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

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

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TABLE OF CONTENTS

1 INTRODUCTION 1
1.1 Landowner 1
1.2 Applicant 1
1.3 Approving Agency & Decision-Making Authority 1
1.4 Planning Consultant & Agent 2
1.5 Compliance with State of Hawai'i environmental laws 2
1.6 Studies Contributing to this Environmental Assessment 2

2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION 3
2.1 Background Information 3
2.1.1 Location and Property Description 3
2.1.2 Existing Land Use Designations 4
2.1.3 Surrounding Uses 4
2.1.4 Detailed Land Use History 4
2.1.5 Molokai Education Center Origins and History 11
2.1.6 Previous Planning Efforts 12
2.2 Molokai Education Center Expansion Description 12
2.2.1 Proposed Action 12
2.2.2 Purpose and Need 17
2.2.3 Statement of Objectives 19
2.2.4 Sustainable Planning and Design 19
2.2.5 Development Timeline and Preliminary Costs 20

3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES 21
3.1 Climate 21
3.2 Geology and Topography 21
3.3 Soils and Agricultural Impact 22
3.4 Identification of Chemicals and Fertilizers 24
3.5 Hydrology and Drainage 25
3.6 Natural Hazards 31
3.6.1 Flood 32
3.6.2 Sea Level Rise 33
3.6.3 Tsunami 35
3.6.4 Hurricane 35
3.6.5 Wildfires 38
3.7 Biological Resources 38
3.7.1 Flora 38
3.7.2 Fauna 39

4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES 43
4.1 Archaeological and Historic Resources 43
4.2 Cultural Resources 44
4.3 Visual Resources 47
4.4 Noise 48
4.5 Traffic and Access 49
4.6 Air Quality 51
4.7 Infrastructure 52
4.7.1 Water System 52
4.7.2 Wastewater System 54
4.7.3 Drainage System 56
4.7.4 Solid Waste Disposal 57
4.7.5 Electrical and Communication Systems 58
4.8 Socio-Economic Characteristics 58
4.9 Public Services and FAcilities 59
4.9.1 Schools 59
4.9.2 Police and Fire Services 60
4.9.3 Medical Services 60
4.9.4 Recreational Facilities 61
4.9.5 Emergency Management Facilities 61

5 CONTEXTUAL ISSUES 63
5.1 Probable Adverse Environmental Effects that Can be Avoided 63
5.2 Irreversible and Irretrievable Commitment of Resources 63
5.3 Cumulative and Secondary Impacts 64

6 LAND USE CONFORMANCE, POLICIES, AND CONTROLS 67
6.1 State of Hawai'i 67
6.1.1 State Environmental Review Law (Chapter 343, HRS) 67
6.1.2 State Environmental Policy, Chapter 344, HRS 67
6.1.3 State Land Use Law, Chapter 205, HRS 72
6.1.4 Hawai'i Coastal Zone Management Program, Chapter 205A, HRS 75
6.1.5 Special Management Area Guidelines, Chapter 205A-26, HRS 81
6.1.6 Hawai'i State Plan, Chapter 226, HRS 84
6.1.7 State Functional Plans, Chapter 226, HRS 86
6.2 County of Maui 87
6.2.1 Countywide Policy Plan 87
6.2.2 Moloka'i Island Community Plan 89
6.2.3 Maui County Zoning 91
6.3 Major Approvals and Permits 93

7 ALTERNATIVES 95
7.1 No Action Alternative 95

7.2 Auditorium Alternative 95
7.3 Instructional Cluster Alternative 96

8 FINDINGS AND DETERMINATION 97
8.1 Significance Criteria 97
8.2 Anticipated Determination 100

9 CONSULTATION 101
9.1 Pre-Consultation 101
9.1.1 Community Engagement 102
9.2 Draft Environmental Assessment 102
9.2.1 Public Meetings During the Draft EA Comment Period 104

10 REFERENCES 105

FIGURES

Figure 1: MEC Site Plan iii
Figure 2: Location Map 5
Figure 3: Tax Map Key 6
Figure 4: Site Photos 7
Figure 5: State Land Use District 8
Figure 6: Special Management Area (SMA) 9
Figure 7: Moloka'i Island Community Plan 10
Figure 8: Soil Survey 27
Figure 9: Land Study Bureau (LSB) 28
Figure 10: Agricultural Lands of Importance to the State of Hawaii (ALISH) 29
Figure 11: Wetlands 30
Figure 12: Flood Insurance Rate Map (FIRM) 36
Figure 13: Sea Level Rise Exposure Area 37

TABLES

Table 1: Approvals and Permits 93

APPENDICES

Appendix A Architectural Plans
Appendix B Flora & Fauna Survey
Appendix C State Historic Preservation Division Determination & Archeological Site Inspection
Appendix D Transportation Impact Assessment Report
Appendix E Infrastructure Plans and Calculations
Appendix F Consultation

ACRONYMS

AECOM	AECOM Pacific, Inc.
ALISH	Agricultural Lands of Importance
BMP	Best Management Practice
CIZ	Change in Zoning
CZM	Coastal Zone Management Program
DBA	State Land Use District Boundary Amendment
DLNR	State of Hawai'i Department of Land & Natural Resources
DOH	State of Hawai'i Department of Health
DOT	State of Hawai'i Department of Transportation
DPR	County of Maui Department of Parks and Recreation
DWS	County of Maui Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai'i Administrative Rules
HRS	Hawai'i Revised Statutes
LRDP	Long Range Development Plan
LSB	University of Hawai'i Land Study Bureau
MCC	Maui County Code
MEC	Molokai Education Center
NPDES	National Pollutant Discharge Elimination System
OEQC	State of Hawai'i Office of Environmental Quality Control
SHPD	State Historic Preservation Division
SLR	Sea Level Rise
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
TIAR	Transportation Impact Assessment Report
TMK	Tax Map Key
UH	University of Hawai'i
UHCC	University of Hawai'i Community Colleges

USFWS	United States Fish and Wildlife Service
WWRF	Wastewater Reclamation Facility

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1 INTRODUCTION

This Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai'i Revised Statutes (HRS) for the Molokai Education Center Expansion. This EA also serves as the main review document for the State Land Use District Boundary Amendment (DBA), Change in Zoning (CIZ), and Special Management Area (SMA) Use Permit applications submitted to the County of Maui Department of Planning as part of and concurrent with this EA. As such this EA contains information in satisfaction of the requirements under 1) Title 11; Chapter 200, Hawai'i Administrative Rules (HAR) for an EA; 2) Title 19 of the Maui County Code (MCC), for a DBA (less than 15 acres) and a CIZ; and 3) Title MC-12, Subtitle 02, Chapter 202, for a SMA Use Permit.

1.1 LANDOWNER

The recorded fee owner is the University of Hawai'i.

1.2 APPLICANT

The Applicant is the University of Hawai'i.

Contact: University of Hawai'i Community Colleges
ATTN: Jan Gouveia
2444 Dole Street
Bachman Hall 109H
Honolulu, Hawai'i 96822
Phone: (808) 956-6405

1.3 APPROVING AGENCY & DECISION-MAKING AUTHORITY

The approving agency for the EA is the University of Hawai'i Community Colleges.

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2444 Dole Street
Bachman Hall 109H
Honolulu, Hawai'i 96822
Phone: (808) 956-6405
Fax: (808) 956-3763

The decision-making authority for the:

- DBA is the Maui County Council
- CIZ is the Maui County Council
- SMA Use Permit is the Moloka'i Planning Commission

Contact: County of Maui Department of Planning-Current Division
ATTN: Sybil Lopez, Moloka'i Planner
2200 Main Street
One Main Plaza, Suite 619
Wailuku, Hawai'i 96793
Maui Telephone: (808) 270-5529
Moloka'i Telephone: (808) 553-4190
Fax: (808) 270-1775

1.4 PLANNING CONSULTANT & AGENT

PBR HAWAII is the University of Hawai'i's planning consultant and Agent for this EA and the DBA, CIZ, and SMA Use Permit applications submitted to the County of Maui Department of Planning as part of and concurrent with this EA.

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Honolulu, Hawai'i 96813
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1.5 COMPLIANCE WITH STATE OF HAWAI'I ENVIRONMENTAL LAWS

Preparation of this document is in accordance with the provisions of Chapter 343, HRS and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR) pertaining to Environmental Impact Statements. Section 343-5, HRS establishes nine actions that "trigger" compliance and require the need for either an EA or an Environmental Impact Statement (EIS). The use of State or County lands or funds is one of these "triggers." Because the Project will be built on State lands using State funds, the preparation of an EA is required.

1.6 STUDIES CONTRIBUTING TO THIS ENVIRONMENTAL ASSESSMENT

The information contained in this report has been developed from site visits, generally available information regarding the characteristics of the Site and surrounding areas, and technical studies. Technical studies are provided as appendices to this EA. These studies include:

- Flora and Fauna Surveys
- Archeological Site Inspection
- Transportation Impact Assessment Report

2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION

2.1 BACKGROUND INFORMATION

2.1.1 Location and Property Description

The Molokai Education Center (MEC) is located on the eastern edge of Kaunakakai Town, at the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street, Kaunakakai ahupua'a, Island of Moloka'i, County of Maui, State of Hawai'i (Figure 2). The MEC property (herein referred to as the Site) is approximately five acres consisting of two parcels identified as Tax Map Key (TMK) (2) 5-3-003:014 (Lot 937) and TMK (2) 5-3-003:013 (Lot 936) (Figure 3). The Site is owned by the University of Hawai'i. The two TMKs/lots are described further below.

- **TMK (2) 5-3-003:014 (Lot 937)** is a 2.056-acre parcel that abuts both Kamehameha V Highway and Alanui Ka'imi'ike Street. The parcel includes the existing MEC building, a paved parking lot with access from Alanui Ka'imi'ike Street, and landscaping. A 64-foot setback easement, located at the upper portion of the parcel, is set aside for open space in favor of Lot 938 to the north. A 12-foot wide access easement allows access to Lot 936 from Alanui Ka'imi'ike Street.
- **TMK (2) 5-3-003:013 (Lot 936)** is a 3.213-acre parcel located adjacent to and west of Lot 937 and abuts Kamehameha V Highway to the south and Duke Maliu Kaunakakai Regional Park to its west. The parcel is currently undeveloped, vacant land. The parcel can be accessed from Alanui Ka'imi'ike Street via an access easement that traverses Lot 937. This parcel is within the SMA.

Elevations range from approximately four to 11 feet above mean sea level, with average slope of approximately one percent in northeasterly to southwesterly direction. The MEC Site represents a relatively small portion of agricultural land that was previously owned by Molokai Ranch and used for corn cultivation. The same area had been in pineapple cultivation for many decades before. TMK (2) 5-3-003:014 of the Site was redeveloped into the MEC in 1998.

The MEC facility consists of a Main Building with three wings that house the Administrative Offices, Distance Learning and Technology Center, and Library/Learning Center. One general purpose classroom is located at the southwest corner of the building. A portable maintenance shed is located next to the northwest corner of the Main Building. An 80-foot antenna pole is located next to the general-purpose classroom.

The existing MEC Main building is oriented with the front of the building facing mauka following the Molokai Education Center's Long Range Development Plan (LRDP). The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point

of the campus functioning as a unifying element and providing shaded student areas. As such, future buildings are intended to be oriented facing the kukui grove.

Vehicle access to the Site is from Alanui Ka'imi'ike Street. There are currently 35 paved parking stalls and an overflow grassed parking area with planters and security lighting (see Figure 4).

2.1.2 Existing Land Use Designations

Current land use designations for the Site are:

- State Land Use District: Agricultural (Figure 5)
- County Zoning: Interim
- Special Management Area (SMA): Portion within SMA (Figure 6)
- Moloka'i Island Community Plan: Public/Quasi-Public Use (Figure 7)

2.1.3 Surrounding Uses

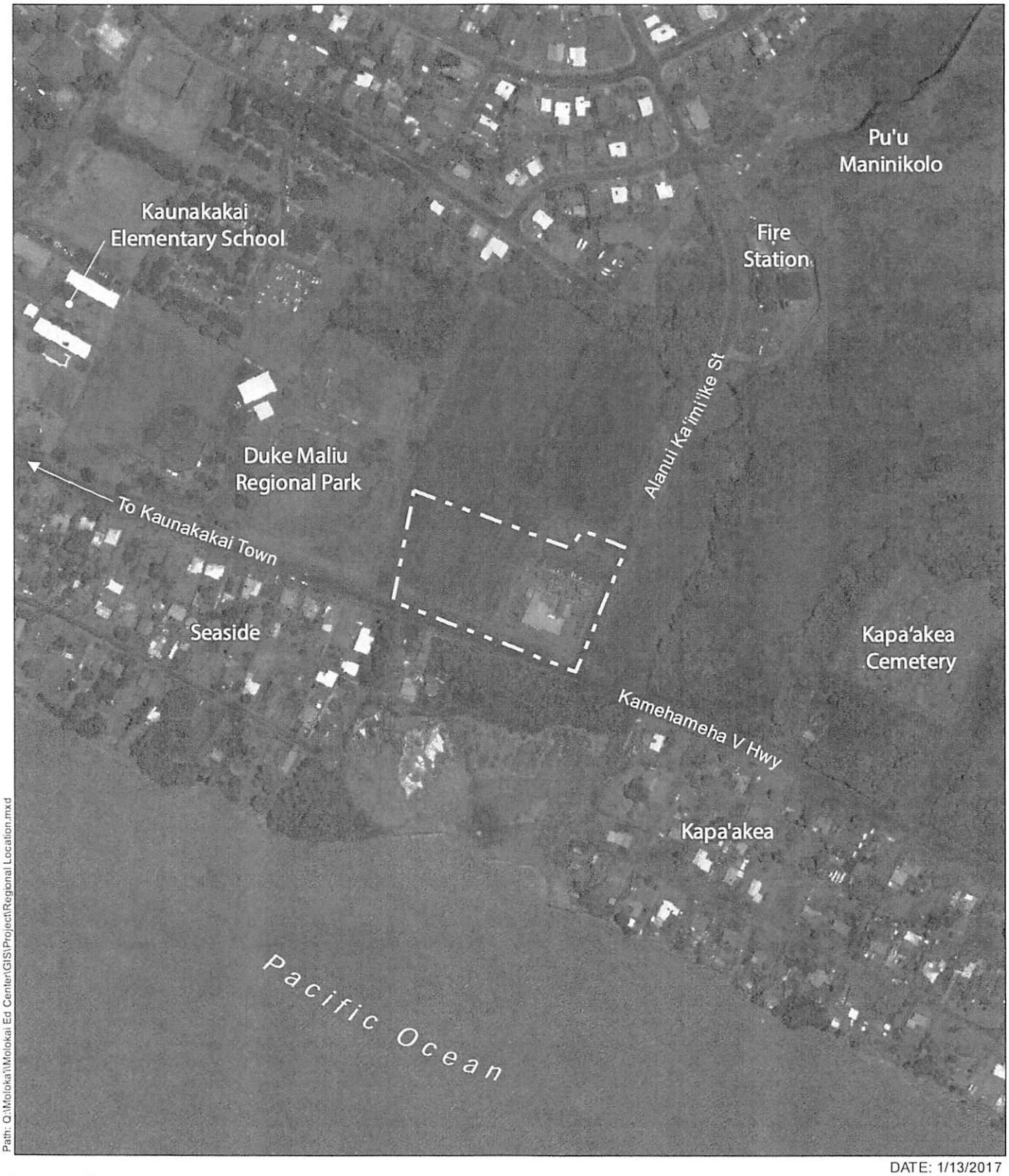
The Site is bordered by Alanui Ka'imi'ike to the east, Kamehameha V Highway to the south, Duke Maliu Kaunakakai Regional Park to the west, and Molokai Ranch lands to the north. Kapa'akea Homesteads is located further east across from Alanui Ka'imi'ike. Further south and makai of Kamehameha V Highway is the Koheo Wetland, a freshwater emergent wetland surrounded by residential house lots. Beyond that lies the Pacific Ocean, approximately 800 feet makai of the Site. Residential subdivisions, Kaunakakai Elementary School, commercial and service businesses, and civic uses are located in Kaunakakai town further north and west of the Site. The Kaunakakai Fire Station is located mauka and northeast of the Site.

2.1.4 Detailed Land Use History

The Site and immediate area around the Site, including abutting parcels, was in agricultural use for most of the twentieth century. Based on historic aerial photos from the US Geological Survey and the US Department of Agriculture, the Site featured active agricultural production from at least 1950 through 1977 with no structures on both TMK (2) 5-3-003:013 and (2) 5-3-003:014.

The land was first used for pineapple cultivation, and then for corn cultivation. According to Agricultural Land Use Maps obtained from the State Office of Planning, the Site was classified as F-1 for "Vegetables/Melons" from 1978 to 1980.

Molokai Ranch owned the land for several decades. The Site remained in agricultural use until 1998 when Molokai Ranch donated parcel TMK (2) 5-3-003:014 to the University of Hawai'i for a phased development of the MEC. The existing facility, built on the two-acre parcel TMK (2) 5-3-003:014, was constructed soon after Molokai Ranch donated the parcel, while the adjoining three-acre parcel TMK (2) 5-3-003:013 has remained as fallow agricultural land. The University of Hawai'i (UH) acquired TMK (2) 5-3-003:013 from Molokai Ranch in 2012.



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Moloka' i Education Center

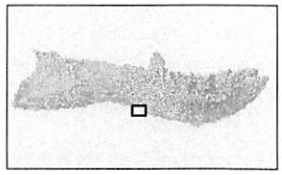


Figure 2:
Regional Location

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Molokai

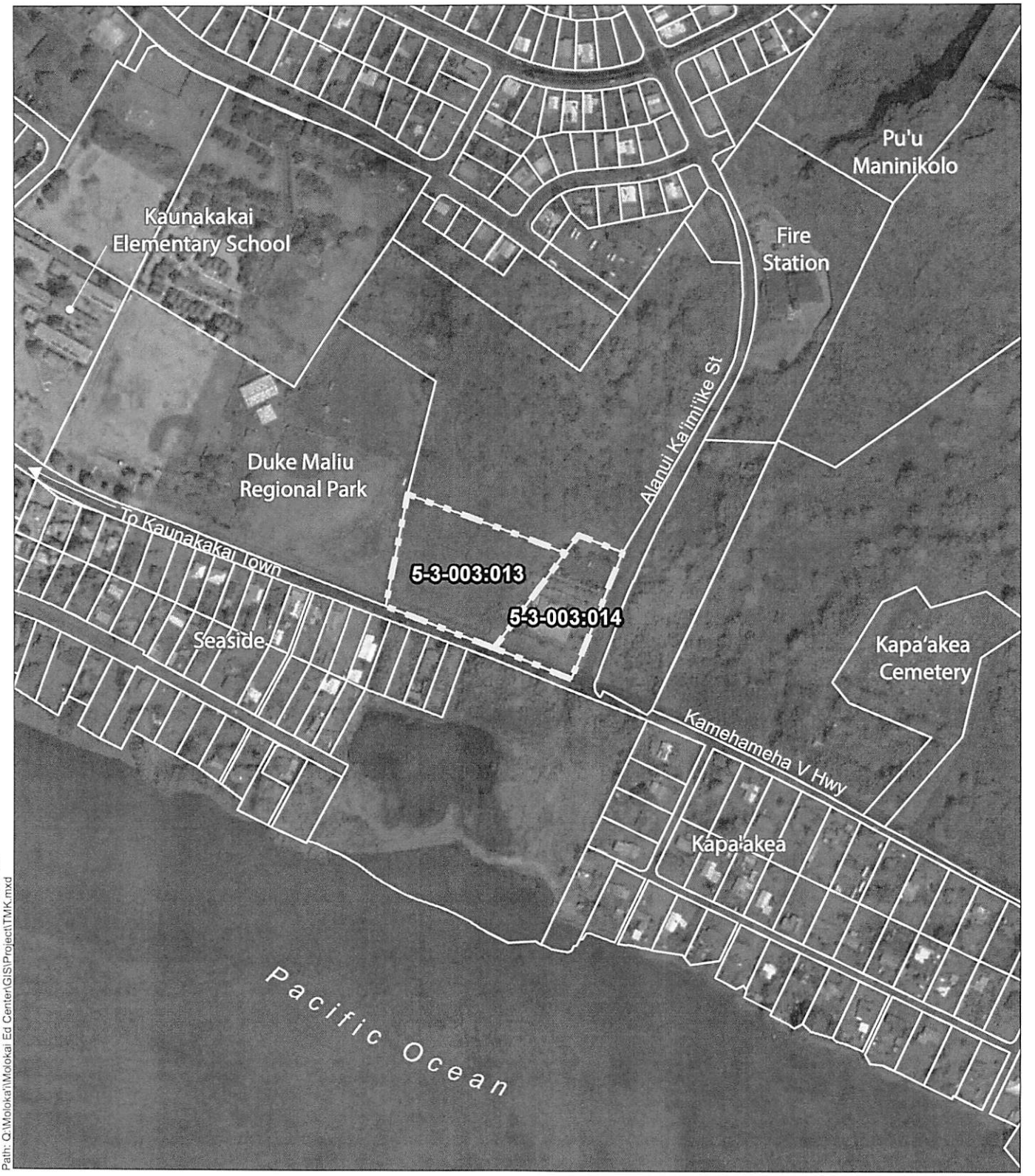
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Linear Scale (feet)

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Source: County of Maui (May 2013); ESRI (2016)
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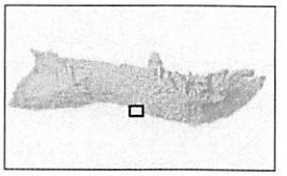


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Moloka'i Education Center



*A lot consolidation is being sought as part of the project.

Source: County of Maui (May 2013); ESRI (2016)
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Figure 3:
Tax Map Key

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.



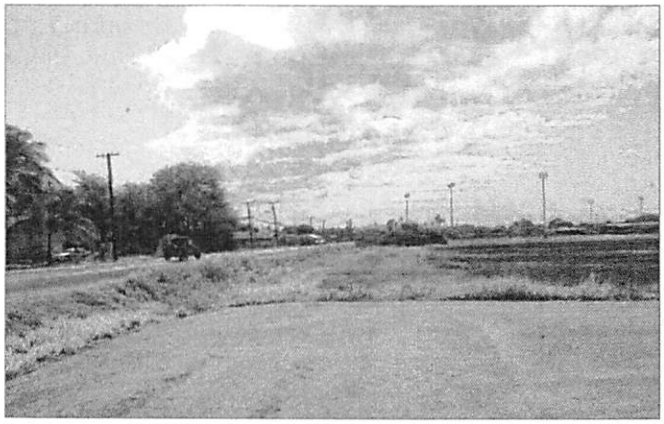
1. Existing Molokai Education Center building entrance



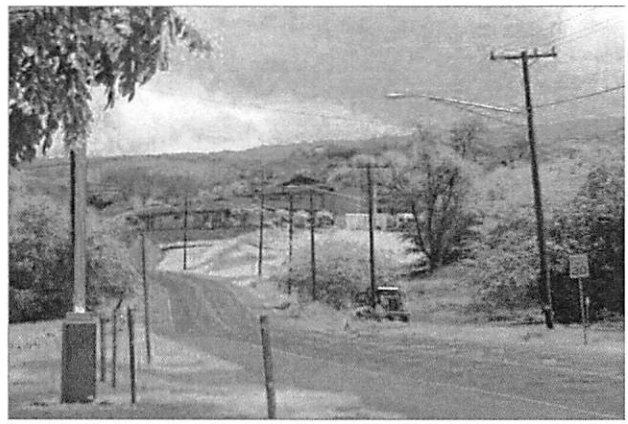
2. View of parking lot and the MEC building on the back



3. View from parking lot looking west toward parcel (2) 5-3-003:013



4. View looking west toward parcel (2) 5-3-003:013 and Kamehameha V Hwy



5. Alanui Ka'imi'ike St looking mauka

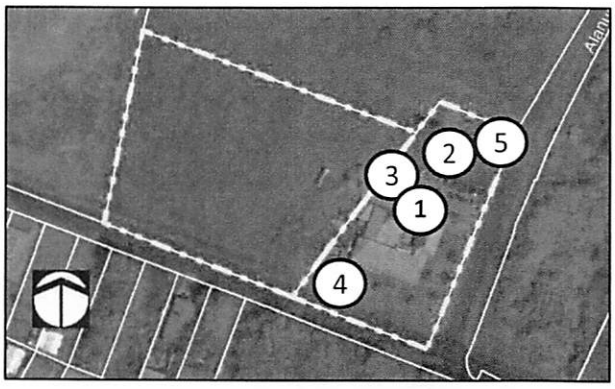
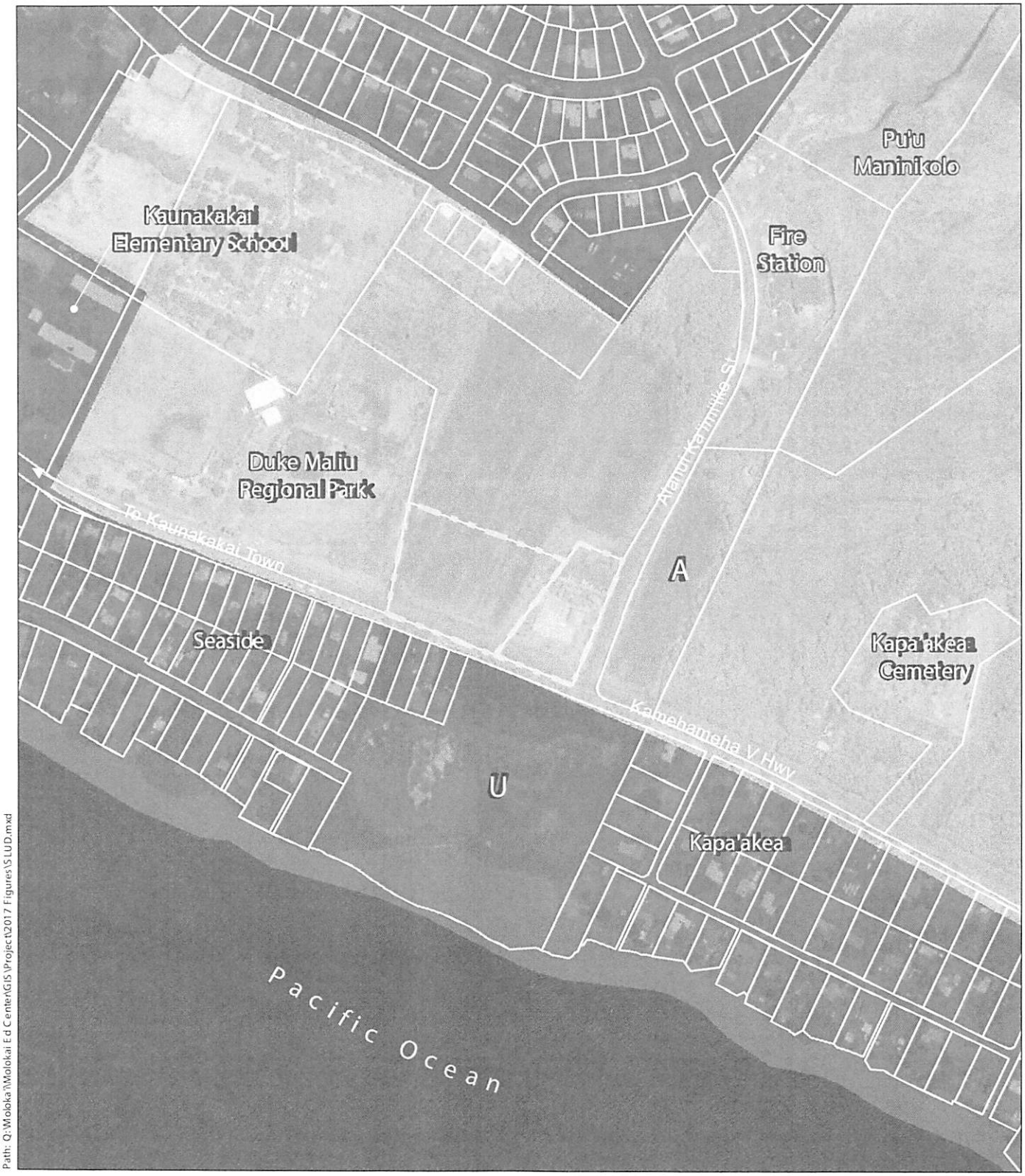


Figure 4:
Site Photos

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Molokai

PBR HAWAII & ASSOCIATES INC.

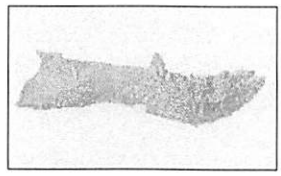


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- Moloka' i Education Center
- A - Agricultural
- U - Urban



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis

Figure 5:
State Land Use District

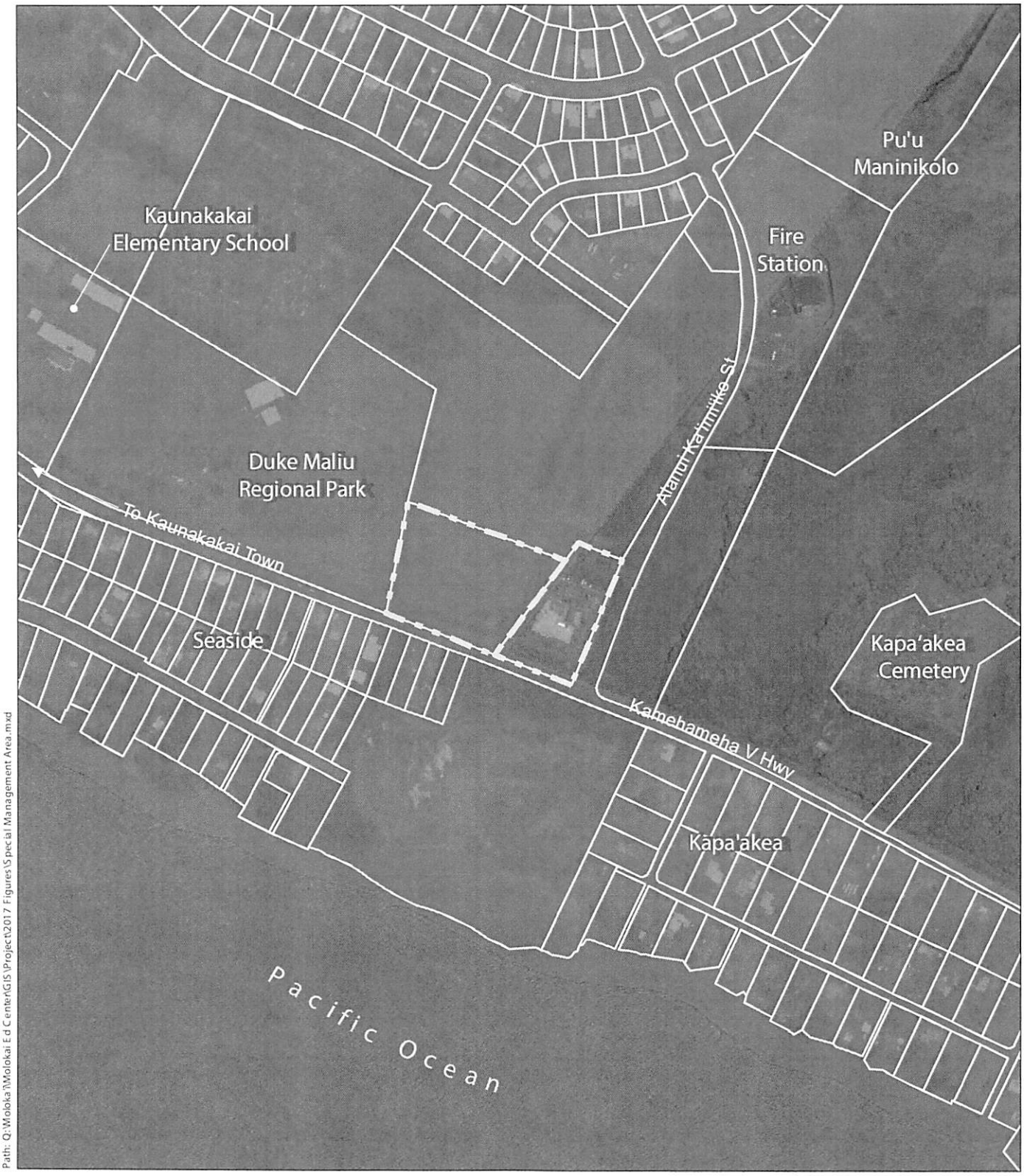
MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
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Moloka' i Education Center

Special Management Area

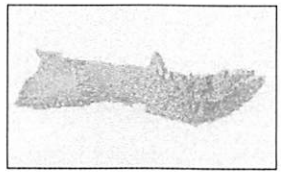


Figure 6:
Special Management Area

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

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DATE: 2/13/2019

LEGEND

Molokai Education Center

Central Kalawao County 2014 Parcels

Single Family
Multi-family
Hotel
Commercial
Light Industrial
Heavy Industrial
Airport
Agriculture
Rural
Project District
Open Space
Conservation
Public/Quasi-public
Park
Park/Golf Course

Figure 7:
Moloka'i Island Community Plan (2018)

MOLOKAI EDUCATION CENTER

UH Maui College — Island o Moloka'i

North

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

County of Maui, 2016

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2.1.5 Molokai Education Center Origins and History

The MEC serves as the focal point for higher educational teaching and learning for the University of Hawai'i System on the island of Moloka'i. Approximately 250 students call MEC their home campus, although not all students attend classes on campus daily as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely. The campus hosts the largest native Hawaiian student body—over 75 percent—of all branches of the UH system. MEC is comprised of two educational facilities: the MEC located in Kaunakakai, and the Molokai Farm located in Ho'olehua.

MEC is one of the four Education Centers affiliated with the University of Hawai'i system. Through MEC, students can pursue certificate and associate degrees in seven primary majors from UH Maui College, including Liberal Arts, Agriculture and Natural Resources, Business Careers, Early Childhood Education, Hawaiian Studies, Human Services, and Nurse Aide. Plans to include UH Maui College's three Bachelor of Science degrees are underway. A wide variety of Bachelor and Master's degrees are also available from other UH campuses, facilitated by University Center, Maui, which connects Moloka'i students to UH Mānoa, UH Hilo, and UH West O'ahu through interactive television, off-island travel, and the web.

Maui College first offered off-campus instruction to Moloka'i residents in 1970 as part of its Molokai Outreach Program. Hotel Operations and Liberal Arts classes were taught at the Kaunakakai Elementary School. The Molokai Farm, acquired in 1982, offered Agricultural Careers, the first onsite full-time college degree program accessible to residents. In 1986 the College rented a 2,000 sq. ft. facility in Kaunakakai, and enrollment doubled.

Flexible instructional delivery modes played an integral role in expanding Moloka'i offerings with self-paced, cable, and SkyBridge classes. Maui College's first cable course was broadcast to Moloka'i in 1986, followed shortly by the SkyBridge interactive classroom in 1988. Implementation of HITS in 1991 gave access to advanced degrees from other University of Hawai'i Institutions. Many Moloka'i-based lecturers were hired as onsite instructors for programs including Human Services, Business Technology, Business Careers, Agriculture, Nurse Aide, and Liberal Arts.

While MEC increased awareness and visibility of the Maui College on Moloka'i, the rented facility was expensive, temporary, marginally accessible, hazardous, and too small to accommodate the growing program. In addition, courses were being taught at five different locations on the island and lacked the support resources found commonly on most college campuses. The Academic Development Plans for MEC envisioned a more stable and comprehensive post-secondary educational program for the residents of Moloka'i through the development of a permanent facility.

Search for a permanent site began in 1988 and a 2-acre parcel—where the existing MEC is located—was selected in 1993. Molokai Ranch donated this site (TMK (2) 5-3-003:014) to the College in 1998 with the option of purchasing an additional 3 acres (TMK (2) 5-3-003:013) in the future. The vision of a permanent facility became a reality when the facility first opened its doors to the public in August 1999.

Ten years later in July of 2009, the State legislature appropriated $500,000 for the purchase of the additional 3 acres (TMK (2) 5-3-003:013) adjacent to the existing MEC facility. Development of the parcel will provide facilities to accommodate the curricula offerings and student population which are increasing.

In the original Moloka'i Community Plan drafted in 1994, MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Moloka'i Island Community Plan (2018). Because funds were not available at the time, development was split into phases, starting with the existing two acres of land. The second phase expands the campus from two acres to five. Future phases would expand the campus to the ultimate size of 15 acres.

2.1.6 Previous Planning Efforts

An EA was prepared for the MEC in 1998 to assess the development of the permanent facility in Kaunakakai. The conceptual long-range master plan included in the EA was shown as a phased development with Phase 1 covering the existing 2-acre facility and Phase 2 expanding the campus to 5 acres. The physical components of the plan include buildings, a site for a theater, landscaped grounds, parking, and support infrastructure. Since plans for the theater were highly conceptual at that time, the Maui Planning Department recommended that the site plan be changed to remove the footprint of the proposed theater and that a separate EA be completed at the time the theater is likely to be constructed and programmatic uses are better defined. As such, the theater was not covered under the 1998 EA.

The Main Building proposed in the 1998 EA has since been constructed. Plans for the future theater site have been omitted and instead an addition to the Main Building is proposed to include a Multi-Purpose Classroom. Based on the recommendation of the Maui Planning Department, a new EA is required for the buildout of the Multi-Purpose Classroom which deviates substantially from the original site plan proposed in the 1998 Final EA.

2.2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION

2.2.1 Proposed Action

The University of Hawai'i is proposing an expansion of the Molokai Education Center consisting of 1) an addition to the existing MEC building; and 2) a new storage building. The addition will be a Multi-new Purpose Classroom building connected to the existing MEC building by a covered

walkway. The new Purpose Classroom Building will accommodate up to 250 people at any one time for various classes, lectures, community events, and graduation ceremonies. The new storage building will replace an existing storage shed used to store grounds and building maintenance equipment and supplies.

Multi-Purpose Classroom

The new Multi-Purpose Classroom building, with a net area of approximately 3,300 square feet, will contain approximately three 800-square foot multi-purpose bays arranged adjacent to each other with openable walls allowing all three to be combined into a larger, flexible, meeting and learning space. The classrooms are designed to be flexible learning spaces that support various campus and community activities.

The new building will also include support spaces: three gender neutral restrooms, an electrical and telecom room, and a storage room. These support spaces are located away from areas which are quiet learning spaces, but along a major path so they are convenient and easy to reach from many areas.

In addition, the design includes a covered lanai and a covered walkway connected to the existing Education Center building. The lanai will serve as a student gathering and waiting area open to the prevailing northeasterly trade winds. A native Hawaiian garden will be planted in the space between the existing Education Center building and the new Multi-Purpose Classroom building.

The new Multi-Purpose Classroom building will be single story with an approximate height of 20 feet. The origination of the building takes advantage of the prevailing north-east trade winds to provide natural ventilation. Exterior glazing will maximize natural daylighting, thereby reducing energy use for lighting.

The mauka-facing orientation of the new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's LRDP. The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

The architects of the existing MEC building have explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented

technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The single slope roof of the new Multi-Purpose Classroom is designed for optimum solar exposure for a future PV system installation as part of UH Maui College's Energy Net Zero goal. The roof maximizes solar exposure area and the 2:12 slope is optimal for solar exposure. In the future, should integrated thin film PV[1] be used, it can be installed easily over the metal standing seam roof. Since Hawai'i has the highest dollar per kilowatt hour in the nation, energy efficiency was a high priority in the design of the new Multi-Purpose Classroom building.

The new Multi-Purpose Classroom building roof framing design will use glulam beams with stacked heavy timber cross-framing members. This design highlights the glulam beams while simplifying the framing plan. The simple, yet open wood framing will offer a rural warmth to the interior design appropriate to the vicinity and its use.

Vertical elements of the new Multi-Purpose Classroom building include standing seam metal panels on the south facing façade and heavy timber vertical framing on the north facing façade. The design also includes guardrails and staircases at the corridor and lanai facing Kamehameha V Highway. These design elements will add architectural interest and detail to the façade facing the highway. The railings will also serve as student hang-out areas and are designed to be leaned against for casual conversation and viewing makai.

Storage Building

As part of the MEC expansion a new storage building, oriented mauka, will be located near the southwest corner of the new Multi-Purpose Classroom building. This new storage building will replace an existing storage shed used to store grounds and building maintenance equipment and supplies. For functional reasons the MEC staff and maintenance team recommended having the storage building located away from areas which are quiet learning spaces, but conveniently accessible to many areas. The architectural aesthetic of the storage building will complement the existing MEC building and the new Multi-Purpose Classroom building.

[1] Integrated thin film PV is flexible solar cell material that ranges in thickness from a few nanometers (nm) to tens of micrometers (μm).

Figure 1 shows the Site plan. Appendix A contains architectural plans (including the floor plan, section drawings, and elevation drawings) and landscape plans.

Access and Parking

Access to and egress from the Site will be off Alanui Ka'imi'ike Street from the existing MEC paved driveway. The existing parking lot has 36 stalls and the existing overflow grass area lot can accommodate up to 24 vehicles. The MEC Expansion project will require 22 stalls and will use the existing grass overflow parking area. The grass parking area is in keeping with environmental sensitivities toward reducing impervious surfaces to reduce stormwater runoff, heat island effect, and maintaining a rural feel to the development. A new wax ficus hedge will be added to the grass parking area to prevent access from Alanui Ka'imi'ike Street. The new hedge will mitigate potential muddy conditions from occurring off property. Connectivity between the two parking areas will be internal to MEC's boundaries. Furthermore, an unpaved lot is more consistent with the rural character of the community. Access and egress to the grass parking will be through the existing parking.

The connectivity between the MEC buildings follows the LRDP, which envisions creating a campus community where buildings face each other or the central focal point to increase interaction, for community building and safety. The project did not include local connectivity features to nearby parcels, because the MEC is in a rural area of the community and there are no pedestrian facilities in any of the abutting properties: vacant land, a wetland and the Duke Maliu Regional park. While there are currently no paved walkways or sidewalks between the park and MEC site, there are also no barriers impeding pedestrian access between the park and the site.

Landscape Design and Irrigation

Rows of kukui trees, lawns, and shade trees are the principal landscape elements of the existing campus which contribute to the aesthetic quality of the campus and create the unique identity.

The landscape design for the new Multi-Purpose Classroom building will integrate the addition with the existing campus landscaping and create more opportunities for gathering. The intent of the new landscaping is to complement the building design, screen specific areas, provide visual relief, and enhance cultural and education aspects of the MEC spaces.

With cultural activities and education planned for the MEC spaces, plants were deliberately selected to support the educational and cultural functions of the campus and include appropriate Native Hawaiian and canoe plants commonly found in the area. Plant selection also reflects the unique environment and microclimatic conditions of the Site, while at the same time reducing the water requirements. The landscaping will also include xeriscape groundcover and shrubbery to conserve water use.

For the new grass parking area, Native Hawaiian coastal trees such as milo, kou, and kamani, were considered for landscaping, however they were determined not suitable due to the hard and round seeds which create hazardous conditions in that area. The University of Hawai'i now discourages the use of these trees within parking areas or near pedestrian pathways. The Rainbow Shower tree was selected to match the existing trees in the parking area and provide good canopy coverage. Matching the existing trees ties the Expansion seamlessly to the existing site design. Kou, kukui, and 'ulu trees are proposed away from the parking area.

A Native Hawaiian garden will be planted between the existing MEC building and the new Multi-Purpose Classroom building. The Native Hawaiian garden will include plants such as dryland taro, kupukupu fern, 'uki'uki, and Rhapis Palm. The palapalai plant is also is proposed within the Native Hawaiian garden because of its cultural significance. Palapalai is sacred to the hula goddess Laka, is important in hula, and is used to adorn hula altars. Hula dancers sometimes wear palapalai plant on their head, wrists, and ankles. Micro-climatic conditions in the Native Hawaiian garden will allow the palapalai plant to adapt. The buildings will provide shade from the sun and protection from the wind. The ground will be covered with inert mulch which retain moisture and be kept cool from a drip irrigation system. Also, combination with other native plant species can create favorable environments for palapalai. Of note is that palapalai is grown in a Native plant garden at Leeward Community College on Oahu, which is in a dry and hot area and provides an example of the adaptability of the plant and evidence that it can thrive at the MEC.

Proposed Plant Palette

Trees

- 'Ulu — *Artocarpus altilis*
- Kukui — *Aleurites mollucana*
- Rainbow Shower Trees — *Cassia x nealiae*
- True Kou — *Cordia subcordata*

Shrubs

- Ko — *Saccharum officinarum*
- Ti — *Cordyline fruticose*
- Naupaka — *Scaevola taccada*

Groundcovers

- 'Uki'Uki — *Dianella sandwicense*
- Palapalai — *Microlepia strigosa var. strigosa*
- Pili Grass — *Heteropogon contortus*
- Kupukupu — *Nephrolepis cordifolia*

The existing irrigation system will be modified and expanded to include the new landscaped area. The entire system be automated and use water-efficient fixtures. Various landscaped areas will be

irrigated separately based upon the irrigation demands of each type of plant material as much as feasible.

Lighting

All lighting will be directed away from residential properties. Exterior building and parking lot lights will be carefully selected and located to address aesthetics, security, and safety. Over illumination will be avoided and energy-efficient LED lights are proposed for exterior and interior areas.

All exterior lighting will be in compliance with Chapter 20.35 MCC, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. Exterior lighting will be also designed to meet the light requirements in HRS § 205A-30.5(b) and 205A-7l(b), so that no direct light will escape the property line, thus light will not reach the shoreline/ocean water. All exterior luminaires will be less than 3,000 lumens and be controlled so they are not energized after 11:00pm to mitigate the influence of artificial light on migratory birds.

Site Development Requirements

The MEC Expansion will require the consolidation of the two lots that comprise the Site. As such, a lot subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with this EA.

Both parcels are currently located within the State Land Use Agricultural District, with the existing MEC building operating under a Special Use Permit (SUP2 980010). As such, a State Land Use District Boundary Amendment (less than 15 acres) to the State Urban District will be sought for the Site. A Change in Zoning from Interim to Public/Quasi-Public (P-2) will also be sought.

While parcel (2) 5-3-003:014 (lot with existing MEC building) is located outside of the SMA, parcel (2) 5-3-003:013 is located within the SMA. Therefore, an SMA permit will be required for the MEC Expansion.

2.2.2 Purpose and Need

As MEC continues to mature into a regional facility for higher learning, its campus must evolve to meet the growing needs of its student body, faculty and administration. The new Multi-Purpose

Classroom building will provide necessary additional instructional and assembly space for the campus and the Moloka'i community.

Currently, approximately 250 students call MEC their home campus, although not all students attend classes on campus daily as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely.

With its current facility MEC offers most on-campus classes from 9 am to 9 pm, Monday through Thursday with an estimated on-campus capacity as follows:

- 15 classes per day;
- 100 students (approximately) total in the 15 classes
- 10 staff, 5 student workers, and 5 lectures
- 15 other people (approximately) coming for appointments, meetings, to use the library, etc.
- 150 people total campus population Monday-Thursday disbursed throughout a 12-hour period

With the new Multi-Purpose Classroom building MEC would have the capability to accommodate an estimated on-campus capacity as follows:

- 18 classes per day;
- 160 students (approximately) total in the 18 classes
- 10 staff, 7 student workers, and 8 lectures
- 25 other people (approximately) coming for appointments, meetings, to use the library, etc.
- 220 people total campus population Monday-Thursday disbursed throughout a 12-hour period

Because the Multi-Purpose Classroom will provide flexible space with openable walls allowing three individual classroom areas to be combined into one large room, the building can be used for larger classes, classes needing more space and flexibility, and larger periodic events MEC hosts. With larger periodic events the on-campus population could accommodate approximately 350 people.

The Multi-Purpose Classroom building is needed to:

- Meet the needs of increasing student population, faculty, and administration;
- Increase student enrollment (up to 350), including students participating in distance learning programs;
- Offer additional programs and degrees;
- Expand non-credit programs;
- Increase flexibility with class and lab schedules;
- Provide learning spaces designed to fit current instructional needs, such as more space:

  - With computers, as programs transition to web-based textbooks and lab instruction; especially in core areas such as English and math;
  - For distance learning "Zoom" classes as programs move away from HITS technology;
- Provide space for events with more than 50 participants, such as graduation exhibitions, Pā'ina Panikau, First Year Welcome.

Current programs at UHMC Molokai include: Liberal Arts, Hawaiian Studies, Human Services, Early Childhood Education, Agriculture and Nurse Aide Training. However, classroom limitations prevent expansion to offer additional degrees and certificates, and MEC is already serving 35 additional students enrolled in non-credited programs. Additionally, facility rentals may generate revenue to supplement the operating budget and provide for essential student support initiatives, student worker positions, professional development, equipment needs, and operating supplies. The expansion could provide even more opportunities to offer facilities rentals and meet the financial needs of UHMC Molokai.

Located adjacent to the existing MEC building, the new Multi-Purpose Classroom will further cement the campus within the University of Hawai'i system as well as continue the campus mission of providing quality distance learning education options.

2.2.3 Statement of Objectives

The objectives of the MEC Expansion are to:

- Provide MEC the ability to better serve existing students and increase enrollment;
- Provide a Multi-Purpose Classroom for additional course offerings;
- Allow for continued growth of a campus that is orderly and cost-effective;
- Provide a space for student and community gatherings that will enhance cultural education and involvement on Moloka'i; and
- Further the campus mission of providing quality education at home.

2.2.4 Sustainable Planning and Design

Per the University of Hawai'i Sustainability Policy, best practices involving energy efficiency and conservation will be employed. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed. Sustainability goals for the MEC Expansion include:

Reduce energy use, cost, and greenhouse gas emissions:

- Design building massing and orientation for effective passive systems such as daylighting and natural ventilation;
- Design energy-efficient and comfortable lighting and HVAC systems;

- Use intuitive and robust control systems; and
- Collaborate with facility maintenance staff.

Create a healthy place to learn and work:

- Incorporate daylighting;
- Encourage natural ventilation and filtered fresh air;
- Increase thermal and visual comfort;
- Achieve high indoor air quality; and
- Use the building and landscaping as an education tool.

Conserve water and manage stormwater:

- Select water conserving fixtures and landscaping;
- Design irrigation systems with water-efficient fixtures;
- Use landscape to create habitat and manage stormwater;
- Use native or site-appropriate vegetation; and
- Minimize impervious surfaces to create functional and appealing site drainage.

2.2.5 Development Timeline and Preliminary Costs

The construction of the MEC Expansion will commence once all entitlements and permits are acquired and is expected to be completed in 12 months. The MEC Expansion is estimated to cost approximately $3.7 million.

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

3.1 CLIMATE

Existing Conditions

Kaunakakai is characterized by its hot and dry climate with mean annual rainfall of approximately 13 inches near the coast (Giambelluca, et al., 2011). The months of November through March are typically the wetter periods of the year, and April through October being the drier period. Trade winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area. Daily variations include diurnal effects of winds from the southwest quadrant during the night and morning hours, shifting to the northeast during the day. The average annual temperature in Kaunakakai is 75°F.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to have a significant impact on the region's climate, and no mitigation measures are warranted or planned. Modification of the Site's specific microclimate may occur from the planting of trees and other landscape elements.

The most dominant climatic feature of the Site is its exposure to the trade winds. Building orientation is such that the adjacent land downwind may be partially buffered from trade wind exposure, thereby reducing the potential of airborne particles impacting neighboring land uses.

3.2 GEOLOGY AND TOPOGRAPHY

Existing Conditions

Moloka'i, the fifth largest of the Hawaiian Islands, is approximately 38 miles long (oriented in east-west direction), 10 miles wide, and 259 square miles in area. The island is formed by two domes interconnected by a central plateau. The larger eastern dome Wailau, also known as the East Moloka'i shield volcano, rises to an elevation of 4,970 feet; the western dome rises to 1,346 feet.

The Site is situated within the town of Kaunakakai at the leeward base of the eastern dome along the southern coast. The topography of the Site is nearly level with elevations ranging from 4 to 11 feet above mean sea level (msl). The existing ground generally slopes in a northeasterly to southwesterly direction in the vicinity. Average slope is approximately 1%.

An existing swale along the southerly edge of the Site abutting Kamehameha V Highway discharges into an inlet of a box culvert across the highway.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to significantly impact the topographic nature of the Site relative to the surrounding lands; therefore, no mitigation measures are planned. Any grading necessary will be kept to a minimum to maintain the existing natural state as much as possible and to keep adjacent lands undisturbed. All ground-altering activity will be conducted in accordance with Chapter 20.08, MCC.

3.3 SOILS AND AGRICULTURAL IMPACT

Existing Conditions

Hirata and Associates Inc. conducted a Preliminary Geotechnical Investigation for the MEC Expansion (2017). Key findings from these reports are summarized below. The surface soil at the proposed MEC Expansion site consists of brown to reddish brown silty clay. The upper portion of the silty clay in a medium stiff condition, but at depths of about 4 feet, the soil generally transitions to a softer and moderately compressible condition. Underlying the silty clay is gray silty sand with gravel. The silty sand is in a loose to medium dense and moderately compressible condition, extending down to the maximum depths drilled. Borings drilled at the proposed parking lot also encountered brown to reddish brown silty clay from ground surface down to the maximum depths drilled in the borings. However, a layer of grayish brown silty gravel, about 1.5 to 2 feet in thickness, was encountered within the silty clay at depths of about 1 to 1.5 feet below surface. The silty gravel is in a medium dense to dense condition.

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

U.S. Department of Agriculture Soil Survey

According to the *Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, prepared by the U.S. Department of Agriculture (1972), the soil within the Site is classified as Mala Silty Clay and Kealia Silt Loam (Figure 8). Mala Silty Clay is the predominant soil covering the majority of the Site mauka of Kamehameha V Highway. Kealia Silt Loam occurs along the southern border of the Site. The soils classified as Mala Silty Clay (MmA) consist of well-drained soils on bottoms of drainageways and on alluvial fans on the coastal plains. The mean annual soil temperature is 75° F. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. The available water capacity is about 1.4 inches per foot of soil. In low areas this soil is subject to flooding for short periods during heavy rains. The soil is easily compacted, and

subsoiling may be necessary. Kealia Silt Loam (KMW) is poorly drained and has high salt content. Ponding occurs in low areas after a heavy rain. When the soil dries, salt crystals accumulate on the surface. The hazard of water erosion is no more than slight, but the hazard of wind erosion is severe when the soil is dry, and the surface layer becomes loose and fluffy.

Land Study Bureau Detailed Land Classification

The University of Hawai'i LSB document, Detailed Land Classification, Island of Hawai'i, classifies non-urban land by a five-class productivity rating system, which indicates the degree of overall suitability of the land for agricultural use, using the letters A, B, C, D, and E, where "A" represents the highest class of productivity and "E" represents the lowest class of productivity. The soils at the Site are classified as "A" or well-suited for agriculture (Figure 9).

Agricultural Lands of Importance to the State of Hawai'i

The State of Hawai'i Department of Agriculture's ALISH system rates agricultural land as "Prime," "Unique," or "Other." The Site is classified as Prime agricultural land (Figure 10).

Potential Impacts and Mitigation Measures

The Site includes soils with characteristics that are well suited for supporting agricultural crops and which have historically been used for agricultural production. The proposed use will effectively remove these lands for future agricultural use; however, the potential use of the approximately five-acre Site represents a relatively small portion (less than 0.07 percent) of the total "Prime" agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in, among other things, agricultural science, an important component to agricultural production that may otherwise not be available to the residents of Moloka'i. Therefore, the potential loss of a relatively small portion of agricultural lands should be weighed against the potential benefits to the public that would result from the new educational opportunities provided throughout the construction of the MEC.

Construction of the MEC Expansion will cause some land disturbance, including removal of some of the existing vegetation (clearing and grubbing) and grading. Impacts to the soils include the potential for soil erosion and the generation of dust during construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosional forces. Some wind erosion of soils could occur without a proper watering and re-grassing program. Heavy rainfall could also cause erosion of soils within disturbed areas of land.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize

potential impacts, necessary grading will be segmented, and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC. Measures to control erosion during the Site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

The Department of Land and Natural Resources Division of Forestry and Wildlife in their comment letter on the Draft EA dated May 10, 2019 recommended establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. MEC and its consultants are aware of the importance of protecting Moloka'i's natural environment and ecosystem. It is intended that materials and labor be sourced from on-island resources as much as possible. Soil used for grading will come from the site. If materials, equipment, or manpower needs to be brought in, proper protocol will be included in contracts. From a landscape standpoint, on-site soils striped from the ground during clearing and grubbing activities will be used as much as possible by amending the existing soils rather than bringing in topsoil from elsewhere. A provision for using imported soils is intended only if there is not enough on-site soil available to meet required finished grade or when existing soils are determined not suitable (which is unlikely per the Preliminary Geotechnical Investigation).

3.4 IDENTIFICATION OF CHEMICALS AND FERTILIZERS

Existing Conditions

Agricultural cultivation on the Site ceased in the late 1990s when Molokai Ranch donated parcel TMK (2) 5-3-003:014 to University of Hawai'i for a phased development of the MEC and the adjoining three-acre parcel TMK (2) 5-3-003:013 was left as fallow agricultural land.

Historic aerial photos from the US Geological Survey and the US Department of Agriculture show that the Site was in active agricultural production from at least 1950 through 1977. These photos

indicate the Site was used for agricultural fields and do not show any structures or other uses, such as agricultural base-yards, agricultural equipment storage, or chemical mixing stations.

The agricultural fields of the Site were first used for pineapple cultivation and then for corn cultivation. According to Agricultural Land Use Maps obtained from the State Office of Planning, the Site was classified as F-1 for "Vegetables/Melons" from 1978 to 1980.

As part of historical agricultural cultivation on the Site it is likely that fertilizers, pesticides, herbicides, and plant growth regulators were used as part of cultivation and it is assumed that these were applied in compliance with all product labeling and applicable government regulations. No agricultural fertilizers, pesticides, herbicides, and plant growth regulators are believed to have been applied to the Site in over 20 years, as the Site has not been in cultivation.

Potential Impacts and Mitigation Measures

Use of the Site over the last 20 years for the MEC has likely eliminated or greatly reduced the use of chemicals and fertilizers on the Site, although some common nitrogen/phosphorus/potash mixed fertilizers are likely to be used for landscape grounds maintenance along with herbicides and some limited pesticides as a preventative measure as needed.

Kukui trees, lawns, and shade trees are the principal landscape elements of the existing campus and the landscape design for the Multi-Purpose Classroom will reflect the unique environment and microclimatic conditions of the Site by using appropriate native Hawaiian and canoe plants that are commonly found in the area. Xeriscape groundcover and shrubbery will also be planted to conserve water. The use of native and canoe plants adapted for the microclimatic conditions and xeriscape groundcover is not expected to require extensive use of fertilizers, herbicides, and pesticides. In addition, using these plants will ensure the landscaping is not over irrigated, thus limiting the potential for leaching and runoff of any fertilizers, herbicides, and pesticides that may be used.

3.5 HYDROLOGY AND DRAINAGE

Existing Conditions

A watershed area captures rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually the ocean. The Site is located within the Kaunakakai Gulch watershed, which measures 19.7 square miles, from mountain to the sea (Parham, et al., 2008). The Kaunakakai Gulch watershed reaches a maximum elevation of 4,150 feet above mean sea level where average annual rainfall is approximately 102 inches.

Surface water in the Kaunakakai Gulch watershed area collects into a number of major drainage features (gulches) including Kamiloloa Gulch, Kaunakakai Stream, and Kapa'akea Stream. There

are no streams classified as perennial within the vicinity of the Site. There are no wetlands on the Site. However, the U.S. Fish and Wildlife Service has identified the area directly south of Kamehameha V Highway across the street from the Site as a Freshwater Emergent Wetland (Figure 11), the Koheo Wetland.

The existing onsite and offsite stormwater runoff sheet flows through the Site in the direction of an existing box culvert located on the southern boundary of the Site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where it eventually flows into the ocean.

Near shore marine waters downstream of the Site are classified as Class "AA" waters by the State Department of Health (DOH) (State of Hawai'i Department of Health, 2013). According to DOH water quality standards, "it is the objective of Class AA waters that these waters remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions" (HAR §11-54-03(c)(1)).

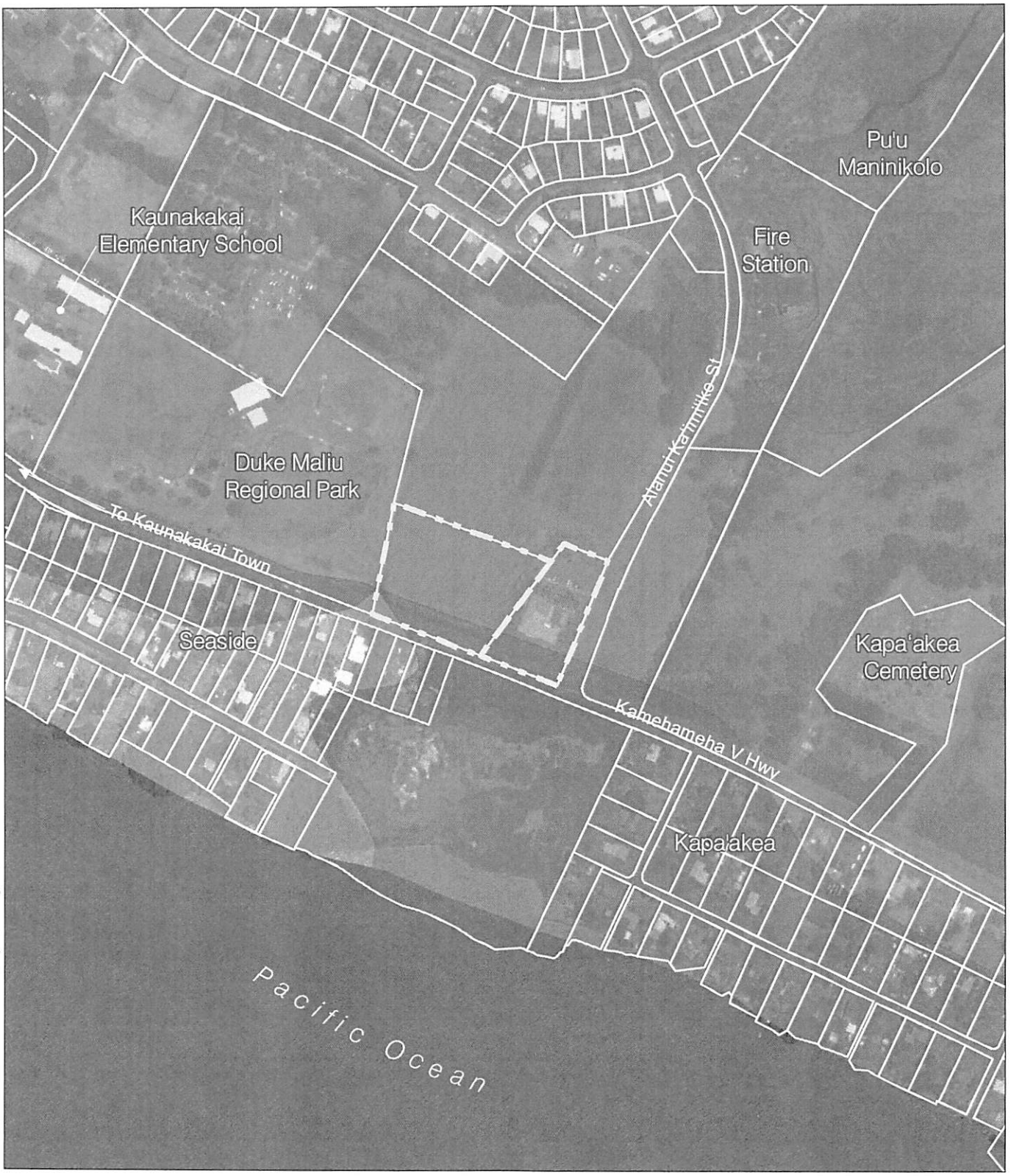
Potential Impacts and Mitigation Measures

The MEC Expansion is not anticipated to have a significant adverse impact on surface water resources or marine water quality. While there will be an increase in the amount of impermeable surface area, any runoff generated onsite will either be diverted to the existing box culvert or collected in a new onsite subsurface detention system.

The existing pre-development surface runoff volume will be allowed to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the MEC Expansion will be conveyed to an adequate drainage outlet, the MEC Expansion will not adversely affect the adjoining properties.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize potential impacts, necessary grading will be segmented, and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC. Measures to control erosion during the Site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;

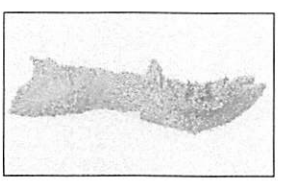


PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\2017 Figures\Soils.mxd

DATE: 1/30/2017

Legend

- Moloka' i Education Center
- Jaucas sand, 0 to 15 percent slopes
- Kealia silt loam
- Mala silty clay, 0 to 3 percent slopes
- Very stony land, eroded



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 8:
Soil Survey

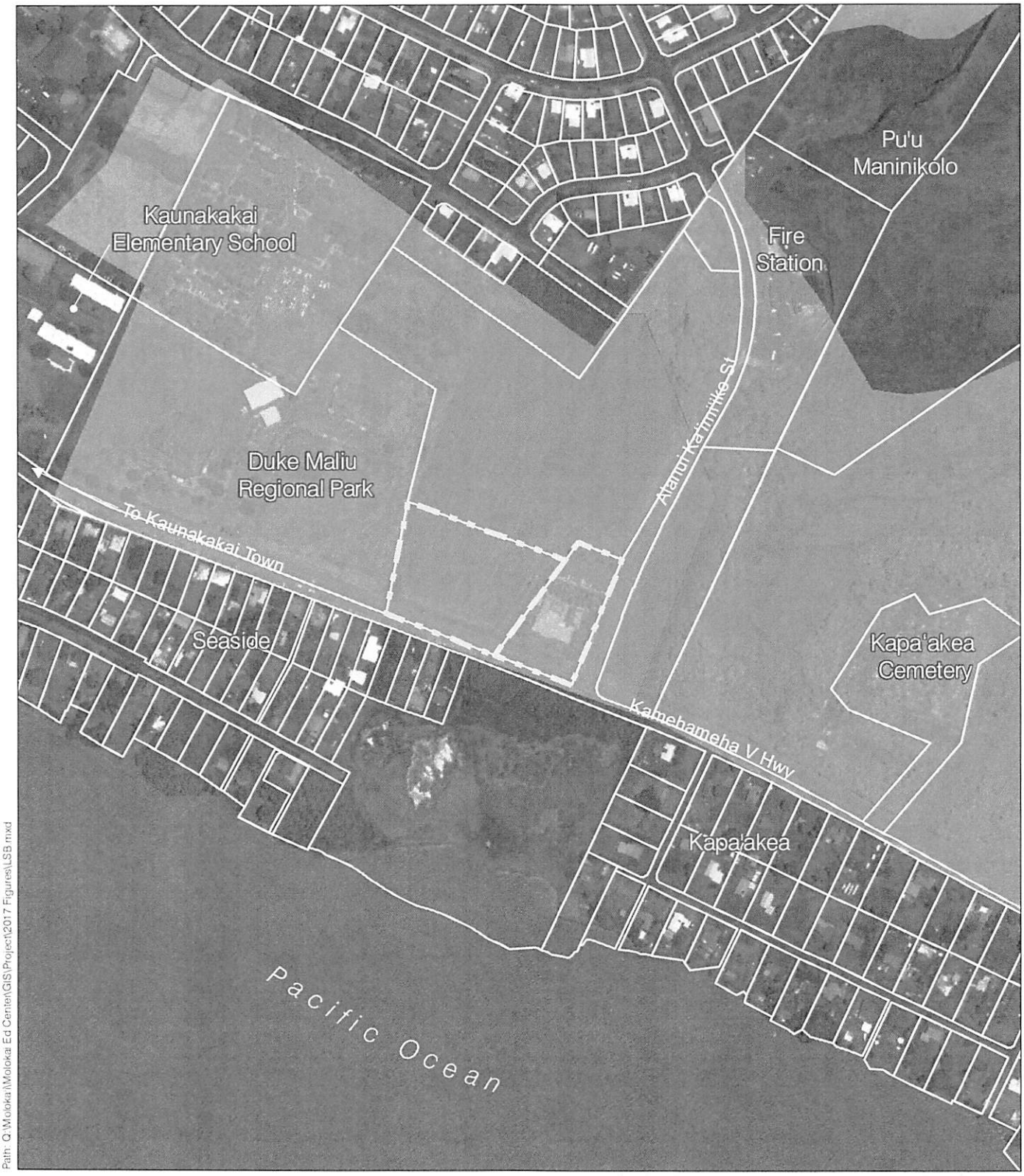
MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

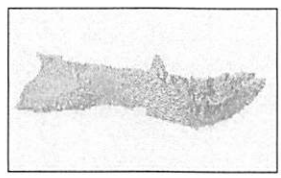


PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- A
- B
- C
- D
- E



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 9:
Land Study Bureau

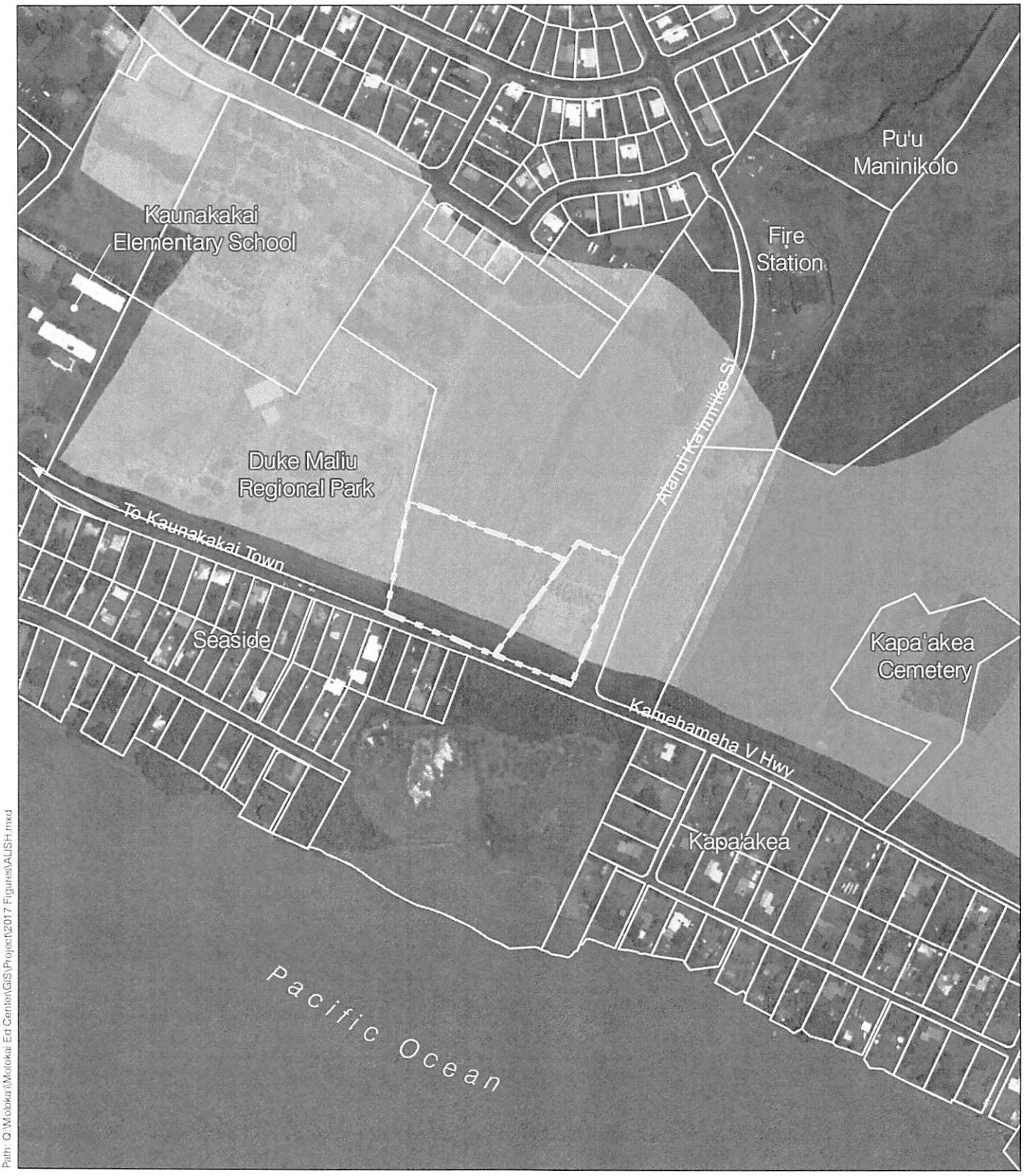
MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Moloka'i

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

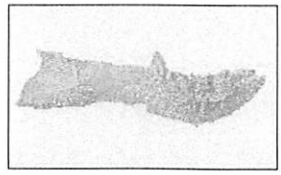


PDF: Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
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DATE: 1/30/2017

Legend

- Moloka' i Education Center
- Prime ALISH
- Other ALISH
- Unclassified



Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 10:
Agricultural Lands of Importance to the State of Hawaii (ALISH)

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES, INC.



PDF: Q:\Moloka'i\Molokai Ed Center\PDF\EA\Wetlands.pdf
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DATE: 11/6/2019

Legend

- Molokai Education Center
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

Figure 11: Wetlands

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Linear Scale (feet)
0 100 200

Island of Moloka'i

PBR HAWAII & ASSOCIATES, INC.

Source: U.S. Fish & Wildlife Service, 2018. County of Maui, 2018. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

In addition, to protect groundwater resources and the aquifer, Best Management Practices (BMPs) will be considered to:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off; and
- Keep run-off on site.

The discharge of pollutants from point sources is generally regulated through the National Pollutant Discharge Elimination System (NPDES). An NPDES permit will be obtained specifying measures to prevent stormwater discharges from affecting coastal water quality. Before issuance of a grading permit by the County of Maui, the final erosion control plan and BMPs required for the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

3.6 NATURAL HAZARDS

Hawai'i is susceptible to potential natural hazards, such as flooding, tsunami inundation, hurricanes, and wildfires. This section provides an analysis of the Site's vulnerability to such hazards. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense measures as determined by the State and County of Maui civil defense agencies.

The State of Hawai'i Department of Defense, Office of Civil Defense operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes.

The State of Hawai'i Department of Defense (DOD), Hawai'i Emergency Management Agency operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes. The siren closest to the Property, the Kaunakakai, Moloka'i siren (MA502) is approximately 1,600 feet away. This siren is audible from an approximately 2,200-foot (or 0.41 mile) radius and, therefore is audible from the Site.

3.6.1 Flood

Existing Conditions

The Federal Emergency Management Agency (FEMA) publishes flood information in the form of Flood Insurance Rate Maps (FIRM) used by government and insurance agencies to determine the relative potential for damage during flood events. The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44 CFR regulations as stipulated in Section 60.12. FIRM are based on historical data and do not reflect future projections of other hazards; however, the map for the area was updated in 2017 and therefore should be accurate in its characterization of current flood risk.

The majority of the Site is located in Zone AE which is considered a flood fringe area (Figure 12). The existing paved parking lot and overflow grassed parking is located in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation and the new storage building will be built at existing grade, since it will not be habitable. Applicable Flood Zones are defined as follows:

- Zone "AE" is a special flood hazard area subject to inundation by the 100-year flood with whole-foot base flood elevations (BFE) shown at selected intervals within this zone. The base flood elevations within the Site is elevation 8 feet.
- Zone "X" is a non-special flood hazard area determined to be outside of the 0.2% annual chance floodplain and in a low-to-moderate risk flood zone.
- Zone "XS" is a non-special flood hazard area determined to be within areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Potential Hazards and Mitigation Measures

The MEC Expansion is not anticipated to increase the Site's exposure to flooding. Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance. In compliance with CFR 44 and the

Chapter 19.62, MCC, the finished floor of the MEC multi-purpose classroom building will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. The new storage building will be built at existing grade. For development within Zone AE, a Special Flood Hazard Area Development Permit must be obtained which requires that certain flood-mitigation features be incorporated into the design of the multi-purpose classroom building.

For any development to occur within the floodway, including Zone AE, the cumulative effect of the proposed development, when combined with all other existing and anticipated development (including fill), cannot increase the water surface elevation of the base flood at any point (Chapter 19.62.060, MCC). In addition, the proposed development must be certified by a professional civil engineer licensed in the State of Hawai'i, with supporting data, that the proposed development will not cause any increase in base flood elevations during the occurrence of the base flood discharge. Constructing the multi-purpose classroom building in compliance with current flood regulations will address potential flooding issues for the expected life of the building under current standards and regulations.

3.6.2 Sea Level Rise

Existing Conditions

Sea level rise (SLR) is one of many growing concerns associated with global climate change and can be especially taxing on the limited resources of island ecosystems. Coastal areas are vulnerable to SLR, which poses a threat to the long-term safety and operation of buildings and infrastructure for communities located in coastal regions. In addition, changing climate patterns, extreme weather events, and SLR can affect the climate patterns, magnitude of wind, flood, and rain impacts, and storm surges in coastal regions (EPA, 2016). The *Moloka'i Island Community Plan* acknowledges that potential future impacts from SLR to existing coastal development are important factors to consider for Moloka'i.

The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission , 2017), provides a picture of the potential future exposure of each island as a result of SLR by the year 2100. The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." While the Report used the best available data and methods in Hawai'i, not all hazards were modeled for each island due to limited historical information and geospatial data. For the island of Moloka'i the SLR-XA was only based on modeling passive flooding, meaning that other hazards that can affect chronic flooding, such as high wave flooding and coastal erosion, were not modeled. As of October 2019, due to limited data, no local SLR studies or models include challenges of other stresses, such as wind, wave action, tide or others, for the island of Moloka'i.

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

With Site elevations ranging from 4 to 11 feet above mean sea level, the Site elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the Multi-Purpose Classroom is proposed, is unlikely.

Potential Hazards and Mitigation Measures

SLR of 3.2 feet is not anticipated to have a significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to sea level rise based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site is located in FIRM Zone AE which is considered a flood fringe area (Figure 12) and the BFE within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building is anticipated to be built at existing grade. However, since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south part of the Site) is currently undeveloped/vacant land, and no changes are to the west-south end of the Site are proposed as part of the current expansion covered under this EA.

Given the Site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom at elevation +9 feet, impacts to the building due to sea level rise of 3.2 feet is not anticipated (see Figure 13).

For future projects, longer-term flooding concerns and infrastructure risk may emerge on other portions of the Site and at a neighborhood scale. The challenges that SLR will generate should be addressed at a project-by-project basis and at a regional level.

3.6.3 Tsunami

Existing Conditions

Since the early 1800's, approximately 50 tsunamis have inundated the State of Hawai'i's shores. Seven historical events have caused major damage. According to the FEMA FIRM, the Site is located within an area which would be impacted by coastal flooding (from a tsunami). The most recent tsunami to impact Maui County, occurred on March 11, 2011 following an 8.9-magnitude earthquake in Japan. Damage was done to low-laying properties.

The Site is located approximately 675 feet from the shoreline in Kaunakakai. The tsunami evacuation zone extends from the shoreline mauka of Kamehameha V Highway to Ala Malama Avenue, which includes the Site.

Potential Hazards and Mitigation Measures

The MEC Expansion will not exacerbate any tsunami hazard conditions. The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

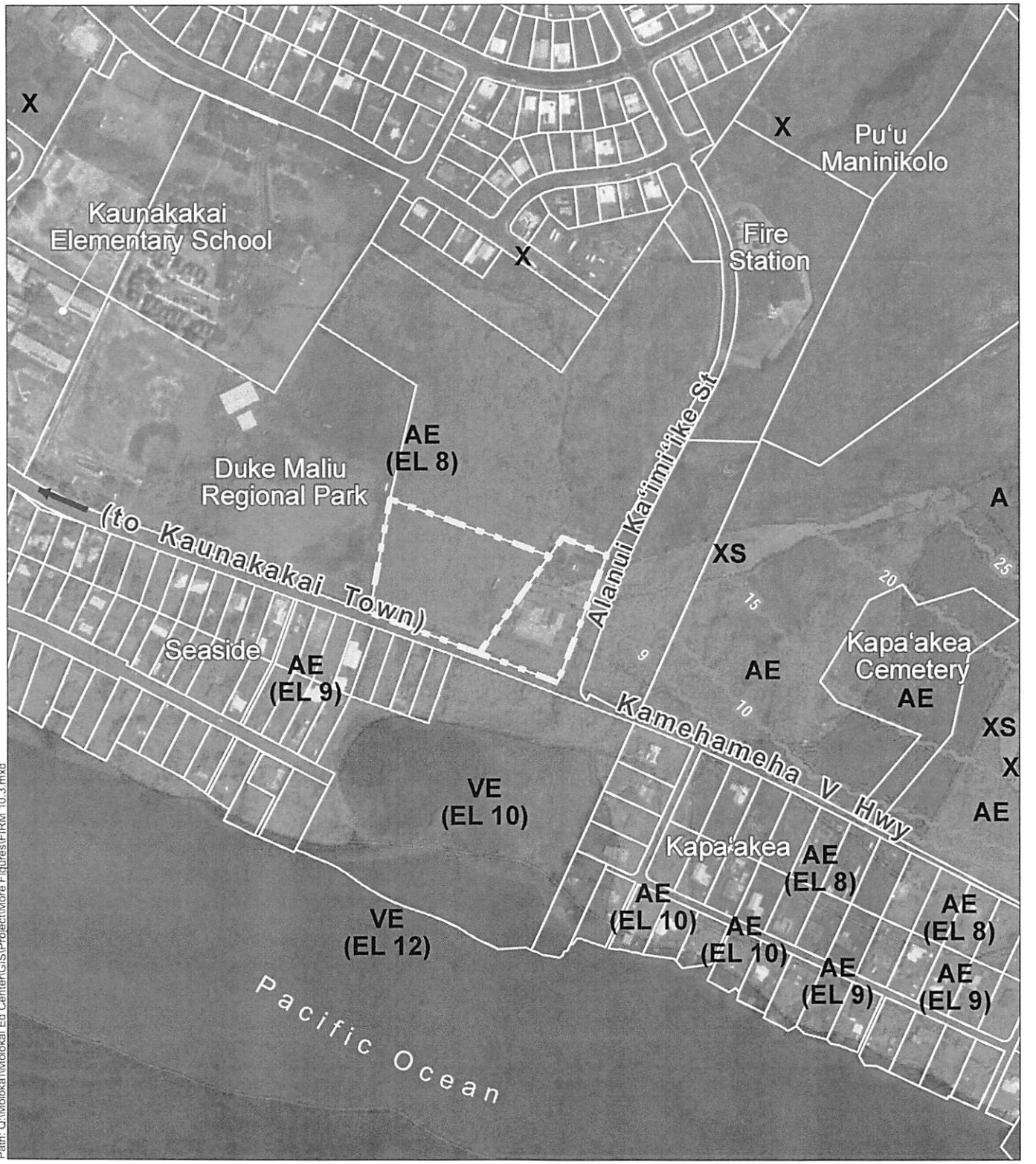
3.6.4 Hurricane

Existing Conditions

Records show that strong wind storms have struck all major islands in the Hawaiian Island chain since the beginning of history. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August of 1950. Since 1982 three devastating hurricanes have impacted Hawai'i: Hurricane 'Iwa in 1982, Hurricane 'Iniki in 1992, and Hurricane Iselle in 2014. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could likely occur given the recent record.

Potential Impacts and Mitigation Measures

In the event of a hurricane, the potential impact of destructive winds and torrential rainfall will be mitigated through compliance with the 2006 International Building Code for any new construction.



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Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\More Figures\FIRM 10.3.mxd

DATE: 3/5/2019

Legend

- Molokai Education Center
- Base Flood Elevation (BFE) Line

Flood Zone

- A: 1% annual chance flood, no BFE
- AE: 1% annual chance flood, with BFE
- VE: 1% annual chance coastal flood, with BFE
- Floodway areas in AE
- XS: 0.2% annual chance flood
- X: Minimal flood areas

Figure 12: Flood Insurance Rate Map

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Linear Scale (feet)
0 100 200

Island of Moloka'i

PBR HAWAII & ASSOCIATES, INC.

Source: Federal Emergency Management Agency, 2018. County of Maui, 2018. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.



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DATE: 3/25/2019

Legend

- Molokai Education Center
- Sea Level Rise Exposure Area (3.2-ft)

Figure 13:
Sea Level Rise Exposure Area (3.2-ft Sea Level Rise Scenario)

MOLOKAI EDUCATION CENTER

University of Hawai'i North

Island of Moloka'i

Linear Scale (feet)
0 100 200 400

PBR HAWAII & ASSOCIATES INC.

Source: University of Hawaii Coastal Geology Group (CGG), 2017. ESRI basemap, 2016.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

3.6.5 Wildfires

Existing Conditions

The greatest danger of fire is where wildland (trees and brush) borders urban areas. The Hawaiian Islands are vulnerable to wildland fires (especially during the summer months, prolonged drought and/or high winds), and the great majority of wildfires are human caused (intentionally caused or by negligence) and start along roadsides. Wildfires can and do also occur naturally.

Potential Impacts and Mitigation Measures

While the hazard of wildland fires exists, the Site is in a predominantly residential area and the MEC Expansion will minimize this risk by planting appropriate landscape that is properly irrigated. In the event of a fire, the Kaunakakai Fire Station is located 1,000 feet mauka of the Site on Alanui Ka'imi'ike Street and would provide emergency fire response.

3.7 BIOLOGICAL RESOURCES

Robert W. Hobdy conducted a flora and fauna survey of the Site (2016). Field data was collected in September 2016. The results of the survey are summarized below. Appendix B contains the complete report. In addition, Arleone Dibben-Young, a Moloka'i local bird expert, was consulted in response to comments to the Draft EA about the need to include discussion of the Kioea Bristle-thighed Curlew bird in the fauna section.

3.7.1 Flora

Existing Conditions

The Site represents a relatively small portion of agricultural land that was previously used for corn cultivation. The same area had been in pineapple cultivation for many decades before. Vegetation on the Site consists of typical herbaceous exotic weeds and grasses growing along the edges of the areas of former cultivation. There are no particularly unique or special habitat features essential to native wildlife on the property.

The vegetation on the eastern side that has been developed consists of mowed lawn grasses, ornamental shrubs and shade trees. The introduced landscaping of the Site includes two native species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*).

The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), 'uhaloa (*Waltheria indica*), 'ilima (*Sida fallax*) and pōpolo (*Solanum americanum*).

A total of 47 plant species were identified during the course of the survey. This included the six native species and the two Polynesian introductions. The remaining 39 are non-native species.

Potential Impacts and Mitigation Measures

The MEC Expansion will not impact any Federal or State of Hawai'i listed Threatened, Endangered, or Candidate plant species, as none were detected during the survey. The native species are common throughout the tropical Pacific and are of no particular conservation concern. None of the non-native plant species are of any conservation interest or concern. No special plant habitats occur here either. The development of the Site is not expected to have a significant negative impact on the botanical resources in this part of Moloka'i.

The flora survey recommends that in any future development of the Site, some native plants with special cultural connections to Moloka'i that are suitable for this area and climate be incorporated into the landscape design. The landscape design for the MEC Expansion will incorporate native plants. See Section 2.2.1 for more information on landscape design and irrigation.

3.7.2 Fauna

Existing Conditions

As part of the biological survey, a total of seven bird species were observed at the Site. This included six non-native species and one migratory bird. Most common were the zebra dove (*Geopelia striata*) which was seen throughout the Site. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolimus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domeseticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds that are expected to traverse the area include the common myna (*Acridotheres tristis*), Japanese white-eye (*Zosterops japonicus*), and northern cardinal (*Cardinalis cardinalis*).

During the Draft EA comment period the Moloka'i Planning Commission (letter dated May 1, 2019) and Aha Kiole o Moloka'i (letter dated May 8, 2019) commented that the Kioea Bristle-thighed Curlew bird (*Numenius tahitiensis)* was not accounted in the Draft EA. While this species was not sighted within the Site during the biological survey, Arleone Dibben-Young, a Moloka'i local bird expert, was consulted in June 2019 and she confirmed that Kioea Bristle-thighed Curlew birds use the MEC parking lot and lawn. In the last year the Kioea Bristle-thighed Curlew bird has not been seen on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana.

No mammalian species were seen during the course of the survey. A number of non-native mammal species could be expected to occasionally occur in the area including axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes*

auropunctatus), rats (*Rattus rattus*) and mice (*Mus domesticus*). A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the Site. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition, a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

A non-native mourning gecko (*Lepidodactylus lugubris*) was heard from kiawe trees during the evening survey.

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native species were recorded at the Site during the course of the survey. No native insects were observed at the Site and no known host plants of native insects were found.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to significantly affect any Federal or State of Hawai'i listed Threatened, Endangered, or Candidate wildlife species, as none were detected during the survey. In addition, the MEC Expansion is not expected to result in negative impacts on the fauna resources on Moloka'i.

Populations of two native seabirds, the Endangered 'ua'u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened 'a'o or Newells shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

While not detected during the biological survey, the Kioea Bristle-thighed Curlew bird (*Numenius tahitiensis)* is a migratory bird that nests in Alaska and winters on atolls and islands in the tropical Pacific Ocean, including Moloka'i. Although the MEC Expansion is not expected to negatively impact this species, Ms. Dibben-Young, a Moloka'i local bird expert, communicated her concern about possible road kills because the birds fly from the Koheo wetland across the Kamehameha V highway. She noted a way to potentially mitigate road kills is to landscape the south side of the MEC property with shrubs or trees tall enough to force birds to fly higher when crossing the highway. In addition, Ms. Dibben-Young noted:

- "No negative impact is expected on any endangered, threatened or such candidate species"

- "The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area"
- "Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time"

While not detected during the survey, in their letter dated January 30, 2017 the U.S. Fish and Wildlife Service (USFWS) recommended the following measures to avoid and minimize impacts to six additional species that could be present in the vicinity of the MEC Site: the Hawaiian hoary bat (*Lasiurus cinereus semotus*), Blackburn's sphinx moth (*Manduca blackgurni*), Hawaiian goose (*Branta sandvicensis*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), and Hawaiian stilt (*Himantopus mexicanus knudseni*).

Hawaiian hoary bat

Hawaiian hoary bats are known to roost in native and non-native trees greater than 15 feet tall. To minimize impact, the biological survey recommends avoiding removal and trimming of trees greater than 15 feet tall during the pup rearing season between June 1 and September 15. In addition, the USFWS recommends that barbed wire not be used for fencing as part of the Project Elements. Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When barbed wire is used in fencing, Hawaiian hoary bats can become entangled.

Hawaiian goose

To avoid impacts to Hawaiian geese, the USFWS recommends a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and the USFWS should be contacted for further guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area on its own accord.

Blackburn's sphinx moth

No tree tobacco, the principal current host for the endangered Blackburn's sphinx moth, was observed during our surveys. The area would not seem to be suitable habitat for tree tobacco, but it is not inconceivable that it could be present. Because of the weedy, extremely fast-growing nature of the plant and the difficulty and expense of finding pupae in the ground under the plant after larvae have finished their life cycle, it is recommended that University of Hawai'i and its contractors prevent any infestations of tree tobacco from growing. Although it is advisable to

consult DLNR and/or USFWS before removing any plants, juvenile plants less than two feet tall are not generally utilized by the larvae and may be safely removed. In addition, the USFWS recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. Surveys are recommended to be conducted during the wettest portion of the year (usually November through April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).

Seabirds

Several species of migratory seabirds (including Hawaiian Petrels and Newell's Shearwaters) may fly over portions the Site at night between the months of May and November; however, none are known to nest within the Site. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.

Waterbirds

Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marches, ponds, reservoirs, fishponds, taro lo'i, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the USFWS recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the Site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the Site or flies into the Site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area.

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

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

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Existing Conditions

The Site consists of lands that have been subject to agricultural cultivation. It is unlikely that significant historic sites are present given the long history of disturbance to these lands.

The State Historic Preservation Division (SHPD) was consulted on two previous projects within the Site. First, in a letter dated July 22, 1997, the SHPD determined that the build-out of the MEC will have "no effect" on significant historical sites. Second, in 2014, related to the construction of the cell phone antenna on the MEC property, SHPD stated "no historic properties will be affected by this undertaking."

TCP Hawaii, LLC conducted a site inspection on October 20, 2016 for the MEC Expansion. Fieldwork consisted of a 100% pedestrian survey of the entire Site as well as inspection of a block excavation and utility trenching related to the construction of the phone antenna on the MEC property. These open excavations provided opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the Site. The site inspection verified the Site is devoid of features or structures, other than the existing facilities of the MEC. The entire Site has been leveled due to over 100 years of commercial (industrial), mechanized plowing. The inspection of the exposed subsurface deposits did not indicate the presence of any historic properties or component features.

Appendix C contains the State Historic Preservation Division Determination and the Archeological Site Inspection Report.

Potential Impacts and Mitigation Measures

No historic properties are expected to be affected as: 1) the entire Site has been previously disturbed by over 100 years of commercial, industrial, and mechanized agriculture; and 2) the State Historic Preservation Division (SHPD) has issued several "no effect" determinations regarding the Site.

While SHPD had provided "no effect" determinations for the property in 1997 and 2014, in 2017 TCP Hawaii, LLC provided a detailed letter report regarding its 2016 site inspection to SHPD to

request an HAR §13-275-3 Letter of Determination of "No Historic Properties Affected" for the MEC Expansion.

In response, in a letter dated September 7, 2017, SHPD stated: "based upon review of the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project."

Subsequently, on April 18, 2019 TCP Hawaii, LLC completed and submitted a SHPD HRS 6E Submittal Form to SHPD. In response, in a letter dated August 5, 2019 SHPD, stated "SHPD's determination is no historic properties affected."

In subsequent letter dated August 22, 2019 SHPD again made a determination of no historic properties affected for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application – CIZ 2019/0002
- Special Management Area Application – SM1 2019/0002

In its August 22, 2019 letter also stated: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended."

Ground alteration, excavation, and/or digging will occur where the proposed building is located (See Figure 1). The UH and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Construction documents and permits will specify that in the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, work will cease work in the immediate vicinity of the find, the find will be protected from additional disturbance, and SHPD will be contacted.

4.2 CULTURAL RESOURCES

Existing Conditions

Historical Overview

In traditional times, the island of Moloka'i was divided into two moku (districts), the Ko'olau (windward) and Kona (leeward) moku. Each district was further divided into smaller land divisions or ahupua'a. In pre-contact time, the population of the island was concentrated on the windward coasts of the island to take advantage of rich ocean resources and valleys with perennial streams which supported a lifestyle based on subsistence agriculture, most notably the production of taro. The Site is located in the traditional moku of Kona, Kaunakakai ahupua'a.

The traditional name for Kaunakakai is Kaunakahakai meaning "resting (on) the beach" which recalls the fishing canoes that would frequent the area to take advantage of the abundant fish supply. King Kamehameha V favored the island as a vacation spot and eventually located his beach home, "Malama," just west of the existing Kaunakakai Wharf. The beach fronting this site was reserved for the exclusive use of the ali'i for sunbathing (Summers, 1971).

West of the Site are traditional salt pans. Sea water running during high tide was trapped and left to evaporate for up to three weeks to produce salt, reputedly less strong than that made from deep sea water. In the areas known as Kapa'akea were two heiau and a fishpond (now filled) are located. Moloka'i was well-known for its fishponds. At one time 58 fishponds ringed the southern coast of the island.

In 1935, Kaunakakai was established as the political center and economic nucleus of the island. The introduction of western style planation agriculture and ranching in 18th century dramatically impacted the social-economic environment of the island. Much of the population moved westward to the leeward side of the island and away from a subsistence lifestyle to one more dependent on plantation life. At the end of the 18th century, Molokai Ranch was established on lands once owned by Kamehameha V. With ranching came the introduction of herd animals like cattle and sheep and even more profound changes to the environment. Because of their grazing practices, sheep herding for instance had a notably adverse impact on the environmental landscape (Weisler & Kirch, 1982).

In 1859, the traditional moku divisions were eliminated and the entire island was made into one district, called the Moloka'i district. Fifty years later, the island was divided into the Kalawao and Moloka'i districts. Kalawao is comprised of those areas known as Kalaupapa, Kalawao, and Waikolu and is administratively distinct from Maui County. The remainder of the island constitutes the Moloka'i district.

In the 1970's and 1980's, two of the islands' large pineapple plantations ceased operations. First established in the 1920's, these two operations added to the population shift westward. With their departure, diversified agriculture, ranching and tourism became the primary economic focus (Moloka'i Community Plan 2001).

Land Tenure

The Mahele of 1848 divided all lands of Hawai'i between the king and chiefs. The Kuleana act followed two years later which authorized the Land Commission to award fee simple titles to native tenants for their land. Land Commission Awards, also known as kuleana parcels, were generally among the richest and most fertile in the islands and came from the king, government, or chiefs land. Government lands were sold as "Royal Patent Grants" to meet the increasing costs of operating the government. These grants differed from Land Commission Awards, as it was not

necessary for the recipients to obtain an award for their land from the Land Commission (Chinen, 1958).

Traditional and Customary Rights

The traditional and customary rights of Native Hawaiians can be broken down into access rights, gathering rights, burial rights, and religious rights. Native Hawaiians generally share the same access rights as the general public. However, they have the unique access to kuleana parcels and within ahupua'a. Access to kuleana parcels may involve access via ancient trails or expanded routes. Additionally, the Kuleana Act granted unobstructed access within the ahupua'a to obtain items necessary to make the kuleana parcel productive (Mackenzie, 1991). No kuleana parcels are known to exist within the Site.

Gathering

The Hawai'i Supreme Court has upheld gathering rights within an ahupua'a for firewood, house timber, 'aho cord, thatch, and ti leaf under three conditions: 1) tenants must physically reside within the ahupua'a; 2) the right to gather is limited to undeveloped lands within the ahupua'a; and 3) may only be exercised for the purpose of practicing Native Hawaiian customs and traditions (Mackenzie, 1991).

Burial

Burial sites are chosen by Hawaiians for symbolic purposes in places for safekeeping. According to traditional Hawaiian burial beliefs, following death, the 'uhane or spirit, must remain near iwi, or bones. Ancestral bones, or iwi kupuna, were often hidden in caves, cliffs, sand dunes, or deposited in the ocean to protect them from being disturbed or worse, stolen or desecrated. Today, federal and state laws protect both unmarked and marked burial sites. There are no known burials that exist within the Site.

Religious

Hawaiian religion and beliefs were intimately tied to the land. While some practices and traditions were lost over the years, basic Hawaiian religious concepts remain. Hawaiians honored and worshiped 'aumakua (deities) and akua (gods). There were numerous akua of farming, fishing, tapa making, dancing, sports, and any other activity of Hawaiian life. The concept of mana or sacred attachment to places, people, or things also remains as a significant aspect of Hawaiian religion (Mackenzie, 1991).

Existing MEC Main Building

The design of the existing MEC Main Building incorporates cultural references and symbolism. The architects of the existing MEC building have explained the concept and design of the existing

building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

Potential Impacts and Mitigation Measures

There are no indications of traditional and customary practices, such as gathering, access, or religious traditions known to be associated with the Site. A review of existing historical information, cultural studies, and records suggest the land underlying the Site was primarily maintained for ranching activities. More recently, the Site has been utilized in support of the MEC activities and programs. Regarding the MEC Expansion, no adverse impact to cultural resources, practices, and traditions is anticipated.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

4.3 VISUAL RESOURCES

Existing Conditions

Visual corridors are open areas that provide unobstructed views from distant vantage points. The Site is located at the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street and is adjacent to a mixture of residential and agricultural uses. Mauka views are available from the Site, as are intermittent makai views of the Pacific Ocean. There are no unique scenic resources or views located on or across the Site.

The Site consists of a Main Building, portable maintenance shed, an 80-foot antenna pole, parking, and landscaping. From distant views, the building has a silhouette which is based on contemporary Hawaiian architecture on Moloka'i. Pitched roofs of varying heights reduce the overall mass of the building. Much of the exterior building materials satisfy the design standards established for Kaunakakai town. Close-up views and building interiors are strongly inspired by the modern distance-learning technology housed within.

Potential Impacts and Mitigation Measures

Visual impacts will be mitigated by attractive architectural design, adhering to or exceeding setback standards, and by providing appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

All lighting will be directed away from residential properties. Exterior building and parking lot lights will be carefully selected and located to address aesthetics, security, and safety. All lights will be shielded/full cut-off downward facing fixtures placed at appropriate locations and heights so that light does not spill on to any residential properties. Over illumination will be avoided.

Energy-efficient LED lights are proposed for exterior and interior areas. All outdoor lighting will be in compliance with Chapter 20.35 MCC, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting.

4.4 NOISE

Existing Conditions

Noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the Site are generally low with vehicular traffic along Kamehameha V Highway being the predominant source of background noise. Kaunakakai Fire Station to the north and Duke Maliu Regional Park to the west are additional sources of noise in this area.

Potential Impacts and Mitigation Measures

In the short-term, the MEC Expansion could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 AM and after 6:00 PM of the same day, Monday through Friday.
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 AM and after 6:00 PM on Saturday.
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.
- The use of pile drivers, hoe rams, jack hammers 25 lbs. or larger, high-pressure sprayers, and chain saws may be restricted to 9:00 AM to 5:30 PM, Monday through Friday.

In the long-term, the MEC Expansion is not expected to significantly increase noise in the area relative to existing conditions: 1) due to the relatively small increase in traffic-generated noise expected; and 2) because the educational uses typically do not generate significant noise levels.

4.5 TRAFFIC AND ACCESS

AECOM prepared a Transportation Impact Assessment Report (TIAR) for the MEC Expansion (AECOM Technical Services, 2017). Key findings from the TIAR are summarized below. Appendix D contains the complete TIAR.

Existing Conditions

While MEC has a current enrollment of approximately 250 students, not all students attend classes on campus daily, as MEC has distance-learning technology which allows students to learn and participate in classes remotely. MEC estimates that currently approximately 150 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, visit the campus Monday – Thursday. The TIAR assumptions are similar with an existing on-campus enrollment of 150 full-time equivalent students, but an actual student enrollment of 250 students (unduplicated headcount) due to distance-learning technology.

The Site can be accessed from Kamehameha V Highway by way of Alanui Ka'imi'ike Street, which is a two-lane, asphalt-paved, undivided roadway with curb, gutter and sidewalk on the westerly side (see Figure 1). The intersection of Kamehameha V Highway and Alanui Ka'imi'ike Street is unsignalized with STOP-sign control on the Alanui Ka'imi'ike Street Approach.

Kamehameha V Highway is a two-lane State highway that is one of the main transportation arteries for the island. It typically has a 22 ft. wide asphalt-paved travel way and 4 ft. wide asphalt-paved shoulders along the frontage of the Site. The posted speed limit in the vicinity of the Site is 25 mph. Kamehameha V Highway continues east of the Site, narrowing to a single lane (12-foot wide paved travel way) without paved shoulders approximately ten miles east of Kaunakakai.

Alanui Ka'imi'ike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to the Site, it also provides access to the Moloka'i Fire Station and residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. There are speed humps on Alanui Ka'imi'ike Street, and one of them is located just mauka of the MEC Driveway. The speed limit is assumed to be 25 mph. There is an attached sidewalk on the west side of Alanui Ka'imi'ike Street along the frontage of the Site. An access easement is provided from Alanui Ka'imi'ike Street through the Site from TMK (2) 5-3-003:014 to TMK (2) 5-3-003:013.

The MEC has relatively few large events. The largest event the MEC hosts is its graduation ceremony once every 4 years, which brings about 350 guests. The MEC has effective traffic

management mechanisms and procedures to ensure orderly traffic flow and public safety during the graduation ceremony that could be put in place for other large events, if needed. During the graduation ceremony three or more parking attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

Smaller events MEC hosts, such as the Moloka'i Business Conference, Scholarship AHA, and Pā'ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka'i is a small community, events are either advertised in the Moloka'i Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

Traffic Conditions

Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Ka'imi'ike Street and the Alanui Ka'imi'ike Street/MEC Driveway intersections. The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.

Traffic at the Kamehameha V Highway/Alanui Ka'imi'ike Street and the Alanui Ka'imi'ike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. Both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

Potential Impacts and Mitigation Measures

MEC Expansion related traffic will be generated by employees, students, and visitors to the MEC.

With the MEC Expansion of a multi-purpose classroom building with three flexible classrooms, the TIAR conservatively assumed an on-campus enrollment of 300 full-time equivalent students, and an actual student enrollment of up to 450 students (unduplicated headcount) due to distance-learning technology. With the expansion, MEC estimates approximately 220 total people (students, lecturers, and staff), disbursed throughout a 12-hour period, may be on-campus Monday – Thursday, which is less than the number of people the TIAR analysis is based on. Thus, the

TIAR assumption of future traffic impacts take into account a "worse case" scenario, that is not likely to occur on a regular basis.

The TAIR estimated future incremental traffic generated by the MEC Expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Ka'imi'ike Street and Alanui Ka'imi'ike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

No significant impact to future peak hour intersection operations due to the MEC Expansion are anticipated. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the expansion. The State Department of Transportation (DOT), in their comment letter on the Draft EA, the stated: "Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities."

Because of the low level of traffic generated by the proposed MEC Expansion and the resultant low levels of impacts, the TIAR concludes that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions. Should these conditions change, roadway, pedestrian, and bicycle facilities may need modification, but the need for these changes would not be due to the MEC Expansion.

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods.

There is a possibility that the proposed MEC Expansion may provide more space for additional special events and community meetings. While this is a benefit to the community, the TIAR recommends that, should community use of the MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

The MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

4.6 AIR QUALITY

Existing Conditions

Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural background and emissions from many pollution sources. The impact of land

development activities on air quality in a proposed development's locale differs by project phase (site preparation, construction, occupancy) and project type. In general air quality in the Kaunakakai region is considered good. There are no point sources of airborne emissions in the immediate vicinity of the Site. Non-point sources (e.g. automobiles) of emissions are not significant enough to generate a high concentration of pollutants. The relatively high air quality can also be attributed to the region's consistent exposure to wind, which quickly disperses concentrations of emissions.

Potential Impacts and Mitigation Measures

The MEC Expansion is not anticipated to significantly impact local air quality. Air impacts attributed to the MEC Expansion could include dust generated by short-term, construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.

In the long term, the small amount of traffic generated by MEC may result in a slight increase in the volume of traffic in the region, which would increase vehicular emissions such as carbon monoxide. However, this increase is not expected to be significant when compared to the overall number of vehicles in Kaunakakai and in consideration of the existing high air quality ambient conditions.

4.7 INFRASTRUCTURE

AECOM Pacific, Inc. (AECOM) prepared preliminary calculations for water, wastewater, and drainage for the MEC Expansion. Appendix E contains the calculations. Sections 4.7.1 (Water System), 4.7.2 (Wastewater System), and 4.7.3 (Drainage System) provide information regarding existing conditions and projected demands with the MEC Expansion.

4.7.1 Water System

Existing Conditions

The Site overlies the Kamiloloa aquifer, which has a sustainable yield of three million gallons per day (gpd) (Commission on Water Resource Management, 2018)) Commission on Water Resource Management (CWRM) data shows that the existing water use of the Kamiloloa aquifer is 0.04 million gpd, which is 1.3% of the sustainable yield. Factoring in existing permit allocations, the unallocated sustainable yield of the Kamiloloa aquifer is 2.789 million gpd.

The Maui County Department of Water Supply (DWS) manages the Kaunakakai Water System. This system services Kaunakakai, Kamiloloa, and areas east to Kawela. The main source of potable water is provided by a well at Kualapu'u which is supplemented by a low capacity well in Kawela.

Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the Site. The Site is served by a two-inch meter. There are two fire hydrants on the Site. The waterline and meter along Alanui Ka'imi'ike Street provide domestic water service and fire flow protection to the Site. There are no non-potable water resources available for the Site; the County of Maui's Kaunakakai Wastewater Reclamation Facility (WWRF) has not produced recycled water since 2013.

In 2018 water use at the MEC facility was 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. The campus does not have a cafeteria or food service facility.

Potential Impacts and Mitigation Measures

AECOM projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and 2,445 gpd will be for irrigation use (see Appendix E for water calculations).

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area (see Section 2.2.1 and Appendix A). With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

Water for the Expansion will be provided from the existing two-inch water meter servicing the existing building. The meter's adequacy will be determined as part of the building permit application process.

The fire protection system will connect to the existing 12-inch waterline stub on Alanui Ka'imi'ike Street. The MEC Expansion will feature an automatic fire sprinkler system. A remote fire department connection monument will be added on the mauka side of the highway to facilitate Maui County Fire Department connection requirements. Fire flow requirements will be determined as part of the building permit process.

The DWS recommends the following conservation measures for implementation into the MEC Expansion.

Indoor Conservation Measures

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less; and
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species; and
- Consider using reclaimed water as an alternative source for dust control during construction.

4.7.2 Wastewater System

Existing Conditions

The County of Maui's Kaunakakai WWRF is located approximately one mile from the Site and is managed by the Maui County Department of Environmental Management (DEM) Wastewater Reclamation Division. The Kaunakakai WWRF services the area in and around Kaunakakai. Sewer lines along King Kamehameha V Highway convey wastewater to the Kaunakakai WWRF. An existing 10" sewer line along the mauka side of Kamehameha V Highway provides sewer service to the Site. AECOM estimates the existing average wastewater flow from MEC is approximately 750 gpd.

DEM, in a transmittal dated May 8, 2019, stated: "Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit."

The State Department of Health (DOH), sent a letter dated February 7, 2019 to DEM regarding DOH's inspection and data review of the Kaunakakai WWRF for 2018 which noted that the "average flow is currently at 100% of design capacity."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, the MEC expansion will continue forward based on the information provided by the DEM, who has the authority to approve connection to the county wastewater system.

Potential Impacts and Mitigation Measures

AECOM estimates that with the Expansion the average wastewater flow from MEC will be approximately 1,750 gpd. The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler.

Wastewater service for the MEC expansion will be provided by an underground sewer pipe connecting to the existing building's lateral connected to the County system (see Appendix E for infrastructure plans). Non-contact cooling water and condensate will not drain to the wastewater system; this will be achieved by terminating the condensate drain lines above grade on a splash block or in a gravel bed.

Although DEM states that wastewater capacity at the Kaunakakai WWRF is available (as of May 8, 2019), DEM also states that wastewater system capacity cannot be ensured until the issuance of the building permit. Thus, MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion to DEM as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;
c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Wastewater plans will conform to applicable provisions of the DOH Administrative Rules, Chapter 11-62, "Wastewater Systems."

4.7.3 Drainage System

Existing Conditions

The Site comprises two distinct drainage areas: 1) TMK (2) 5-3-003:013, the undeveloped parcel on the west side of the Site; and 2) TMK (2) 5-3-003:014 the parcel on the east side of the Site where the existing MEC facility is located (which includes existing MEC building, a paved parking lot, and landscaped areas). See Figure 3, Tax Map Key.

The majority of onsite surface runoff from the existing MEC facility (TMK (2) 5-3-003:014) is captured by drain inlets and swales. The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway. The box culvert is within the Kamehameha V Highway right-of-way and is under the jurisdiction of DOT.

TMK (2) 5-3-003:013 (site of the MEC Expansion), which is between the Duke Maliu Regional Park and TMK (2) 5-3-003:014, generally slopes in a northeasterly to southwesterly direction. Storm runoff from TMK (2) 5-3-003:013 that does not percolate into the ground sheet flows into an existing swale that runs along Kamehameha V Highway and the south edge of Duke Maliu Regional Park and TMK (2) 5-3-003:013. The runoff then discharges into the box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street which conveys the runoff under the highway, downstream toward the Koheo Wetland and eventually to the ocean. At times, ponding may occur at both the box culvert inlet and outlet (across Kamehameha V Highway). The ponding occurs because:

1) The highway embankment and the culvert are slightly elevated above the adjacent land (on both the mauka and makai sides of the highway), so runoff reaching the box culvert may initially pond at the box culvert inlet, then build up sufficient headwater to discharge through the culvert under the highway, where it may pond again at the culvert outlet before building up sufficient headwater to eventually drain downstream; and
2) Due to very flat topography, silt may have accumulated over the years upstream, through the culvert, and downstream of the culvert

Since the culvert is under the jurisdiction of DOT, DOT could clean the silt from the culvert, but that will not reduce the ponding or increase the flow as elevations on both the mauka and makai sides of the highway are higher than the culvert. AECOM concludes that because the highway embankment and the culvert are slightly elevated above the adjacent land, the ponding may be an intentional "holding" design.

AECOM estimates that under existing conditions runoff from the entire site (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014) is 1.35 cubic feet per second (cfs). This is the "pre-development" condition (i.e. without the MEC Expansion).

Potential Impacts and Mitigation Measures

AECOM estimates after buildout ("post-development") of the Multi-Purpose Classroom building and other new impervious surfaces of the MEC Expansion runoff from the entire site (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014) will be 2.43 cfs, an increase of 1.08 cfs increase over existing conditions (i.e. "pre-development" condition without the MEC Expansion) (see drainage calculations in Appendix E).

The additional runoff generated by the Multi-Purpose Classroom building and other new impervious surfaces will be conveyed by a new drainage system to a new detention basin on Parcel 14 west of the Multi-Purpose Classroom building. Thus, the MEC Expansion will not: 1) adversely affect adjoining properties; 2) contribute any increase in runoff to the existing drainage system; and 3) increase runoff flowing to the box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway.

All drainage improvements will comply with the Maui County Department of Public Works standards for flood control and water quality. The final design of the detention basin is expected to exceed the required drainage flow capacity.

Soil erosion and sediment control measures during the site development period and may include the following:

- Minimizing the time of construction;
- Retaining existing ground cover until latest date to complete construction;
- Early construction of drainage control features;
- Use of temporary area sprinklers in non-active construction areas when ground cover is removed;
- Use of a water truck on site during construction in active construction zones;
- Use of temporary berms and cut-off ditches, where needed, for erosion control;
- Thoroughly watering areas after construction activity has ceased for the day and on weekends; and
- Sodding or planting of all cut and fill slopes immediately after grading work has been completed.

4.7.4 Solid Waste Disposal

Existing Conditions

Solid waste generated at the Site is collected and disposed of at the County landfill in Pala'au.

Potential Impacts and Mitigation Measures

Waste generated by site preparation will primarily consist of vegetation, rocks, and debris from clearing, grubbing, and grading. Soil and rocks displaced from grading and clearing will be used as fill within the Site as needed and if of suitable quality. Construction material debris will be recycled or disposed at the County landfill. As much as possible re-usable materials will be diverted from the landfill. During site preparation and construction of the Expansion MEC and its contractors will comply with all requirements of the Maui County Code, including the requirements of Chapter 8.04 - Refuse Collection and Landfills. Hazardous waste is not expected to be generated from the construction of the Expansion. Sampling and testing of the exiting building confirm there is no presence of hazardous materials.

4.7.5 Electrical and Communication Systems

Existing Conditions

Overhead electrical, telephone and cable TV service are provided by Maui Electric Company, Limited, Hawaiian Telcom, and Spectrum Cable, respectively along Kamehameha V Highway.

A Verizon cellular tower is located on the Site, west of the existing MEC building. The Verizon cellular tower consists of an 80-foot antenna pole and storage area for a 50KVA transformer, 30 KW generator, load center with integral transfer switch, and branch circuits.

Potential Impacts and Mitigation Measures

New telecommunications infrastructure will be provided to support telephone, data, and CATV for the MEC Expansion. Telecommunications infrastructure shall consist of inter-building pathways, new telecommunications room, and a horizontal distribution within the new facilities.

Maui Electric Company, Limited, in their comment letter on the Draft EA, stated: "In reviewing our records and the information received, Maui Electric Company, Limited has no objection or comments to the project at this time."

4.8 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions

The resident population of the island of Moloka'i (excluding Kalawao), as determined by the 2010 Census was 7,255.

According to the State of Hawai'i Department of Labor and Industrial Relations in December 2018 Moloka'i had an unemployment rate of 4.3 percent, in average in 2018 it was 5.2 percent. Moloka'i had in 2018 a larger number of unemployed, compared to Maui County overall and the State of

Hawai'i. The unemployment rate for Maui County was 2.27 percent, and for the State of Hawai'i 2.25 percent.

Potential Impacts and Mitigation Measures

The MEC Expansion will not increase area population and will not create additional strain on other area facilities. The MEC Expansion will benefit the Moloka'i community by providing additional classroom and event space near residents.

4.9 PUBLIC SERVICES AND FACILITIES

4.9.1 Schools

Existing Conditions

There are five public schools on Moloka'i. Four are public elementary schools: Kaunakakai, Kilohana, Kualapu'u, and Maunaloa. There is one secondary school, Moloka'i High and Intermediate School, located in Ho'olehua.

School	Enrollment 2016-2017	Enrollment Capacity
Kaunakakai Elementary School	280	464
Kilohana Elementary School	82	209
Maunaloa Elementary School	51	121
Kualapu'u Elementary (Charter) School	310	436
Moloka'i Intermediate School	168	343
Moloka'i High School	335	756

Aka'ula School is a private school with students in grades 5-12 located in Kualapu'u.

MEC is the only post-secondary educational institution on island. Through MEC, students can pursue certificate and associate degrees in seven primary majors from UH Maui College, including Liberal Arts, Agriculture and Natural Resources, Business Careers, Early Childhood Education, Hawaiian Studies, Human Services, and Allied Health. Plans to include UH Maui College's three Bachelor of Science degrees are underway. A wide variety of Bachelor and Master's degrees are also available from other UH campuses, facilitated by University Center, Maui, which connects Moloka'i students to UH Mānoa, UH Hilo, and UH West O'ahu through interactive television, off-island travel, and the web.

Potential Impacts and Mitigation Measures

The MEC Expansion will not generate new residents or introduce new school-aged children to the area. Therefore, no additional demands will be placed on the Department of Education facilities.

The construction of the MEC Expansion will improve MEC facilities, reduce overcrowding, provide needed classroom space, and meet the future growth demands of incurring enrollment.

4.9.2 Police and Fire Services

Existing Conditions

Police services on Moloka'i are provided by the Maui County Police Department. The Moloka'i station is located in the Mitchell Pauole Center in Kaunakakai which is located 0.6 miles from the MEC.

Fire prevention, protection, and suppression services are provided by the Maui County Department of Fire and Public Safety. The fire station nearest the Site is the newly built Kaunakakai Fire Station located Alanui Ka'imi'ike Street approximately 1,000 feet from the Site.

Potential Impacts and Mitigation Measures

There may be an occasional and unavoidable demand for police and fire services associated with MEC, however, it is anticipated that the existing services will not be adversely affected by the MEC Expansion.

The Police Department, in their comment letter on the Draft EA, stated: "...we have no comments or recommendations as long as proper precautions are taken to address the ingress and egress of any construction materials or equipment onto public roadways, as well as minimizing noise and dust pollution."

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods.

Appropriate measures will also be undertaken to minimize short-term noise (see Section 4.4) and dust pollution (see Section 4.5).

4.9.3 Medical Services

Existing Conditions

Moloka'i General Hospital, which is operated by the Queen's Health System, is the only major medical facility on the island. Licensed for 15 beds, the hospital located in Kaunakakai provides acute, emergency, and obstetrics care services. The hospital also houses the Women's Health Center, which offers family planning services and prenatal care to local residents.

Other medical facilities include the Moloka'i Family Health Center in Kaunakakai.

Potential Impacts and Mitigation Measures

The Project is not anticipated to have an adverse impact on existing medical facilities or services on Moloka'i.

4.9.4 Recreational Facilities

Existing Conditions

Duke Maliu Regional Park is a 10-acre park located immediately west of the Site. According to the County Department of Park and Recreation (DPR), there are three fields and a covered pavilion with a kitchen that is used by the general public, as well as a DPR maintenance building. The fields have various sports leagues for youth and adult throughout the year, both during the day and in the evenings. The pavilion is used for parties, primarily during the weekends.

Within the vicinity of the Site, between Alanui Ka'imi'ike Street and Ala Malama Street, the DPR operates the Mitchell Pauole Complex with community center, gym, pool, tennis courts, little league and softball fields, and a multi-purpose/soccer field. DPR is currently in the beginning stage of developing a District Plan to look at future planning of these facilities along with Duke Maliu Regional park, and their interaction within the area. The effort will also include Kaunakakai Elementary School, Home Pumehana, and MEC.

Potential Impacts and Mitigation Measures

The MEC Expansion will not generate new residents. Therefore, no additional demands will be placed on recreational facilities. The MEC Expansion will provide an additional facility where community events may be held.

In their comment letter on the Draft EA, the Department of Parks and Recreation stated: "We have no comments at this time."

4.9.5 Emergency Management Facilities

Existing Conditions

The State of Hawai'i Department of Defense (DOD), Hawai'i Emergency Management Agency operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes. The siren closest to the Site, the Kaunakakai, Moloka'i siren (MA502) is approximately 1,600 feet away. This siren is audible from an approximately 2,200 foot (or 0.41 mile) radius and, therefore is audible from the Site.

Shelter designation is the responsibility of the counties. The Maui County expressed that they no longer release shelter lists, given that not all shelters are opened for all emergency events. The County maintains a non-published list of predesignated shelters and the shelter locations to be

opened are prioritized according to the type of threat. During an emergency or threat of disaster, the Maui Emergency Management Agency will inform the public through multiple sources, including press releases, social media, Maka'ala -Maui County's emergency alert system- and media broadcasts, over local radio and TV stations. When an evacuation is necessary, these broadcasts may include information about the location of public emergency shelters in affected areas and opening times (Maui County Emergency Management Agency, 2019). Hawai'i State and Maui County emergency management agencies emphasize that public emergency shelters are a last resort, only to be used if all other options are unavailable, such as sheltering at home, at work, with friends and family, or at commercial lodging.

Potential Impacts and Mitigation Measures

In general there may be an occasional and unavoidable demand for the use of emergency shelters depending on the type of emergency. Which shelter becomes available, depends on the emergency or threat of disaster and will be determined by the Maui Emergency Management Agency.

The MEC Expansion is not anticipated to increase the population of Moloka'i, therefore it is anticipated that no additional demands will be placed on the island's emergency management facilities due the expansion.

5 CONTEXTUAL ISSUES

This section summarizes the cumulative, secondary, and unavoidable impacts of the MEC Expansion in context with other development in the area.

5.1 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CAN BE AVOIDED

Potential environmental effects resulting from the development of the MEC Expansion have been discussed throughout this EA, and mitigation measures have been provided for adverse impacts. The potential adverse impacts, while minimal can be mitigated as follows:

- Short-term construction impacts to air quality, noise, solid waste generation, storm water quality/quantity are anticipated. The MEC or their contractors will coordinate/inform with the neighbors and the community prior to commencing construction activities. The MEC will address these impacts through compliance with County, State, and Federal rules, regulations, permits, regarding fugitive dust, community noise control, and non-point source discharges.
- Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures. To address storm water quality/quantity issues, mitigation measures will include a retention basin and other drainage improvements to capture additional runoff as a result of the additional impervious surfaces. In addition, best management practices that include structural and non-structural controls designed to inhibit runoff and erosion will be implemented.
- The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. The drainage system will operate as designed and capture stormwater runoff, allowing it to infiltrate into the ground rather than leave the Site. The requirements of Chapter 19.62, MCC, will be followed to ensure that there is no rise in base flood elevation and no adverse impact to the flood plain due to the Site improvements.

5.2 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The MEC Expansion will involve the commitment of certain land and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the MEC Expansion's completion. The impacts represented by the commitment of resources should be weighed against the significant positive and recurring benefits that will be derived from the MEC Expansion versus the consequences of either taking no action or pursuing another less beneficial use of the Site.

The MEC Expansion, and the change in the State Land Use District designation of the Site from Agricultural to Urban, will effectively remove the Site from future agricultural use. While the five-acre site is classified as "Prime" agricultural land under the State DOH ALISH system (Figure 10), the Site represents a relatively small portion (less than 0.07 percent) of the total "Prime" agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. In addition, the Site has not been in agricultural use for over 20 years.

Although the Site will be removed from future agricultural use, the use of the land for the MEC will provide new opportunities for training in, among other things, agricultural science, an important component of agricultural production that may otherwise not be available to the residents of Moloka'i.

Further, the *Moloka'i Island Community Plan* designates the Site as Public/Quasi Public, which demonstrates the community's intent and vision for the Site.

5.3 CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are the result of incremental impacts of an action when added to other past, present, and reasonably foreseeable future actions within the area, regardless of who initiates the action. In the prior Moloka'i Community Plan (2001) MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Moloka'i Island Community Plan (2018) and the MEC Expansion is part of the implementation of the LRDP. Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Moloka'i. The cumulative impact of the overall expansion in this context is anticipated to be positive. Significant adverse cumulative impacts are, therefore, not anticipated as a result of the MEC Expansion.

Secondary impacts, or indirect impacts, are those which have the potential to occur later in time or farther in distance but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of a project. They may include growth inducing effects, and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems. For example, secondary impacts from highway projects can occur because they can induce development by removing one of the impediments to growth, transportation access.

The MEC Expansion is not expected to present significant adverse secondary impacts. Potential impacts can be mitigated, as discussed throughout this EA. The MEC Expansion provides for increased student enrollment which may attract more pedestrian and vehicle traffic to the Site. The Moloka'i Island Community Plan calls for "the expansion of facilities and programs at the UHMC-

Molokai campus based on the current LRDP to include approximately 15 total acres in Kaunakakai for expansion." This long-term vision for MEC provides for potential future acquisition of 10 additional acres to expand the MEC site from 5 acres to 15 acres. Potential secondary impacts could include development of a larger campus in Kaunakakai.

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6 LAND USE CONFORMANCE, POLICIES, AND CONTROLS

State of Hawai'i and Maui County land use plans, policies, and ordinances relevant to the proposed MEC Expansion are described below.

6.1 STATE OF HAWAI'I

6.1.1 State Environmental Review Law (Chapter 343, HRS)

The State Environmental Review Law (Chapter 343, HRS) (State of Hawai'i, 2001) requires an EA for any action that proposes the use of State or County lands. This EA has been prepared in compliance with Chapter 343, HRS as described in Section 1.5.

6.1.2 State Environmental Policy, Chapter 344, HRS

§344-3 Environmental policy. *It shall be the policy of the State, through its programs, authorities, and resources to:*

(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.

(2) Enhance the quality of life by:

(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;

(B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;

(C) 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; and

(D) Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. These facilities are designed to support educational programs that will develop

skills necessary for employment in a technologically advanced society. The MEC Expansion contributes to the overall enhancement of quality of life for Moloka'i residents.

§344-4 Guidelines. *In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:*

(1) Population.

(A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation;

(B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion will not affect area population and will not create additional strain on other area facilities.

(2) Land, water, mineral, visual, air, and other natural resources.

(A) Encourage management practices which conserve and fully utilize all natural resources;
(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;
(C) Promote the recycling of waste water;
(D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;
(E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;
(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans;
(G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion is not anticipated to significantly impact natural, water, or mineral resources. The MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

Potential air impacts attributed to the Project could include dust generated by short-term, construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.

*(3) **Flora and fauna.***

(A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard;

(B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.

Discussion: The MEC Expansion will not impact any Federal or State of Hawai'i listed threatened, endangered, or candidate plant or animal species, as none were detected during the flora and fauna surveys. In addition, the Site does not include any areas designated or proposed as critical habitat by the U.S. Fish & Wildlife. Appropriate native plant species will be used in the landscaping of the MEC Expansion.

*(4) **Parks, recreation, and open space.***

(A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses;

(B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities;

(C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.

Discussion: The Site is former agricultural land surrounded by park and open space. While there are no historic or cultural resources onsite or in the vicinity of the Site, the MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

*(5) **Economic development.***

(A) Encourage industries in Hawaii which would be in harmony with our environment;

(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;

(C) Encourage federal activities in Hawaii to protect the environment;

(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;

(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;

(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

(6) Transportation.

(A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;

(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles;

(C) Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.

Discussion: The MEC Expansion will not cause a significant increase in traffic. Given the low level of traffic generated by the proposed MEC Expansion and the resultant low levels of impacts, it is concluded that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions.

(7) Energy.

(A) Encourage the efficient use of energy resources.

Discussion: Per the University of Hawai'i Sustainability Policy, best practices involving energy efficiency and conservation will be employed at MEC. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed.

(8) Community life and housing.

(A) 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;

(B) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation;

(C) Encourage the reduction of environmental pollution which may degrade a community;

(D) Foster safe, sanitary, and decent homes;

(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

(9) Education and culture.

(A) Foster culture and the arts and promote their linkage to the enhancement of the environment;

(B) Encourage both formal and informal environmental education to all age groups.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. These facilities are designed to support educational programs that will develop skills necessary for employment in a technologically advanced society. The MEC Expansion contributes to the overall enhancement of quality of life for Moloka'i residents.

(10) Citizen participation.

(A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations; and

(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.

Discussion: Opportunity for public input was provided through this EA process. Pre-assessment consultation was conducted (comments and responses reproduced in Appendix F). In addition, this EA discusses potential impacts and mitigation measures of the MEC Expansion and provide an opportunity for input during the Draft EA public comment period.

6.1.3 State Land Use Law, Chapter 205, HRS

The State Land Use Law (Chapter 205, HRS) establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. The MEC Expansion is located within the State Agricultural District (Figure 5). The Agricultural District includes lands for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, agriculture-support activities (i.e., mills, employee quarters, etc.) and land with significant potential for agriculture uses. Section 15-15-95(b) of the Land Use Law makes provisions for certain "unusual and reasonable" uses within agricultural districts other than those for which the district is classified; provided a Special Use Permit is obtained and such uses comply with the objectives of the Land Use Law and meet the guidelines established by the Commission.

The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). According to their letter dated April 11, 2017, the Maui Planning Department stated that "the proposed project will need further consultation with the Maui Planning Department and most notably, the proposed action needs to comply with Condition No. 8 of the State Land Use Commission Special Use Permit (SUP2 980010), which reads: "That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property."

The MEC Expansion involves the construction of new classroom and support spaces. The Multi-Purpose Classroom will be attached to the existing MEC building to minimize development and to maximize efficiencies. A DBA is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5-acre Site.

State Land Use District Boundary Amendment/Reclassification

DBA applications involving fifteen acres or less are processed by the Maui County Planning Department and decided upon by the Maui County Council.

Decision-making criteria to be used in the Maui County Council's review of the DBA application for reclassification of district boundaries is found in Chapter 19.68, State Land Use District Boundaries, MCC which requires a description of how the proposed State Land Use District change conforms to the standards establishing the use district as identified in Land Use Commission Rules Chapter 15, Subchapter 2, Establishment of State Land Use Districts, HAR. The following is an analysis of how MEC conforms to these criteria and standards.

§15-15-18 Standards for determining "U" urban district boundaries. Except as otherwise provided in this chapter, in determining the boundaries for the "U" urban district, the following standards shall be used:

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

Discussion: The majority of Kaunakakai is located in the State Land Use Urban District which extends east along the coast, including Kamiloloa Heights, to Kawela. The Site is located in Kaunakakai in a populated area with structures, streets, and public services and facilities. The existing and proposed uses at the Site include higher education, university-type instruction and assembly spaces.

(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;

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; and

c. Sufficient reserve areas for foreseeable urban growth;

Discussion: The Site is in proximity to Moloka'i's main employment center in Kaunakakai. MEC provides higher education opportunities for those individuals seeking to advance their careers and employment opportunities. While MEC employs faculty and staff members, the facility itself will not serve as a new employment center.

MEC is the only post-secondary educational institution on island. The Site is located along a major thoroughfare, Kamehameha V Highway, and adjacent to Duke Maliu Regional Park. The Kaunakakai Fire Station is located approximately 1,000 feet from the Site on Alanui Ka'imi'ike Street. MEC is serviced by domestic water and wastewater systems and public utilities.

(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;

Discussion: The topography of the Site is nearly level with elevations ranging from four to 11 feet above mean sea level (msl). Average slope is approximately 1%. The existing onsite and offsite stormwater runoff sheet flows through the Site in the direction of an existing box culvert located on the southern boundary of the Site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where the sheets eventually flow into the ocean. However, the makai outlet channel between the box culvert and the wetlands is clogged and needs to be cleared. The proposed onsite subsurface detention system designed as a contingency plan until the

clogged box culvert issue is resolved and a drainage easement is obtained will be designed to accommodate the additional runoff volume generated by the project. The existing pre-development surface runoff volume will be allowed to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the development of the project will be conveyed to an adequate drainage outlet, the project will not adversely affect the adjoining properties.

The MEC Expansion is not anticipated to increase the Site's exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it one vertical foot above the Base Flood Elevation of 8 feet.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

No unstable soil conditions or other adverse environmental effects are known to exist within the Site.

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

Discussion: The Site is contiguous with Urban land to the south and in proximity to the main urban hub in Kaunakakai. The Site is designated as Public/Quasi-Public use in the Moloka'i Island Community Plan.

(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 or county community plans or development plans;

Discussion: The Site is designated as Public/Quasi-Public in the Moloka'i Island Community Plan and identified as the location for a University Center.

(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;*

Discussion: The MEC conforms to the standards as discussed above. In addition, the Site is adjacent to existing urban development and represents a minor portion of this district.

(7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services; and

Discussion: The Site is an existing University Education Center serviced by domestic water and wastewater systems and public utilities. The MEC Expansion will not necessitate unreasonable investment in public infrastructure or support services.

(8) It may include lands with a general slope of twenty per cent 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.

Discussion: The Site does not include lands with a general slope of 20% or more. The topography of the Site is nearly level with elevations ranging from four to 11 feet above mean sea level (msl). Average slope is approximately 1%.

6.1.4 Hawai'i Coastal Zone Management Program, Chapter 205A, HRS

The National Coastal Zone Management (CZM) Program was created through passage of the Coastal Zone Management Act of 1972. Hawai'i's CZM Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring, and responsibly developing coastal communities and resources. The objectives and policies of the CZM Program encompass broad concerns such as impact on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. Each of the Counties have adopted SMAs in which a development's consistency with the objectives and policies of the CZM program are evaluated through the SMA permitting process. A portion of the Site is located within Maui County's designated SMA (See Figure 6). As such, subsequent to the EA process, an SMA permit will be sought prior to development. SMA permits on Moloka'i are processed by the Maui County Planning Department and decided upon by the Moloka'i Planning Commission. MEC Expansion is consistent with the objectives and policies of the CZM program as discussed below.

Recreational Resources

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

Policies

(A) Improve coordination and funding of coastal recreational planning and management; and

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;

(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

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

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

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

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

Discussion: MEC Expansion is not anticipated to generate additional demands on existing public parks and beach areas. To protect water resources for purposes including recreation, the State of Hawai'i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation.

Historic Resources

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

Policies

(A) Identify and analyze significant archaeological resources;

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

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

Discussion: The MEC Expansion will not adversely affect historic resources. No archaeological or historic resources were found during the course of the archaeological assessment survey.

Scenic and Open Space Resources

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

Policies

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

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

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

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

Discussion: The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean or mauka. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting to visually screen and soften building.

Coastal Ecosystems

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

Policies

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

(B) Improve the technical basis for natural resource management;

(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

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

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

Discussion: The MEC Expansion is not a coastal development and is not located on the coastline. To protect marine water quality the MEC Expansion will be designed to avoid direct impacts to drainageways. It will also be designed and built in compliance with all applicable Federal, State, and County regulations pertaining to storm water management. Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

Economic Uses

Objective: *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 industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

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

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

(ii) Adverse environmental effects are minimized; and

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

Discussion: MEC Expansion does not directly impact the State's coastal-dependent economy. During construction the MEC Expansion will generate short-term employment (and accompanying State income and excise tax revenue). In the long-term, an effective educational system can improve the local economy with a larger educated workforce. The MEC Expansion will enable the students to broaden their educational sphere while also creating a foundation for MEC students' educational success.

Coastal Hazards

Objective: *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 non-point source pollution hazards;

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

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and

(D) Prevent coastal flooding from inland projects.

Discussion: The MEC Expansion is not anticipated to increase the Site's exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. As applicable, a flood hazard area development permit will be obtained for Site development which will be in accordance with the standards for development set forth by Section 19.62.060, MCC.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

Managing Development

Objective: *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 or 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.

Discussion: The MEC Expansion is not a coastal development and is not located on the coastline. Stakeholders were engaged in workshops early in the design phase of the Project. Pre-consultation comments were obtained and are reproduced in Appendix F. In addition, this EA discusses potential impacts and mitigation measures of the Project and provides an opportunity for input.

Public Participation

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

Policies

(A) Promote public involvement in coastal zone management processes;

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

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

Discussion: This EA serves as a disclosure document of potential impacts and mitigation measures, including coastal management issues. The EA is published in the Office of Environmental Quality Control's Environmental Notice, whereby opportunity for comment by agencies and the public are provided.

Pre-consultation comments for this EA were obtained and are reproduced in Appendix F.

Beach Protection

Objective: *Protect beaches for public use and recreation.*

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

(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.

(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and

(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

Discussion: The Site is located away from the shoreline, such that adverse impacts on beach processes are not expected. Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

Marine Resources

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

Policies

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

(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

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

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

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

Discussion: The MEC Expansion will not have a significant adverse impact on marine or coastal resources. Appropriate BMPs and erosion control measures will be implemented to ensure that marine and coastal resources are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

6.1.5 Special Management Area Guidelines, Chapter 205A-26, HRS

In addition to the objectives and policies of the Hawai'i CZM Program in Section 5.1.4, Chapter 205A-26, HRS, provides guidelines for approving any development within the SMA.

The guidelines listed in Chapter 205A-26, HRS, along with a detailed discussion of how the MEC Expansion conforms to these guidelines is discussed below.

(1) All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:

(A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;

(B) Adequate and properly located public recreation areas and wildlife preserves are reserved;

(C) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and

(D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake.

Discussion: The Site is not located along the shoreline and does not impact any access to beaches, recreation areas, or natural reserves. Duke Maliu Regional Park is a 10-acre park located immediately west of the Site.

Solid and liquid waste treatment, disposition, and management are provided by the County.

To protect water resources, the State of Hawai'i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. An NPDES permit will be required for the development of the MEC Expansion.

The MEC Expansion is not anticipated to generate additional demands on existing public parks and recreational amenities. The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting within the setback area to visually screen and soften the parking lot and adjacent structures.

The MEC Expansion is not anticipated to increase the Site's exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot.

In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it one vertical foot above the Base Flood Elevation of 8 feet.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

(2) No development shall be approved unless the authority has first found:

(A) That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;

(B) That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and

(C) That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.

Discussion: Taken together with other proposed and planned developments, the MEC Expansion will not add to any adverse environmental or ecological effect or eliminate any planning options. The MEC Expansion is consistent with the objectives and policies of the SMA guidelines (Chapter 205A-26), the Maui Countywide Policy Plan and Moloka'i Island Community Plan.

The County zoning for the Site is "interim," and designated as "Public/Quasi-Public" by the Moloka'i Island Community Plan. The Site is located in the State Land Use Agricultural District. To allow development of the MEC, a DBA is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5-acre Site which is consistent with the Moloka'i Island Community Plan.

(3) The authority shall seek to minimize, where reasonable:

(A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

(B) Any development which would reduce the size of any beach or other area usable for public recreation;

(C) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;

(D) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and

(E) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

Discussion: The Site is located away from the shoreline and will not alter any marine water body, reduce the size of any beach or restrict public access to any ocean or stream.

Kamehameha V Highway is the nearest State highway to the Site and coast. The coast is not visible from Kamehameha V Highway in the vicinity of the Site.

The MEC Expansion will not adversely affect water quality. To protect water resources, the State of Hawai'i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. An NPDES permit will be required for the development of the MEC Expansion.

The MEC Expansion will not impact the habitat of any wildlife species due to the highly disturbed Site. In addition, the Site is not suitable for Hawai'i's endangered waterbirds or other native bird species.

While the Site includes soils with characteristics that are well suited for supporting agricultural crops and which have historically been used for agricultural production, there are no existing agricultural uses occurring at the Site. The proposed use will effectively remove these lands for future agricultural use; however, the potential use of the approximately 5-acre Site represents a relatively small portion (less than 0.07 percent) of the total "Prime" agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in agricultural science, an important component to agricultural production that would otherwise not be available to the residents of Moloka'i. Therefore, the potential loss of a relatively small portion of agricultural lands should be weighed against the potential benefits to the public that would result from the new educational opportunities provided throughout the construction of the MEC.

6.1.6 Hawai'i State Plan, Chapter 226, HRS

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

§ 226-21: Objectives and policies for socio-cultural advancement – education.

(a) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
(3) Provide appropriate educational opportunities for groups with special needs.
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.
(8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. The Project will also provide opportunities for learning community-wide.

HRS §226-107 Quality education.
Priority guidelines:

(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:
(A) The electronic exchange of information;
(B) Statewide electronic mail; and
(C) Access to the Internet.
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;
(7) Develop resources and programs for early childhood education;
(9) Strengthen and expand educational programs and services for students with special needs.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students

have a quality environment in which to learn. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. The Project will also provide opportunities for learning community-wide.

HRS § 226-108: Priority guidelines and principles to promote sustainability.

(1) Encouraging balanced economic, social, community, and environmental priorities;
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
(3) Promoting a diversified and dynamic economy
(4) Encouraging respect for the host culture;
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
(6) Considering the principles of the ahupua'a system; and
(7) Emphasizing that everyone, including individuals, families, communities, business, and government, has the responsibility for achieving a sustainable Hawaii.

Discussion: Per the University of Hawai'i Sustainability Policy, best practices involving energy efficiency and conservation will be employed. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed. County of Maui

County-specific land use plans and ordinances pertaining to the MEC Expansion include the Countywide Policy Plan, Moloka'i Island Community Plan, and Chapter 19.90A, MCC.

6.1.7 State Functional Plans, Chapter 226, HRS

The Hawai'i State Plan, Chapter 226, HRS, provides a long-range guide for Hawai'i's future and includes the formulation of twelve State Functional Plans to manage and coordinate functional area activities and to guide resource allocation decision-making. Each plan addresses statewide needs, problems, and issues, and recommends policies and priority actions, to mitigate those problems and bring about desirable conditions. The State Functional Plans are the primary guideposts for implementing the Hawai'i State Plan.

Of the twelve plans, the State Higher Education Functional Plan (1984) provides objectives, policies, and actions relevant to MEC. In addition, the State Higher Education Functional Plan provides for a wide range of programs and activities that interface with the other functional plans including, the State Education, Agriculture, Energy, and Tourism Functional Plans. The relevant objectives, policies and implementing actions, along with a discussion of how the project conforms, are discussed below.

A. OBJECTIVE: A number and variety of postsecondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.

A(2). POLICY. Provide professional and job-related training which responds to the needs of, and opportunities within, the State of Hawaii.

A(2)(a). IMPLEMENTING ACTION. Expand and improve programs for vocational training in agriculture and related fields, including aquaculture.

A(2)(b). IMPLEMENTING ACTION. Strengthen and expand opportunities for education and training in high technology, marine sciences, international business, and computer technology and applications.

Discussion: The MEC serves as the focal point for higher educational teaching and learning for the University of Hawai'i System on the island of Moloka'i. As MEC continues to mature into a regional facility for higher learning, its campus must evolve to meet the growing needs of its student body, faculty and administration. The MEC Expansion will provide additional course offerings for vocational training and education in agriculture, high technology, marine sciences, and business applications. Located adjacent to the existing MEC building, the expansion will further cement the campus within the University of Hawai'i system as well as continue the campus mission of providing quality education at home.

C. OBJECTIVE: Provide appropriate educational opportunities for all who are willing and able to benefit from postsecondary education.

1. POLICY. Provide appropriate options within the state's postsecondary education community for all qualified people of Hawaii, in which each participant has a reasonable chance for success.

2. POLICY. Extend educational opportunities to persons who are unable to attend classes on a campus through off-campus outreach programs.

Discussion: The purpose of the MEC Expansion is to provide needed instructional and assembly space for the campus as enrollment continues to increase and it matures into a regional facility for higher and postsecondary learning. The MEC Expansion will support an expanded array of adult education that prepares Moloka'i residents for future occupations and business opportunities. In addition to educational classes, the MEC Expansion will allow for continued growth to facilitate future off-campus outreach programs.

6.2 COUNTY OF MAUI

6.2.1 Countywide Policy Plan

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the Maui Island Plan as well as for updating the nine detailed Community Plans.

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

The relevant goals, objectives, policies and implementing actions, along with a discussion of how the project conforms, are discussed below.

Core theme: **IMPROVE EDUCATION**

Goal: *Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.*

Objective:

(2) Provide nurturing learning environments that build skills for the 21st century.

Policies:

(b) Plan for demographic, social, and technological changes in a timely manner.
(c) Encourage collaborative partnerships to improve conditions of learning environments.
(d) Promote development of neighborhood schools and educational centers.
(e) Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.
(f) Support coordination between land use and school-facility planning agencies.
(g) Encourage the upgrade and ongoing maintenance of public-school facilities.
(h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.
(i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.
(j) Encourage the State to support the development of benchmarks to measure the success of Hawai'i's public-education system and clarify lines of accountability.
(k) Design school and park facilities in proximity to residential areas.
(l) Support technology- and natural-environment-based learning.
(m) Encourage the State to support lower student-teacher ratios in public schools.

Discussion: The MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere

while also offering the opportunity to host campus and community events, further cementing the MEC's solidarity on the island.

6.2.2 Moloka'i Island Community Plan

The Moloka'i Island Community Plan (2018) is one of nine community plans for the County of Maui developed to address unique aspects of each region. The Moloka'i Island Community Plan was adopted in December 2018 and it replaces the *Moloka'i Community Plan (2001).*The community plan provides direction for addressing the goals, objectives and policies contained in the Maui County General Plan.

The Moloka'i Island Community Plan confirmed the land use designation of the Site as "Public/Quasi-Public Use". This land use includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers. This designation allows for public, nonprofit or quasi-public uses such as the MEC.

Discussion of how MEC Expansion conforms to the relevant objectives and policies of the Moloka'i Island Community Plan is provided below.

Opportunities

C. Distinct Rural Character: Moloka'i's natural beauty and rural character are key assets of the island. Unlike other Islands in the State, Moloka'i's beaches are still generally accessible and uncrowded. In addition, the rural character and genuine sense of aloha is a draw for many visitors, affording an experience that is different from other islands. Based on several community workshops and interviews, it is clear that a slow and cautious approach to future development on the island is preferred by many to retain Moloka'i's distinctive rural character.

Chapter 4. Hazards:
Policies

6. *Encourage the location or relocation of all critical infrastructure, facilities, and development out of the evacuation and inundation zones vulnerable to coasted hazards in accordance with the 2012 Hawai'i State Climate Change Adaption Adaptation Priority Guidelines and the HMP.*

Chapter 7. Community Design:
Design Principles

- *Preserve and maintain the traditional features of the built and natural landscape that reflect Moloka'i's history and give the island its distinctive character. Some of the character-defining features include the wide-open spaces between communities, unobstructed views of the ocean, access to the shoreline, and simple, understated buildings.*

- *Preserve and enhance the historic character of Moloka'i. Renovate historic structures as a way of maintaining Moloka'i's history. Design new buildings and other improvements to complement and enhance the town's historic character.*

Policies

7. *Encourage creative innovative approaches to site design, subdivision layout, and architecture to maintain the island's rural character and to protect coastal areas, natural resources, and cultural/historic resources.*

9. *Promote the use of sustainable building and development practices, such as those presented in the Leadership In Energy and Environmental Design (LEED) standards.*

Chapter 9. Public Facilities and Services:

Education Goal

Moloka'i will have high-quality educational facilities and programs that accommodate the community's diverse learning needs.

Policies

1. *Support the expansion of facilities and programs at the UHMC-Molokai campus based on the current Long Range Master Plan (LRDP) to include approximately 15 total acres in Kaunakakai for expansion.*

2. *Support an expanded array of adult education, post-secondary, vocational, English as a second language, business, technical, professional, early college high school, and career counseling programs that prepare Moloka'i residents for future occupations and business opportunities.*

9. *Support the development of a performing arts center on Moloka'i*

10. *Encourage all educational institutions to participate in energy and resource audits to help the schools be greener and environmentally responsible and lead the community in using resources wisely.*

11. *Support adult and post-secondary education programs.*

12. *Support English as a second language classes.*

13 *Support programs to explore career path options, including vocational programs.*

14. *Support opportunities to increase enrollment in post-secondary education.*

Actions

Hazards 4.14 - Coordinate with Federal, State and County agencies to obtain current SLR information and maps. Plan phased relocation of critical structures and roadways. Plan long-

term strategic retreat of buildings. Identify priority planning areas where resources and planning efforts should be focused. Identify how and where to use adaptation strategies such as retreat, accommodation, and protection.

Education 9.4.03 - Provide training for job preparedness, such as proper work ethic, responsibility, resume writing, and interviewing.

Education 9.4.04 - Continue to assess and provide recommendations and funding to eliminate achievement gaps in education for Native Hawaiian students.

Discussion: The purpose of the MEC Expansion is to provide needed instructional and assembly space for the campus as enrollment continues to increase and it matures into a regional facility for higher learning. The Moloka'i Island Community Plan confirmed the land use designation of the Site as "Public/Quasi-Public Use," substantiating that the Site will continue to be used in the future as an educational facility. The MEC Expansion will support an expanded array of adult education that prepares Moloka'i residents for future occupations and business opportunities. In addition to educational classes, the new Multi-Purpose Classroom will provide space for events and gatherings, such as performances and ceremonies. In addition, the MEC Expansion is designed to maintain the rural character of the island, while promoting sustainable building and development practices. See Section 2.2.2 for more information regarding the purpose and need for the MEC Expansion. The Moloka'i Island Community Plan notes that SLR will increase risk for low-lying areas, however as Section 3.6.2. outlines, SLR of 3.2 feet is not anticipated to have significant immediate impacts to the MEC Expansion by the year 2100, in the next 80 years.

6.2.3 Maui County Zoning

The Maui County Code (MCC) establishes zoning districts, permitted uses, and development standards within the zoning districts. It also regulates development in special districts such as the Flood Hazard District.

The Site is zoned "Interim". The purpose of interim zoning is to provide interim regulations pending the formal adoption of a comprehensive zoning ordinance and map which considers orderly development in accordance with the land use directives of the Hawai'i Revised Statutes, the revised charter of the County, and the general and the community plans of the County. A change in zoning change from Interim to Public/Quasi-Public (P-2) is being sought for TMKs (2) 5-3-003:013 and (2) 5-3-003:014.

Under Section 19.510.040.4 – Change of zoning, MCC a change in zoning approval must meet the following criteria:

a. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*

Discussion: As described in Sections 6.2.1 and 6.2.2 of this EA, the proposed use meets the intent of the Countywide Policy Plan (General Plan) and the objectives and policies established in the *Moloka'i Island Community Plan.*

b. *The proposed request is consistent with the applicable community plan land use map of the county;*

Discussion: All of the parcels which comprise the MEC, including the proposed addition, are designated "P - Public/Quasi Public" on the *Moloka'i Island Community Plan* Land Use Map (See Figure 7).

c. *The proposed request meets the intent and purpose of the district being requested;*

Discussion: MCC Section 19.31.010, referring to the intent and purpose of the Public/Quasi Public District, states that: "public/quasi-public districts provide for public, nonprofit, or quasi-public uses". The primary purpose of the MEC Expansion is to increase the capacity of the facility to offer higher learning to the public as well as providing improved space for public meetings and events to benefit the greater community of Moloka'i. The proposed rezoning will maintain the use of the parcels for fulfillment of the phased long-range master plan for public use. Therefore, the MEC Expansion meets the intent and purpose of the district being proposed.

d. *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;*

Discussion: As described in Sections 4.7 and 4.9 of this EA, the MEC Expansion will not produce a detrimental impact upon schools, parks, playgrounds, water, sewage, solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements. Traffic volume should be monitored for any future public events utilizing the upgraded meeting space, however, overall impact of the addition is not expected to adversely affect roadways beyond their current functionality as outlined in Section 4.6. The addition is not expected to encourage any major influx in new residents that may adversely impact other public services and facilities, such as primary or secondary schools, which explained in more detail in Section 4.9.

e. *The application, if granted would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and*

Discussion: As described in Sections 3 and 4 in this EA, the proposed action will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.

f. If the application change of zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the U.S. Natural Resource Conservation Service.

Discussion: The change in zoning does not involve the establishment of an agricultural district with a minimum lot size of two acres.

6.3 MAJOR APPROVALS AND PERMITS

A listing of permits and approvals required for the Project is presented below:

Table 1: Approvals and Permits

Permit/Approval	Responsible Agency
Chapter 343, HRS Compliance	University of Hawai'i
State Land Use District Boundary Amendment (DBA) (less than 15 acres)	Processing Agency: Maui County Planning Department Approving Authority: Maui County Council
Change in Zoning	
Special Management Area (SMA) Use Permit	Processing Agency: Maui County Planning Department Approving Authority: Moloka'i Planning Commission
Subdivision/Lot Consolidation[2] Approval	Maui County Department of Public Works
Special Flood Hazard Area Development Permit	Maui County Planning Department
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
Building Permit	Maui County Department of Public Works
Grading Permit	

[2] On July 17, 2019, ControlPoint Surveying Inc., the project surveyor, submitted a lot subdivision application for the consolidation of the parcels to the Department of Public Works Development Services Administration. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with this EA

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7 ALTERNATIVES

This section identifies and evaluates a range of alternatives that could meet the purpose and need and possibly avoid, reduce, or minimize adverse environmental effects. The alternatives analyzed in the EA are within the MEC Site, the land that the Applicant owns. Alternatives for re-location of MEC on land that the Applicant does not own are not practical or feasible in the foreseeable future and therefore have not been considered in this EA. The reference point to compare alternatives is the "No Action" alternative.

7.1 NO ACTION ALTERNATIVE

Under the "No Action" alternative, the MEC Expansion would not be built and the Site would remain in its current state with a Main Building that houses Administrative Offices, Distance Learning and Technology Center, Library/Learning Center and one general purpose classroom. There would be no multi-purpose classroom that provides much needed instructional and assembly space. At some point in the future the undeveloped portion of the Site could be developed in conformance with the existing State Land Use Agricultural District (which allows for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, and agriculture-support activities), or an attempt may be made to obtain a DBA from Agricultural to Urban.

With the "No Action" alternative, the additional instructional and assembly space needed to support the student population growth at MEC would not be built. As a result, the following project objectives would not be met:

- Provide MEC the ability to increase enrollment;
- Provide a multi-purpose classroom for additional course offerings;
- Allow for continued growth of a campus that is orderly and cost-effective;
- Provide a space for student and community gatherings that will enhance cultural education and involvement on Moloka'i; and
- Continue the campus mission of providing quality education at home.

The "No Action" alternative would also result in the majority of the Site not being utilized for its highest and best use; therefore, this alternative has been eliminated.

7.2 AUDITORIUM ALTERNATIVE

A previous proposal included the development of an auditorium or theater. The Auditorium Alternative groups MEC program requirements into three buildings: 1) a 500-fixed seating auditorium; 2) a two-story classroom building; and 3) the existing 10,000-sq ft administrative/ distance learning building.

The Auditorium/Theater would be sited at the northeast corner of the Site to utilize as much slope as possible to achieve the arena-type seating. A student gathering area may be sited at the front of the building under the large overhang located at the front of the building.

Open space is limited to the Kukui Mall at the center of the campus which also functions as a student gathering area. Although parking largely dominates the remaining open space, the total number of stalls does not meet the minimum parking requirement for the types of functions and activities proposed to be housed within the three buildings. As such, a parking variance would be required. A possible parking solution includes temporary/event parking for the Auditorium/Amphitheater. Large events are not expected on a daily basis and can be accommodated elsewhere when needed. On-site parking would be able to accommodate the daily load of students, faculty, and staff during normal instructional activities. The existing parking lot will be expanded and reconfigured to allow three more rows of parking.

Because the Auditorium Alternative layout is fixed and does not provide for multi-functional space to accommodate various types of event and instructional spaces, this alternative was rejected.

7.3 INSTRUCTIONAL CLUSTER ALTERNATIVE

The Instructional Cluster Alternative groups MEC program requirements into five (5) one-story instructional classroom buildings. This alternative provides for the maximum amount of instructional space that could possibly fit within the developable area.

Similar to the Auditorium Alternative, a parking variance would be required. A possible parking solution includes shared and/or grassed parking on neighboring parcels should those landowners agree to such an arrangement. If not, the remaining open space on-site would be designated as overflow, grassed parking.

Because this alternative does not provide for assembly space or present the most cost-effective plan by consolidating uses as much as possible into fewer buildings, this alternative was rejected.

8 FINDINGS AND DETERMINATION

To determine whether the implementation of the Project may have a significant impact on the physical and human environment, all phases and expected consequences of the proposed project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Approving Agency (UHCC) anticipates issuing Finding of No Significant Impact (FONSI). The supporting rationale for this finding is presented in this chapter.

8.1 SIGNIFICANCE CRITERIA

The discussion below evaluates the significance of the Project's impacts based upon the Significance Criteria set forth in Hawai'i Administrative Rules section 11-200-12.

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

Discussion: The Site is an existing Education Center and undeveloped, vacant land. The MEC Expansion will not result in an irrevocable commitment to loss or destruction of any natural or cultural resources. The Site is vacant with sparse vegetative coverage consisting of a few trees and large open spaces covered with gravel. The Site does not provide unique habitat and no Federal or State of Hawai'i listed threatened, endangered, or candidate plant or animal species will be disturbed.

The Site has been the subject of archaeological and cultural studies conducted in and around the Site. Studies reveal the absence of any resource potentially subject to irrevocable loss as a result of construction. The SHPD made the determination in their 6E review letter dated August 22, 2019 that no historic properties are affected and noted that: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation process is ended".

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

Discussion: The current use of the Site as an Education Center will maintain its designated use as a result of the Project. The Site will continue to be utilized as a college campus.

(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. The MEC Expansion is not expected to significantly impact any natural resources as none are present within the Site. The MEC Expansion is expected to enhance the quality of life for the surrounding community by

improving access to quality education and educational facilities. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in agricultural science, conservation and important education that would otherwise not be available to the residents of Moloka'i.

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

Discussion: The MEC Expansion is anticipated to have a beneficial impact on the social welfare of the community by improving the educational facilities at MEC.

(5) Substantially affects public health;

Discussion: The MEC Expansion is expected to have a positive impact on public health and improve community health and wellness by providing convenient access to quality education facilities and programs. The construction and operation of the MEC Expansion should not result in long-term adverse impacts to ambient air quality and noise levels.

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

Discussion: The construction and operation of the MEC Expansion will not generate resident population to Moloka'i. The new facility may also be available for community uses at the discretion of the MEC administration, thereby having a beneficial impact by increasing venues potentially available to the Moloka'i community.

(7) Involves a substantial degradation of environmental quality;

Discussion: MEC Expansion will not substantially degrade environmental quality. Construction-related impacts such as noise and air quality will be temporary and short-term and will be minimized and mitigated to avoid environmental degradations.

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

Discussion: The Moloka'i Island Community Plan calls for "the expansion of facilities and programs at the UHMC Molokai campus based on the current LRDP to include approximately 15 total acres in Kaunakakai for expansion." Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Moloka'i. Significant adverse cumulative impacts are (including effects on the environment) therefore not anticipated as a result of the MEC Expansion.

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

Discussion: No Federal or State of Hawai'i listed Threatened, Endangered, or Candidate species or their habitat will be impacted by the MEC Expansion as none were identified during the biological surveys.

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

Discussion: No State or Federal air quality standards will be violated during or after the construction of the Project. The only anticipated issues related to air quality may be during construction; however, construction activities would be temporary. Long-term negative impacts related to air quality are not expected.

No State or Federal water quality standards will be violated during or after the construction of the Project. The quantity and quality of storm water runoff will not be impacted by the Project.

Construction activities will inevitably create temporary noise impacts. If necessary, contractors will employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, Hawai'i Administrative Rules, all construction activities must comply with all community noise controls. Long-term noise impacts are expected to return to preconstruction levels.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: The MEC Expansion will not affect or be likely to suffer damage by being located in a flood fringe area. The FEMA Flood Insurance Rate Map places the Site within Zone AE (EL 8), a Special Flood Hazard Area subject to 100-year flooding with a Base Flood Elevation of 8 feet (Figure 12).

Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit must be obtained, and the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet.

The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC campus population will be evacuated to safe areas outside the tsunami evacuation zone.

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

Discussion: The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean or mauka. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting to visually screen and soften building.

(13) Requires substantial energy consumption.

Discussion: The MEC Expansion may result in an increase in energy demand. However, energy efficiency is a high priority in the design of the MEC Expansion and energy conservation will be incorporated into the project design. The new buildings will include energy saving design elements, such as orienting the building to maximize natural ventilation and day lighting, and including a single slope roof designed for optimum solar exposure for a possible future PV system installation as part of UH Maui College's Energy Net Zero goal. The preliminary engineering analysis has determined that power is currently available in the area and the capacity can support the Project.

8.2 ANTICIPATED DETERMINATION

Pursuant to Chapter 343, HRS, the approving agency, UHCC, is anticipated to issue a FONSI based on this EA. This finding is founded based on impacts and mitigation measures examined in this document, public comments received during the pre-consultation and public review phases, and as analyzed under the above criteria.

9 CONSULTATION

9.1 PRE-CONSULTATION

Pre-consultation was conducted prior to preparation of the Draft EA. The purpose of the pre-consultation period is to consult with individuals, community organizations, private groups, and government agencies with technical expertise, or an interest or will be affected by the proposed action. This process is part of the scoping process for the Draft EA. Comments and input received during this period are used to identify environmental issues and concerns to be addressed in the Draft EA, which in turn undergoes a 30-day public comment period.

As part of the pre-consultation process the Planning Consultant mailed letters in 2017 to the following individuals, community organizations, private groups, and government agencies notifying them that an EA was being prepared for MEC Expansion and soliciting any concerns and comments. Appendix F contains comments received and corresponding responses.

State of Hawai'i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBEDT)
    - DBEDT – Energy Office
    - DBEDT – Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
    - DLNR – Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- UH Water Resources Research Center

Federal

- U.S. Army Corps of Engineers – Engineering Division
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

County of Maui

- Department of Fire and Public Safety
- Department of Environmental Management
- Department of Housing and Human Concerns
- Department of Parks and Recreation
- Department of Planning
- Department of Public Works
- Department of Transportation
- Department of Water Supply
- Police Department

9.1.1 Community Engagement

Community Meeting

A neighborhood open house meeting was held at the Molokai Education Center on Friday, October 12, 2018 from 4:00 p.m. to 6:00 p.m. Approximately 15 people attended the meeting. The UHCC representatives presented an overview of the proposed plans, the permitting requirement and process, and the project's timeline. After the presentation the floor was open for questions and comments from the attendees. The overall feedback was supportive of the project. Comments about the design of the multi-purpose room, the permitting process, infrastructure near shoreline and budgetary restraints where addressed.

Neighborhood Canvasing

On December 11 and December 21, 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC. Personal contact was made with over half of the residences visited. The neighbors that were engaged were supportive of the MEC Expansion project. The informational flyer was left at homes where nobody answered the door; for a couple of residences a loose dog or locked gate prevented the team from making contact and leaving the flyer.

9.2 DRAFT ENVIRONMENTAL ASSESSMENT

The Draft EA was published in the State of Hawai'i OEQC's *The Environmental Notice* on April 8, 2019, initiating a 30-day public review period that ended on May 8, 2019.

As part of the Draft EA public review process, the following agencies, organizations, and individuals were sent either a hard copy of the Draft EA or a letter including a link to the online digital copy of the Draft EA. Copies of the written comments and responses are reproduced in Appendix F.

State of Hawai'i

- Department of Accounting and General Services
- Department of Agriculture
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT – Energy Office
- DBEDT – Office of Planning
- DBEDT – Land Use Commission
- Department of Defense
- Department of Education (DOE)
- Department of Education – Maui
- Department of Hawaiian Home Lands
- Department of Health (DOH)
- DOH – Environmental Planning Office
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
- DLNR – Historic Preservation Division
- DLNR – Land Division, Maui District Office
- Department of Transportation - DOT
- DOT – Statewide Transportation Planning Office
- DOT – Highways, Maui District Office
- Office of Hawaiian Affairs
- UH Water Resources Research Center

Federal

- Environmental Protection Agency
- Federal Emergency Management Agency
- U.S. Army Corps of Engineers
- U.S. Coast Guard
- U.S. Fish and Wildlife Service
- USDA, NRCS – Molokai-Lanai Soil & Water Conservation
- USDA, NRCS – Maui

Maui County

- Department of Finance
- Department of Fire and Public Safety
- Department of Emergency Management
- Department of Environmental Management
- Department of Housing and Human Concerns
- Department of Parks and Recreation

- Department of Public Works
- Department of Transportation
- Department of Water Supply
- Moloka'i Planning Commission
- Police Department

Elected Officials

- State Senator J. Kalani English
- State Representative Lynn DeCoite
- Council Member Keani Rawlins-Fernandez

Private Organizations & Individuals

- AHA Kiole o Molokai
- Hale Mahaoulu Home Pumehana Center
- Hawaiian Telcom
- Kapa'akea Homestead Association
- Maui Economic Opportunity
- Maui Electric Company, Ltd
- Moloka'i Land Trust

Libraries

- Hawai'i State Library – Hawai'i Documents Center
- Moloka'i Public Library

9.2.1 Public Meetings During the Draft EA Comment Period

During the DEA comment period, the applicant gave a presentation about the MEC Expansion at two meetings that are open to the public, the Moloka'i Planning Commission regular meeting in Moloka'i on April 24, 2019 and at the Urban Design Review Board meeting in Maui on May 7, 2019.

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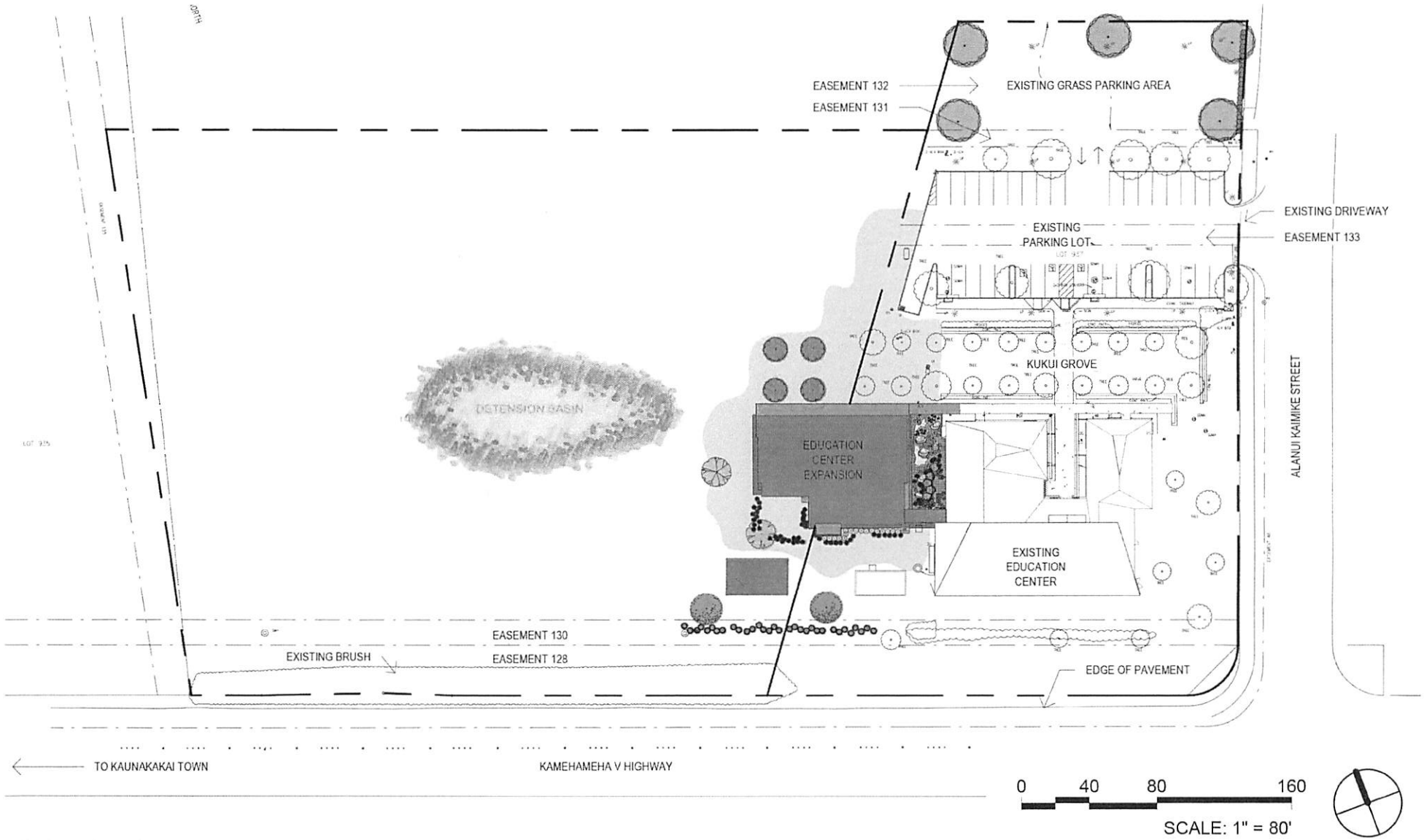
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APPENDIX A

Architectural Plans

MEC Plans



SITE PLAN

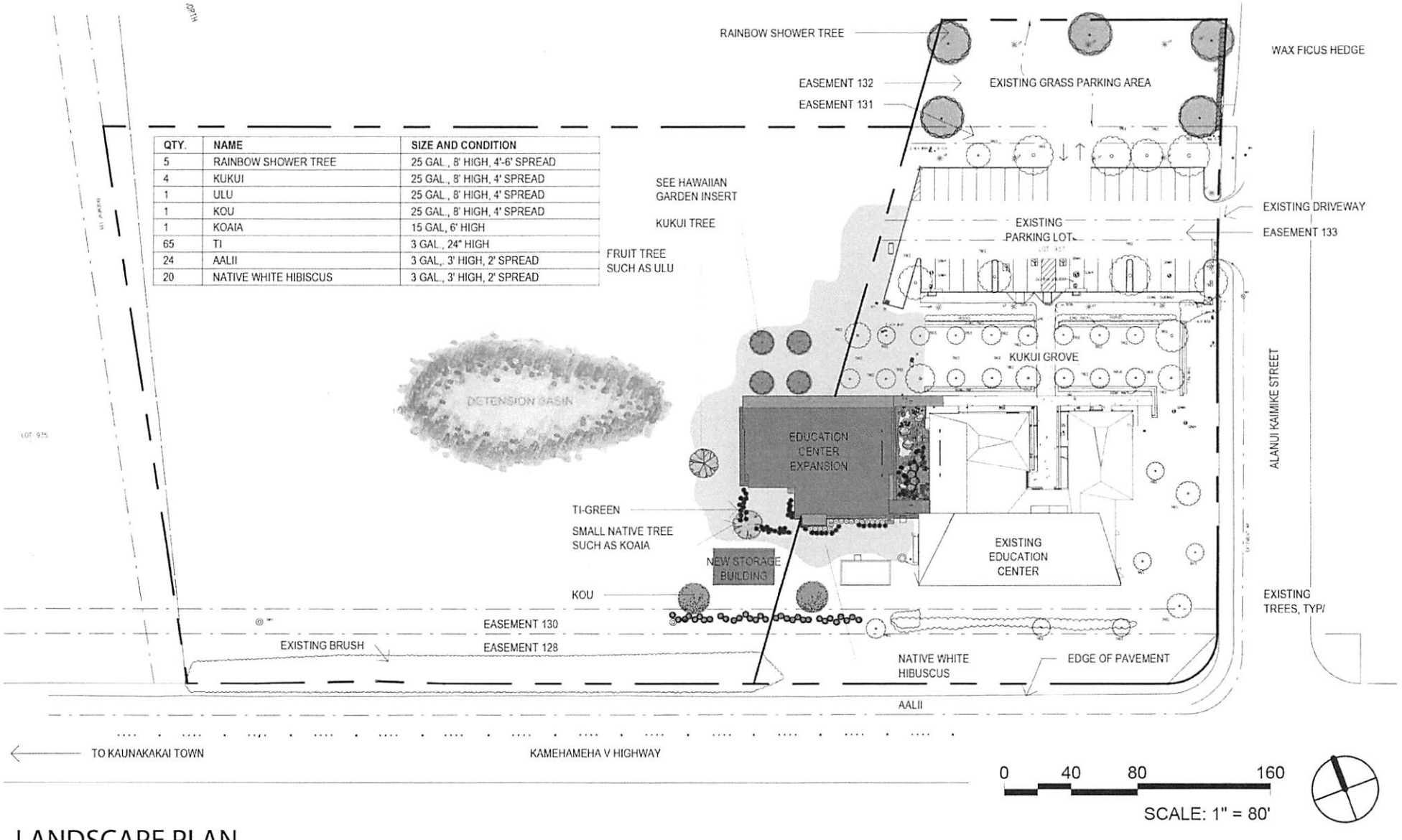
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



QTY.	NAME	SIZE AND CONDITION
5	RAINBOW SHOWER TREE	25 GAL., 8' HIGH, 4'-6' SPREAD
4	KUKUI	25 GAL., 8' HIGH, 4' SPREAD
1	ULU	25 GAL., 8' HIGH, 4' SPREAD
1	KOU	25 GAL., 8' HIGH, 4' SPREAD
1	KOAIA	15 GAL, 6' HIGH
65	TI	3 GAL., 24" HIGH
24	AALII	3 GAL., 3' HIGH, 2' SPREAD
20	NATIVE WHITE HIBISCUS	3 GAL., 3' HIGH, 2' SPREAD

LANDSCAPE PLAN

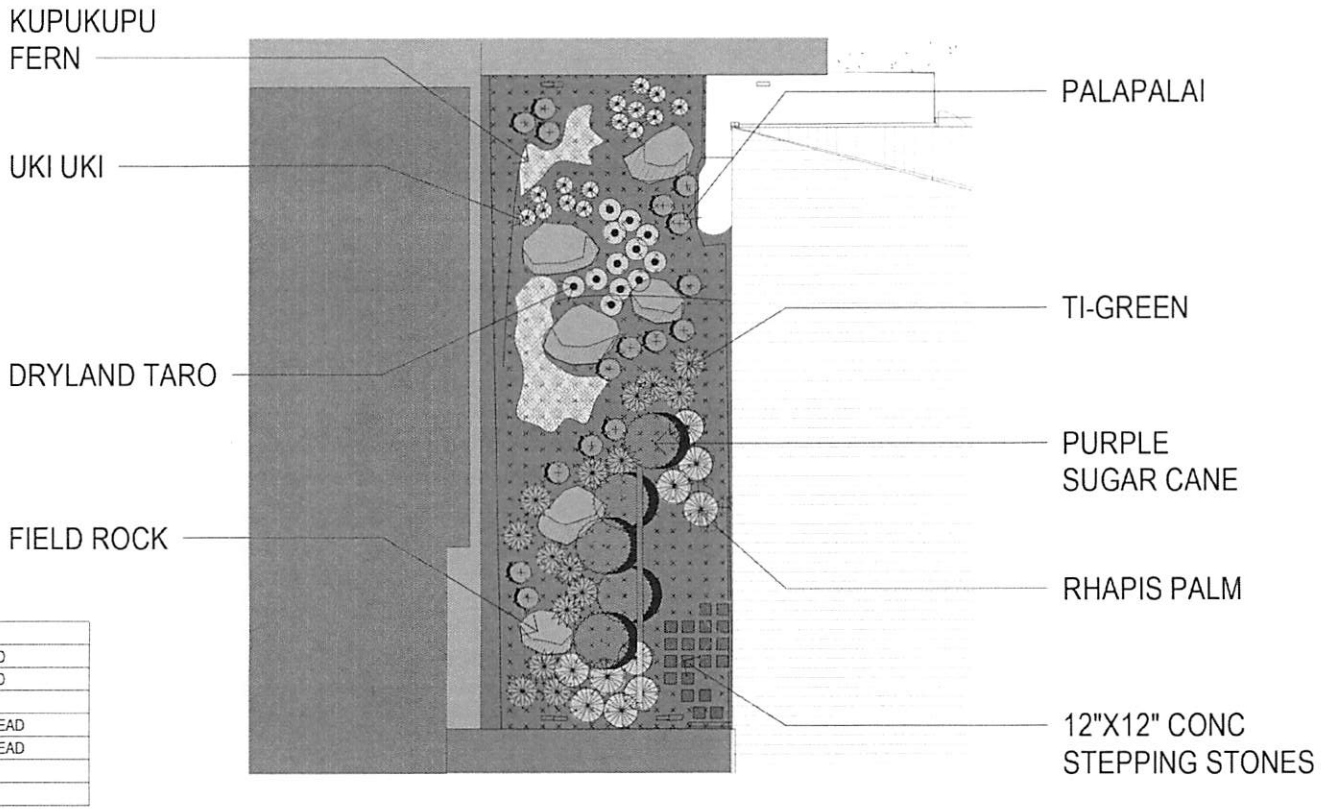
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



QTY.	NAME	SIZE AND CONDITION
28	RHAPIS PALM	5 GAL., 4' HIGH, 2' SPREAD
5	PURPLE SUGAR CANE	5 GAL., 4' HIGH, 2' SPREAD
15	TI	3 GAL., 24" HIGH
12	DRYLAND TARO	1 GAL., 18" HIGH, 12" SPREAD
16	PALAPALAI	1 GAL., 18" HIGH, 12" SPREAD
15	UKI UKI	6" POT
80 SF	KUPUKUPU FERN	4" POT, 12" SPREAD

0 8' 16' 32'

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

HAWAIIAN GARDEN LANDSCAPE PLAN

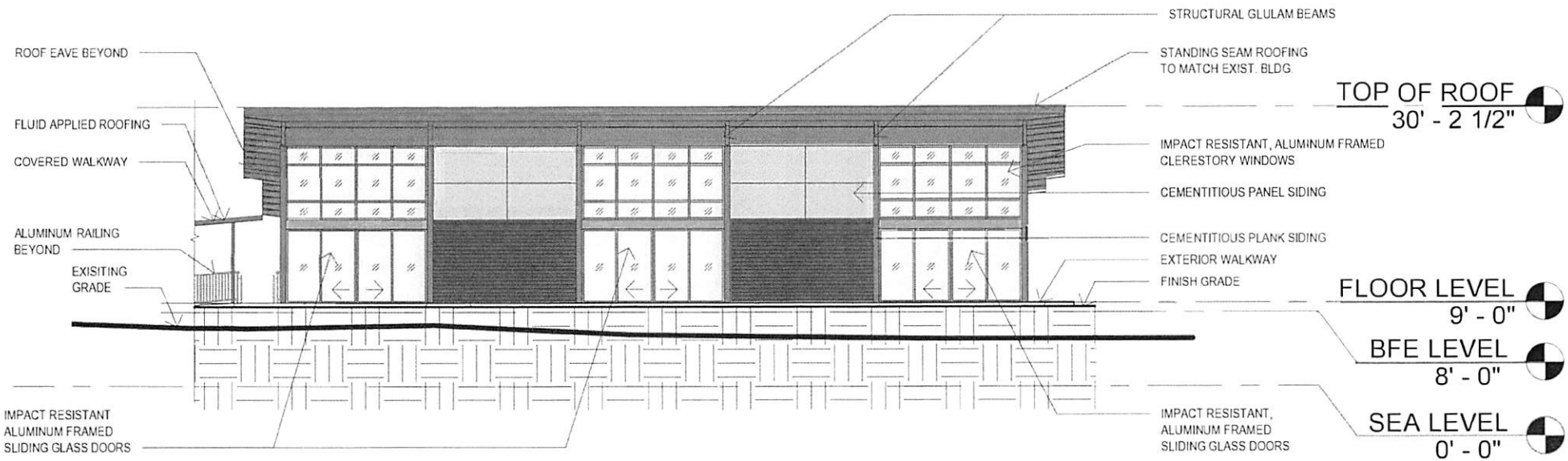
Molokai Education Center

University of Hawai'i Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



0 8' 16' 32'

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

NEW BUILDING - NORTH ELEVATION

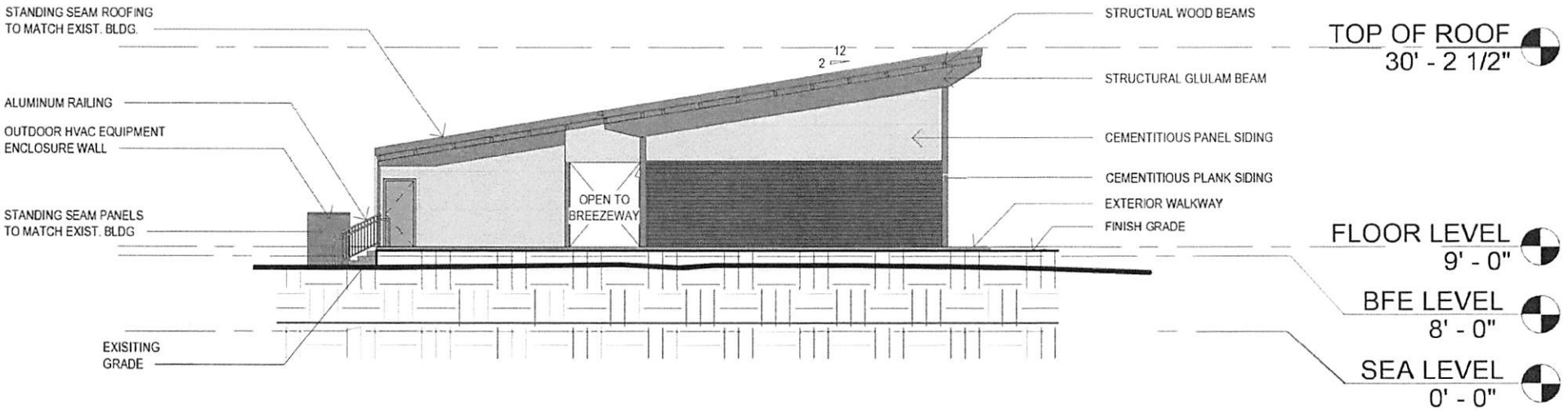
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: CD Design Hawaii, LLC (2019)

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



0 8' 16' 32'

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

NEW BUILDING - EAST ELEVATION

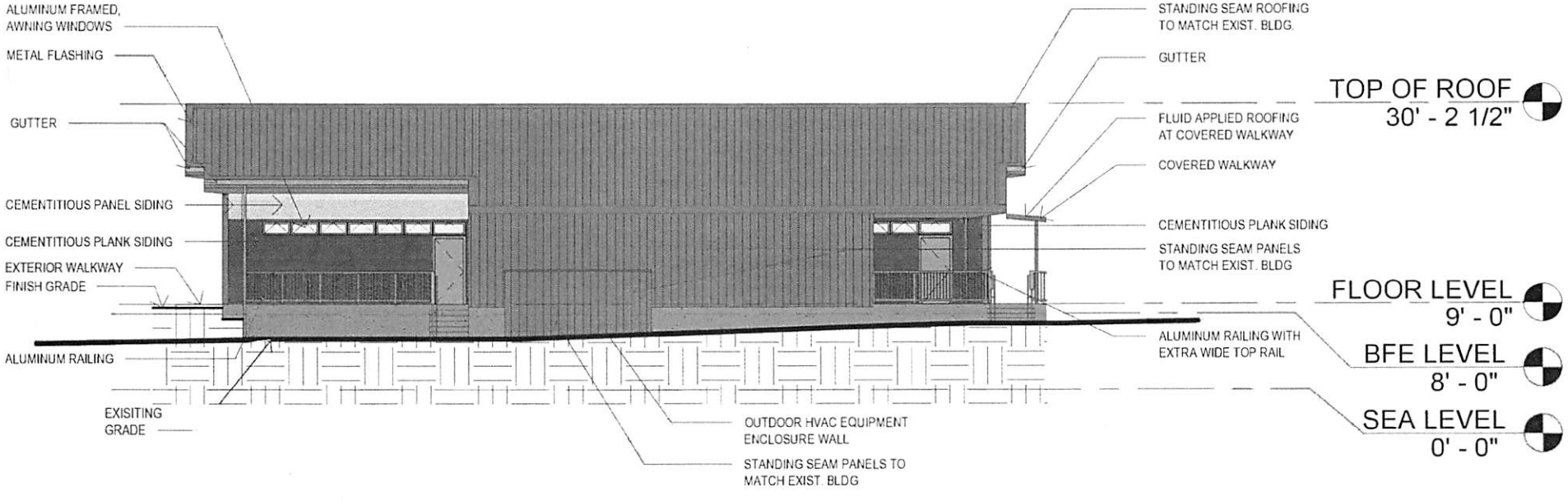
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data



0 8' 16' 32'

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

NEW BUILDING - SOUTH ELEVATION

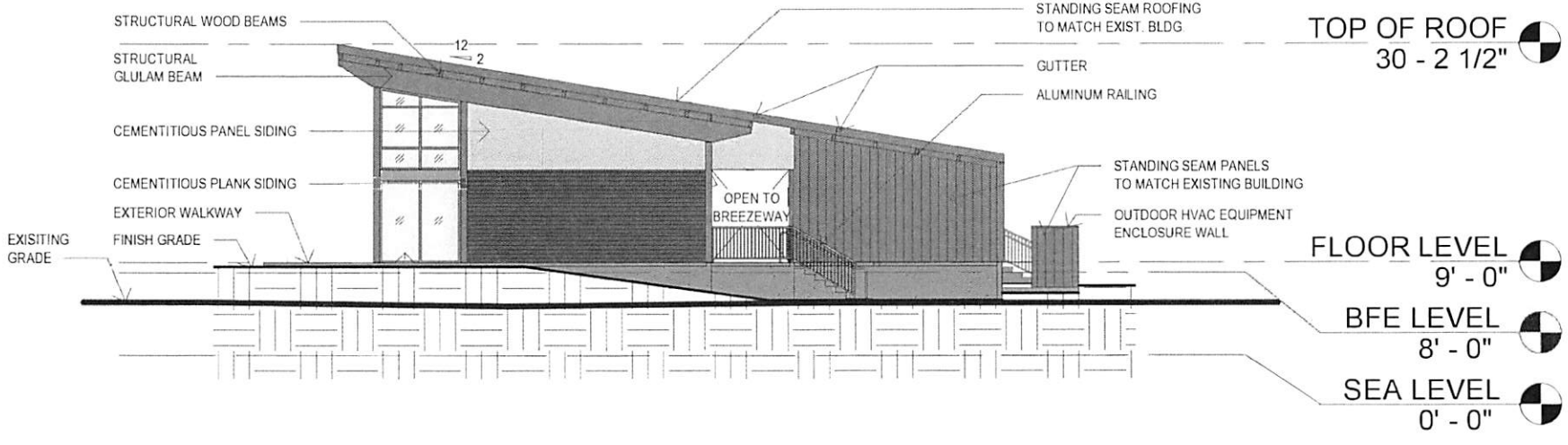
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: CD Design Hawaii, LLC (2019)

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0 8' 16' 32'

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

NEW BUILDING - WEST ELEVATION

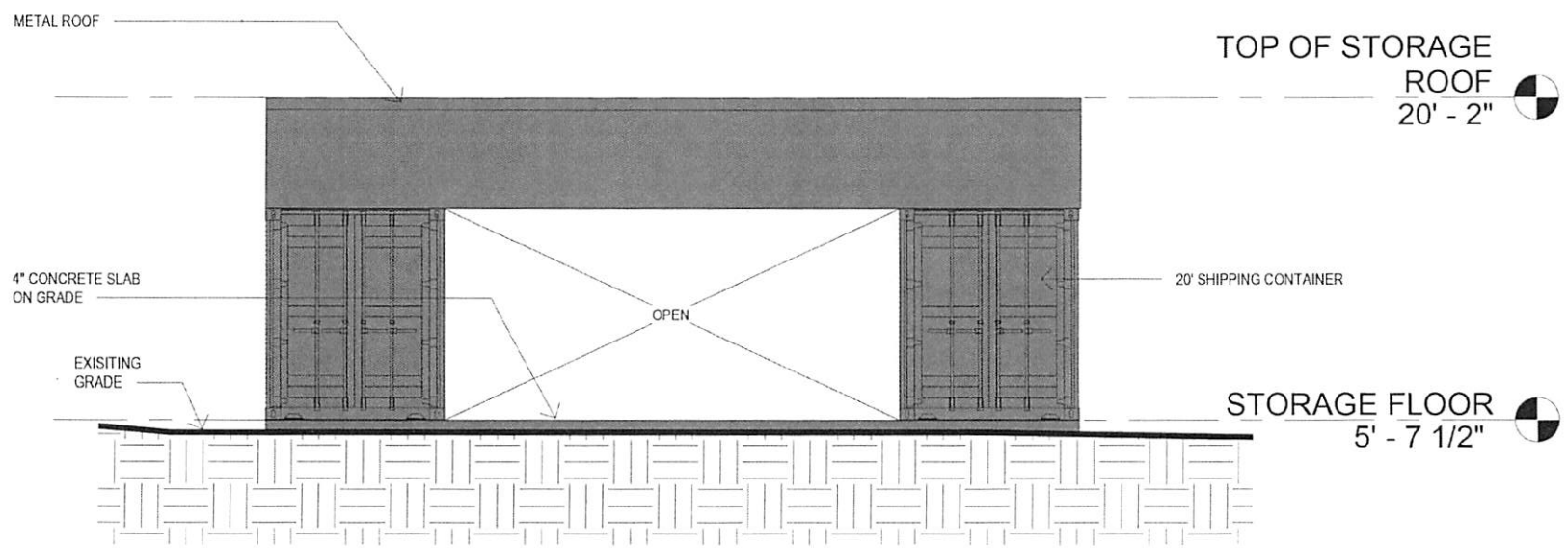
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

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0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - NORTH ELEVATION

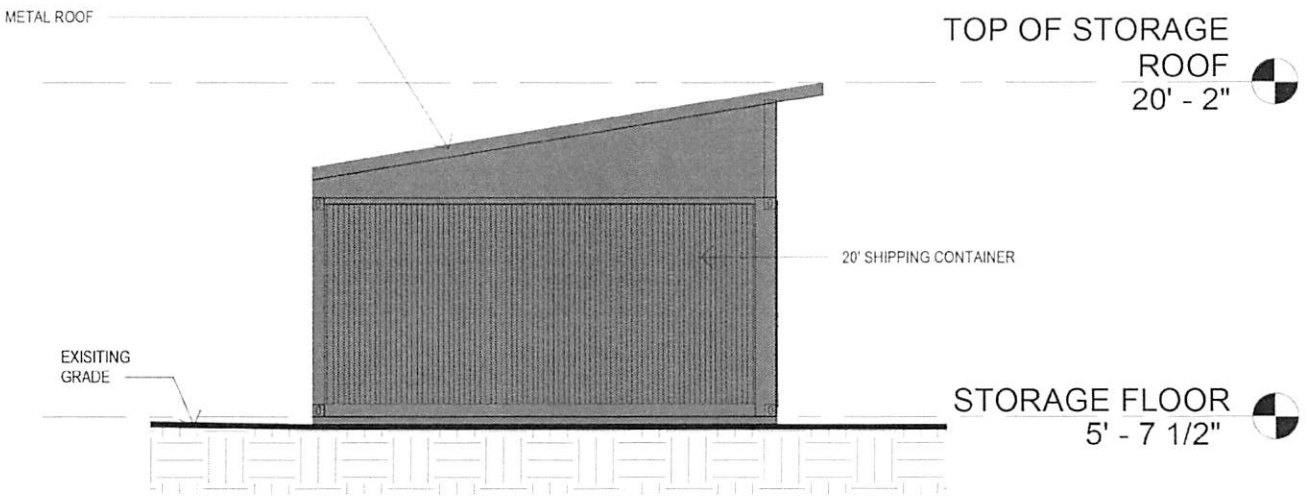
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - EAST ELEVATION

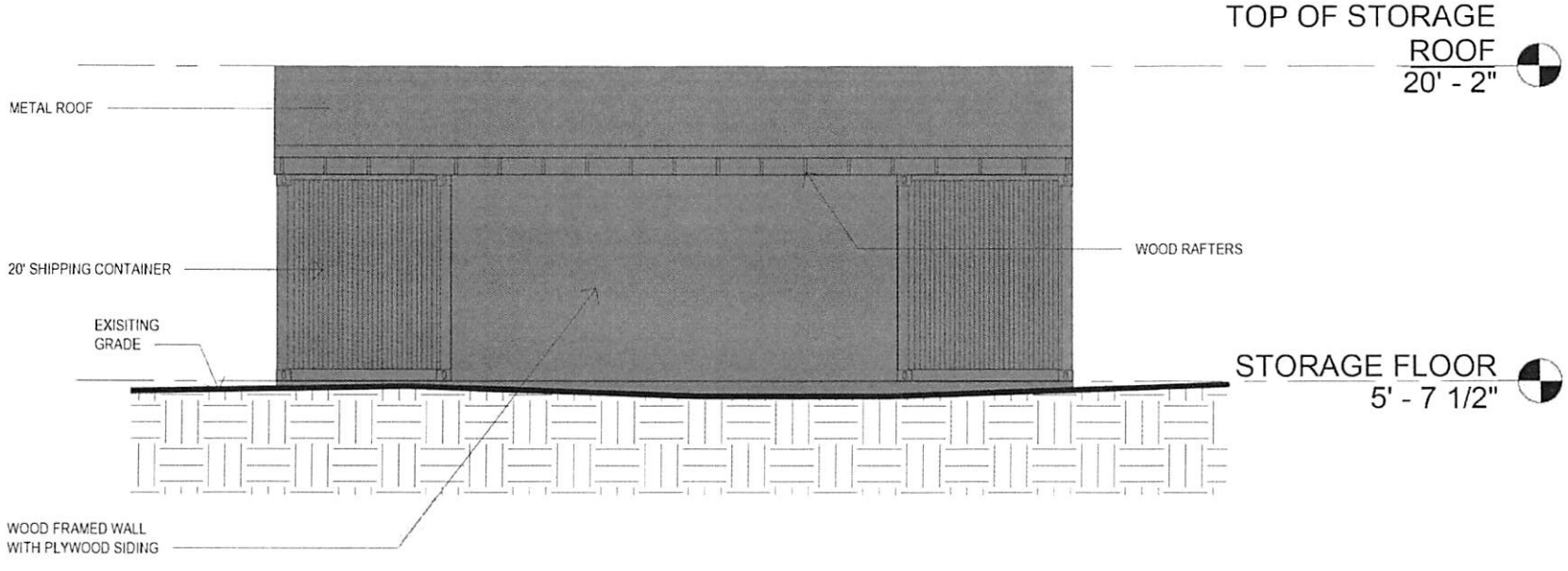
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

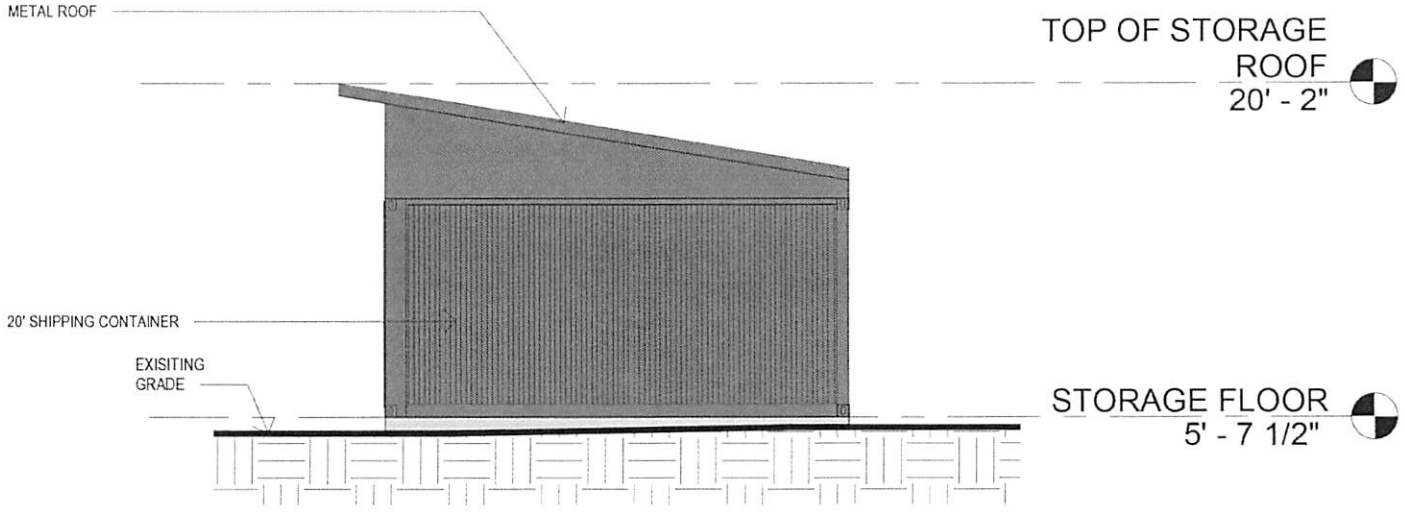
STORAGE - SOUTH ELEVATION

Molokai Education Center

University of Hawai'i Island of Moloka'i

Source: CD Design Hawaii, LLC (2019)

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - WEST ELEVATION

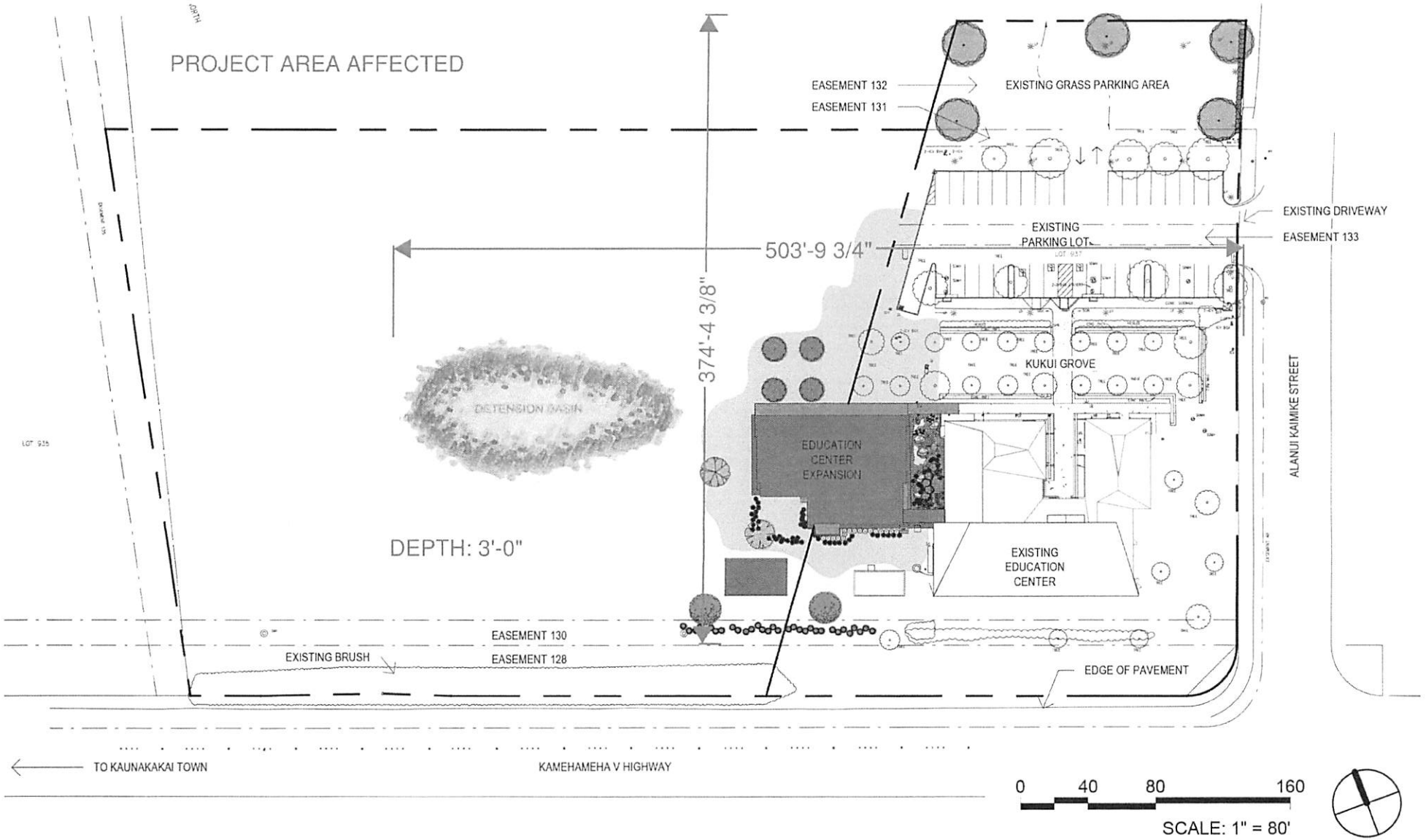
Molokai Education Center

University of Hawaii — Island of Molokai

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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SITE PLAN

Molokai Education Center

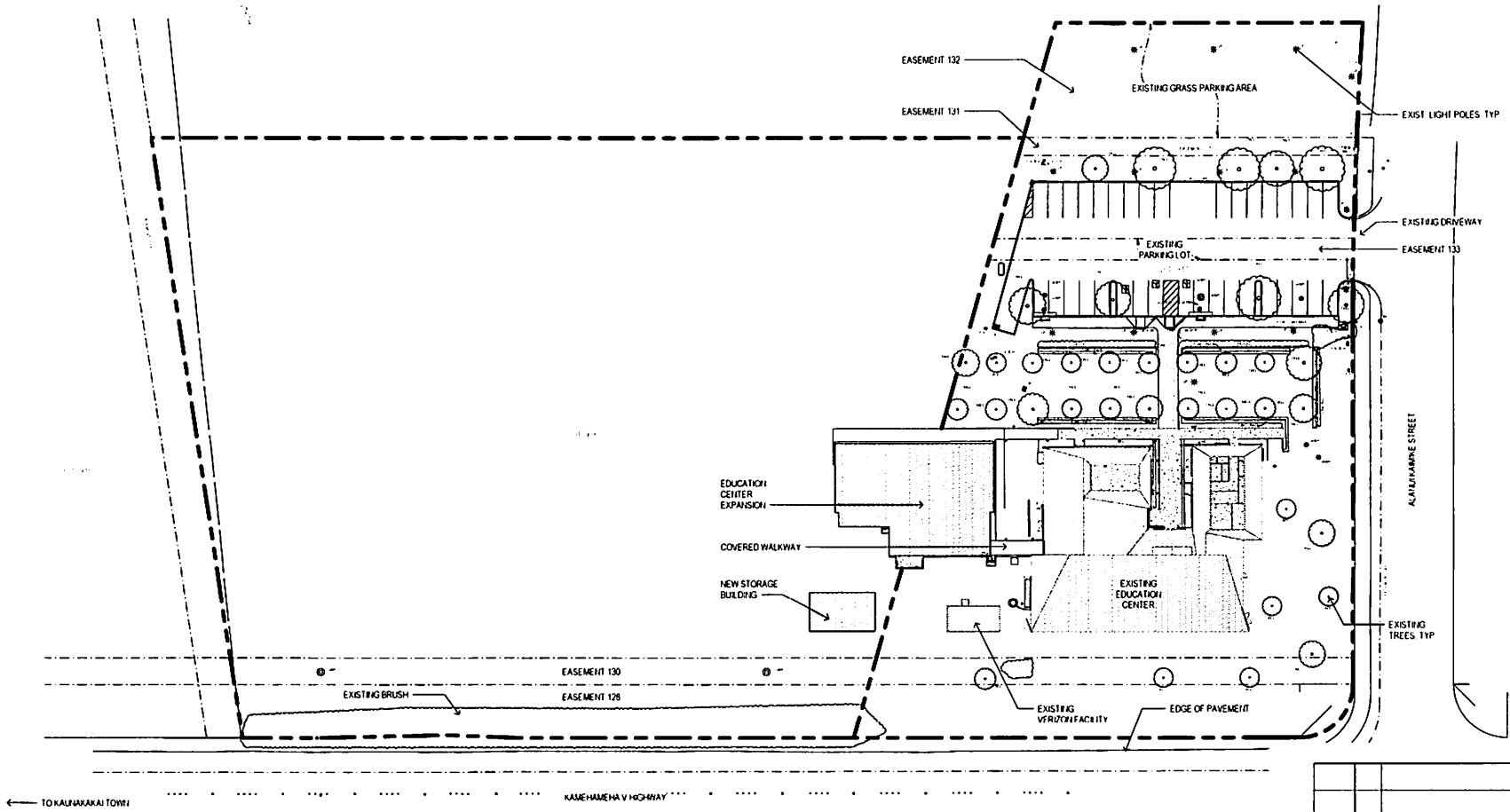
University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019).

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

Architectural Plans



1 **OVERALL SITE PLAN**
SCALE 1" = 30'-0"

SCALE 1" = 30'

	△				

GUSTAV H TORSTRICK
LICENSED PROFESSIONAL ARCHITECT
No. 9616
HAWAII, U.S.A.

EXPIRATION DATE: 04/30/20

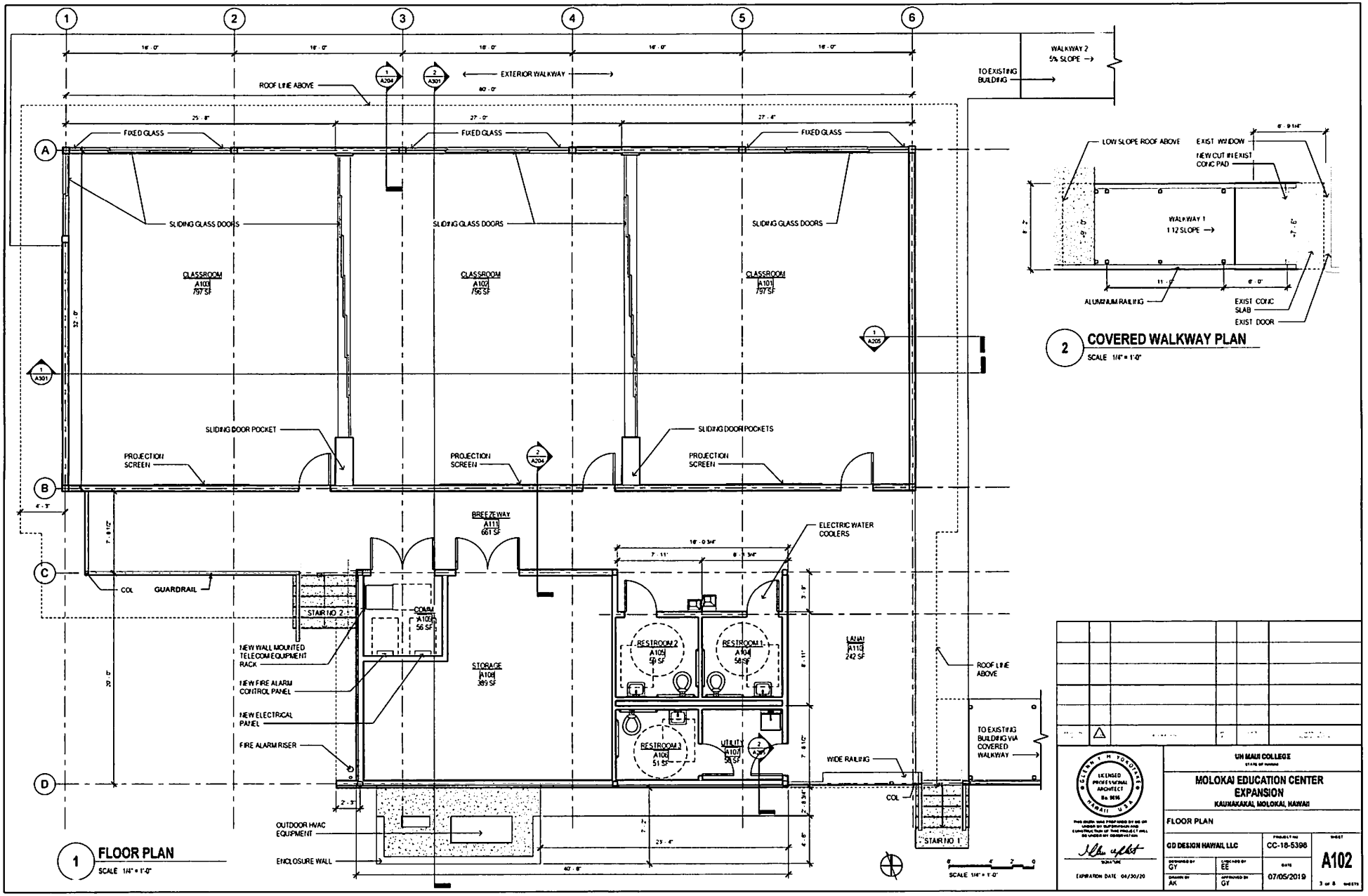
UH MAUI COLLEGE
STATE OF HAWAII

MOLOKAI EDUCATION CENTER EXPANSION
KAUNAKAKAI, MOLOKAI, HAWAII

SITE PLAN

GD DESIGN HAWAII, LLC		PROJECT NO: CC-18-5398	SHEET: A101
DESIGNED BY: GY	CHECKED BY: EE	DATE: 07/05/2019	2 of 8 SHEETS
DRAWN BY: AA	APPROVED BY: GY		

FILE _____ DRAWING _____ FOLDER _____



1 FLOOR PLAN

SCALE 1/4" = 1'-0"

2 COVERED WALKWAY PLAN

SCALE 1/4" = 1'-0"

LICENSED PROFESSIONAL ARCHITECT No. 9616 HAWAII, U.S.A.

EXPIRATION DATE: 04/30/20

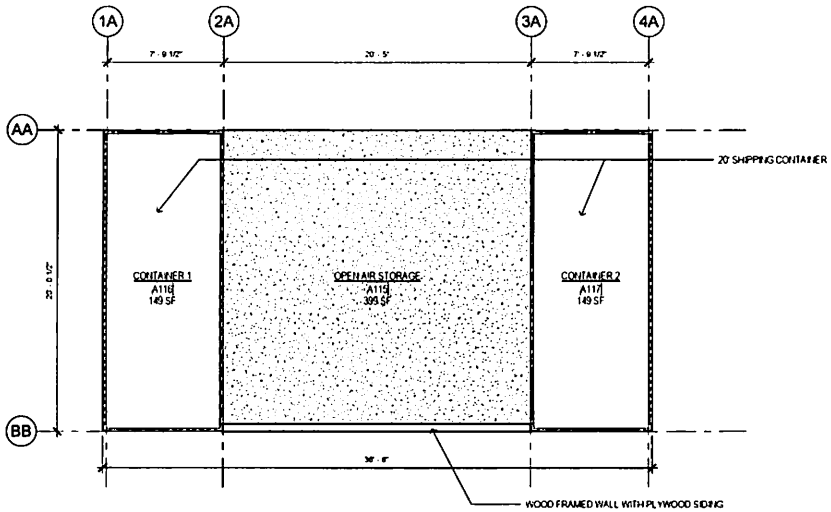
UH MAUI COLLEGE

MOLOKAI EDUCATION CENTER EXPANSION

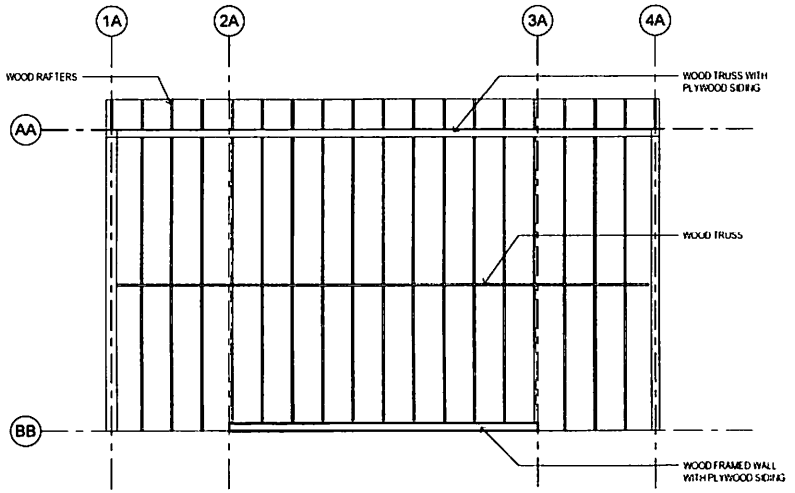
KAUNAKAKAI, MOLOKAI, HAWAII

FLOOR PLAN

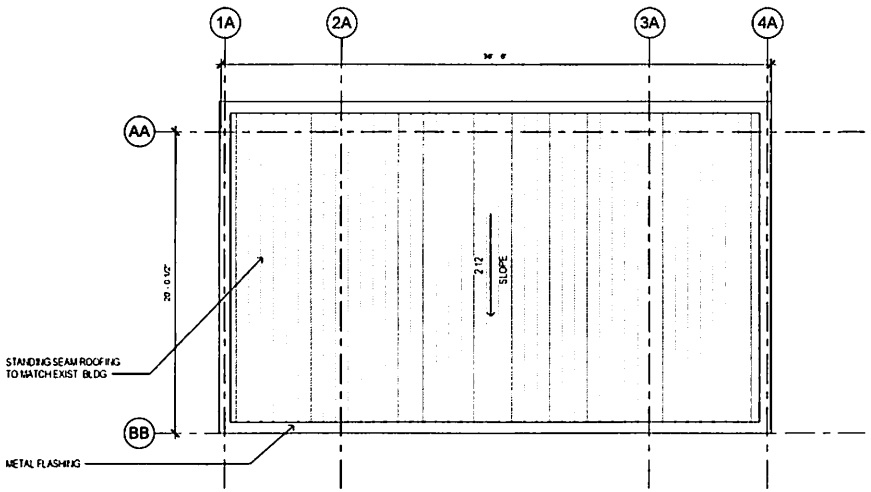
GD DESIGN HAWAII, LLC		PROJECT NO. CC-18-5396	SHEET A102
DESIGNED BY GY	CHECKED BY EE	DATE 07/05/2019	3 of 8 SHEETS
DRAWN BY AK	APPROVED BY GY		



1 **FLOOR PLAN**
SCALE 1/4" = 1'-0"



2 **REFLECTED CEILING PLAN**
SCALE 1/4" = 1'-0"



3 **ROOF PLAN**
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

LICENSED PROFESSIONAL ARCHITECT No. 9616 HAWAII, U.S.A.

EXPIRATION DATE 04/30/20

UH MAUI COLLEGE

MOLOKAI EDUCATION CENTER EXPANSION
KAUNAKAKAI, MOLOKAI, HAWAII

STORAGE BUILDING PLANS

GD DESIGN HAWAII, LLC		PROJECT NO CC-18-5398	SHEET X111
DESIGNED BY GY	CHECKED BY EE	DATE 07/05/2019	
DRAWN BY AK	APPROVED BY GY		

Colored Drawings







APPENDIX B

Flora & Fauna Survey

BIOLOGICAL RESOURCES SURVEY

FOR THE

MOLOKA'I EDUCATION CENTER EXPANSION PROJECT

KAUNAKAKAI, MOLOKA'I, HAWAI'I

by

Robert W. Hobdy
Environmental Consultant
Kokomo, Maui
September 2016

Prepared for:
PBR HAWAII

BIOLOGICAL RESOURCES SURVEY
MOLOKA'I EDUCATION CENTER EXPANSION PROJECT
KAUNAKAKAI, MOLOKA'I, HAWAI'I

INTRODUCTION

The Moloka'i Educaton Center Expansion project is located on the island of Moloka'i at the eastern edge of Kaunakakai Town (see Figure 1). It lies on 5.269 acres above Kamehameha V Highway on the west side of Alanui Kaimike Street, and to the east of the "Duke" Maliu Regional Park TMK's (2) 5-3-03:13,14 (see Figure 2). This biological resources survey was initiated by the University of Hawaii Community Colleges in compliance with environmental requirements of the planning process.

SITE DESCRIPTION

This site lies on a gently sloping coastal plain at elevations ranging from 8 to 12 feet above sea level. Parcel 14 on the east side is fully developed with educational facilities, parking and landscaping. Parcel 13 on the west side is presently undeveloped and was formerly used to grow agricultural seed corn crops. It presently has a low grass and shrub vegetation. Soil here consists of Mala Silty Clay, 0 – 3% slopes (Foote et al, 1972) which is a deep alluvial soil of the coastal plain. Annual rainfall here averages 13 inches to 15 inches with most falling within the winter months (Armstrong, 1983).

SURVEY OBJECTIVES

This report summarizes the findings of a flora and fauna survey of the Moloka'i Education Center Expansion project in Kaunakakai, Moloka'i that was conducted in September 2016. The objectives of the survey were to:

1. Document what plant and animal species occur on the property or may likely occur in the existing habitat.

2. Document the status and abundance of each species.

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered. If such occur, identify what features of the habitat may be essential for these species.

4. Determine if the project area contains any special habitats which if lost or altered might result in a significant negative impact on the flora and fauna in this part of the island.

BOTANICAL SURVEY REPORT

SURVEY METHODS

A walk-through botanical survey method was used to cover the entire project area. Notes were made on plant species, distribution and abundance as well as on terrain and substrate.

DESCRIPTION OF THE VEGETATION

The vegetation on the eastern side that has been developed consisted of mowed lawn grasses, ornamental shrubs and shade trees. Two native species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*) had been planted into the landscape design. The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), 'uhaloa (*Waltheria indica*), 'ilima (*Sida fallax*) and popolo (*Solanum americanum*).

A total of 47 plant species were found during the survey. This included the above six native species and the two Polynesian introductions as well as thirty nine non-native species.

DISCUSSION AND RECOMMENDATIONS

All of the native plant species found in the project area during the survey are indigenous in Hawaii as well as on other Pacific Islands and all of them are common throughout their range. No Endangered, Threatened or otherwise rare Hawaiian plant species (USFWS, 2016) occur on or near the project area. No special native plant habitats occur here either. None of the non-native plant species are of any conservation interest or concern. The further development of this project area is not expected to have a significant negative impact on the botanical resources in this part of Moloka'i.

It is recommended, however, that in any future developments some native plants with special cultural connections to Moloka'i that are suitable for this area and climate be incorporated into the landscape design. The Maui County Planting Plan can be consulted for ideas. This document can be acquired from the Maui County Department of Parks and Recreation.

PLANT SPECIES LIST

Following is a checklist of all those vascular plant species inventoried during the field studies. Plant families are arranged alphabetically within two groups: Monocots and Dicots. Taxonomy and nomenclature of the flowering plants are in accordance with Wagner et al. (1999).

For each species, the following information is provided:

1. Scientific name with author citation

2. Common English or Hawaiian name.

3. Bio-geographical status. The following symbols are used:

   endemic = native only to the Hawaiian Islands; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   Polynesian introduction = plants introduced to Hawai'i in the course of Polynesian migrations and prior to western contact.
   non-native = all those plants brought to the islands intentionally or accidentally after western contact.

4. Abundance of each species within the project area:

   abundant = forming a major part of the vegetation within the project area.

   common = widely scattered throughout the area or locally abundant within a portion of it.

   uncommon = scattered sparsely throughout the area or occurring in a few small patches.

   rare = only a few isolated individuals within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MONOCOTS			
ARACEAE (Aroid Family)			
Colocasia esculenta (L.) Schott	kalo	Polynesian	rare
ARECACEAE (Palm Family)			
Washingtonia robusta H. Wendl.	Mexican Washingtonia	non-native	rare
CYPERACEAE (Sedge Family)			
Cyperus gracilis R. Br.	McCoy sedge	non-native	rare
Cyperus rotundus L.	nut sedge	non-native	uncommon
POACEAE (Grass Family)			
Bothriochloa bladhii (Retz.) S.T. Blake	beardgrass	non-native	rare
Cenchrus ciliaris L.	buffelgrass	non-native	uncommon
Chloris gayana Kunth	Rhodes grass	non-native	common
Cynodon dactylon (L.) Pers.	Bermuda grass	non-native	common
Digitaria ciliaris (Retz.) Koeler	Henry's crabgrass	non-native	rare
Eleusine indica (L.) Gaertn.	wiregrass	non-native	uncommon
Megathyrsus maximus (Jacq.) Simon & Jacobs	Guinea grass	non-native	rare
Paspalum conjugatum Bergius	Hilo grass	non-native	rare
Paspalum dilatatum Poir.	Dallis grass	non-native	rare
Sporobolus diander (Retz.) P. Beauv.	Indian dropseed	non-native	rare
Sporobolus piliferus (Trin.) Kunth	Mozambique dropseed	non-native	rare
DICOTS			
ACANTHACEAE (Acanthus Family)			
Graptophyllum pictum (L.) Griffith	caricature plant	non-native	rare
Pseuderantherum carruthersii (Seemann) Guillaumin	false eranthemum	non-native	rare
AMARANTHACEAE (Amaranth Family)			
Amaranthus viridis L.	slender amaranth	non-native	rare
Atriplex semibaccata R. Br.	Australian saltbush	non-native	uncommon
Atriplex suberecta Verd.	saltbush	non-native	rare
ASTERACEAE (Sunflower Family)			
Calyptocarpus vialis Less.	straggler daisy	non-native	rare
Pluchea carolinensis (Jacq.) G. Don	sourbush	non-native	rare
Pluchea indica (L.) Less.	Indian fleabane	non-native	common
Pluchea x fosbergii Cooperr. & Galang	hybrid pluchea	non-native	rare
BORAGINACEAE (Borage Family)			
Cordia subcordata Lam.	kou	indigenous	uncommon
Heliotropium curassavicum L.	kipukai	indigenous	uncommon
CONVOLVULACEAE (Morning Glory Family)			
Merremia aegyptia (L.) Urb.	hairy merremia	non-native	rare
Euphorbia hirta L.	hairy spurge	non-native	rare
Euphorbia hypericifolia L.	graceful spurge	non-native	rare
FABACEAE (Pea Family)			
Cassia x nealiae H. Irwin & Barneby	rainbow shower	non-native	uncommon

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
Desmanthus pernambucanus (L.) Thellung	slender mimosa	non-native	rare
Indigofera spicata Forssk.	creeping indigo	non-native	uncommon
Leucaena leucocephala (Lam.) de Wit	koa haole	non-native	uncommon
Macroptilium lathyroides (L.) Urb.	wild bean	non-native	rare
Neonotonia wightii (Wight & Arnott) Lackey	glycine	non-native	rare
Prosopis pallida (Humb. & Bonpl. ex Willd.) Kunth	kiawe	non-native	rare
GOODENIACEAE (Goodenia Family)			
Scaevola taccada (Gaertn.) Roxb.	naupaka kahakai	indigenous	uncommon
MALVACEAE (Mallow Family)			
Malva parviflora L.	cheeseweed	non-native	rare
Malvastrum cormandelianum (L.) Garcke	flase mallow	non-native	uncommon
Sida fallax Walp.	'ilima	indigenous	rare
Waltheria indica L.	'uhaloa	indigenous	uncommon
RUBIACEAE (Coffee Family)			
Gardenia augusta (L.) Merr.	gardenia	non-native	rare
Spermacoce assurgens Ruiz & Pav.	buttonweed	non-native	rare
SOLANACEAE (Nightshade Family)			
Solanum americanum Mill.	pōpolo	indigenous	rare
ZYGOPHYLLACEAE (Creosote Bush Family)			
Tribulus terrestris L.	puncture vine	non-native	rare

FAUNA SURVEY REPORT

SURVEY METHODS

A walk-through fauna survey method was conducted in conjunction with the botanical survey. All parts of the project area were covered. Field observations were made with the aid of binoculars and by listening to vocalizations. Notes were made on species, abundance, activities and location as well as observations of trails, tracks, scat and signs of feeding. In addition, an evening visit was made to the area to record crepuscular activities and vocalizations and to see if there was any evidence of occurrence of the Hawaiian hoary bat (*Lasiurus cinereus semotus*) in the area.

RESULTS

MAMMALS

None were seen during three site visits to the project area.

A number of non-native mammal species could be expected to occasionally occur in this project area. These include axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes auropunctatus*), rats (*Rattus* spp.) and mice (*Mus domesticus*).

A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the property. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

BIRDS

Birdlife was rather sparse in both species representation and in total numbers. Taxonomy and nomenclature follow American Ornithologists' Union (2014). A total of seven bird species was observed during three site visits. This included six non-native species and one migratory bird species. Most common was the zebra dove (*Geopelia striata*) which was seen throughout the project area. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolinus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domesticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds one might expect to see include the common myna (*Acridotheres tristis*), the northern cardinal (*Cardinalis cardinalis*) and the Japanese white-eye (*Zosterops japonicus*).

REPTILE

One non-native reptile, the mourning gecko (*Lepidodactylus lugubris*) was heard calling during the evening survey.

INSECTS

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native insect species were recorded during the survey in three site visits. Taxonomy and nomenclature follow Nishida et al (1992). Just one species was uncommon in the project area, the dung fly (*Musca sorbens*). Seven other species were of rare occurrence (see the fauna inventory).

No native insects were observed in the project and no known host plants of native insects were found

DISCUSSION AND RECOMMENDATIONS

During the course of the fauna survey, which included one evening visit to the project area, seven bird species, one reptile and eight insects were recorded. Of these, only one species, the kōlea or Pacific golden-plover, was a migratory bird that regularly spends its non-breeding fall and winter months in Hawaii. Kōlea are common throughout Hawaii during these months. All of the other animal species are non-native in Hawaii and are of no special conservation interest or concern.

No Endangered ōpe'ape'a or Hawaiian bats were detected on or around the project area. No other animal species here are Endangered or Threatened and none are candidates for such status.

Populations of two native seabirds, the Endangered 'ua'u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened a'o or Newells shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

Except for the above concern regarding seabirds, the further development of the project area is not expected to result in negative impacts on the fauna resources on Moloka'i.

ANIMAL SPECIES LIST

Following is a checklist of the animal species inventoried during the field work. Animal species are arranged in descending abundance within three groups: Birds, Reptiles and Insects. For each species the following information is provided:

1. Common name

2. Scientific name

3. Bio-geographical status. The following symbols are used:

   endemic = native only to Hawaii; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   non-native = all those animals brought to Hawaii intentionally or accidentally after western contact.
   migratory = spending a portion of the year in Hawaii and a portion elsewhere. In Hawaii the migratory birds are usually in the overwintering/non-breeding phase of their life cycle.

4. Abundance of each species within the project area:

   abundant = many flocks or individuals seen throughout the area at all times of day.
   common = a few flocks or well scattered individuals throughout the area.
   uncommon = only one flock or several individuals seen within the project area.
   rare = only one or two seen within the project area.

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MAMMALS			
none			
BIRDS			
Gepelia striata L.	zebra dove	non-native	common
Pluvialis fulva Gmelin	Pacific golden-plover	migratory	uncommon
Francolinus pondicerianus Gmelin	gray francolin	non-native	rare
Streptopelia chinensis Scopoli	spotted dove	non-native	rare
Passer domesticus L.	house sparrow	non-native	rare
Carpodacus mexicanus Muller	house finch	non-native	rare
Bubulcus ibis L.	cattle egret	non-native	rare
REPTILES			
Lepidodactylus lugubris Dumeril & Bibron	mourning gecko	non-native	rare

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
MAMMALS			
none			
BIRDS			
Geopelia striata L.	zebra dove	non-native	common
Pluvialis fulva Gmelin	Pacific golden-plover	migratory	uncommon
Francolinus pondicerianus Gmelin	gray francolin	non-native	rare
Streptopelia chinensis Scopoli	spotted dove	non-native	rare
Passer domesticus L.	house sparrow	non-native	rare
Carpodacus mexicanus Muller	house finch	non-native	rare
Bubulcus ibis L.	cattle egret	non-native	rare
REPTILES			
Lepidodactylus lugubris Dumeril & Bibron	mourning gecko	non-native	rare

SCIENTIFIC NAME	COMMON NAME	STATUS	ABUNDANCE
INSECTS			
Order ARANAE - true spiders			
ARANEIDAE (Orb Weaver Family)			
Argiope appensa Walkenaer	common garden spider	non-native	rare
Order DIPTERA - flies			
CULICIDAE (Mosquito Family)			
Culex quinquefasciatus Say	Southern house mosquito	non-native	rare
MUSCIDAE (Housefly Family)			
Musca sorbens Wiedemann	dung fly	non-native	uncommon
SYRPHIDAE (Hoverfly Family)			
Eristalis tenax L.	drone fly	non-native	rare
Order HETEROPTERA - true bugs			
APHROPHORIDAE (Spittle Bug Family)			
Philaenus spumarius L.	spittle bug	non-native	rare
Order LEPIDOPTERA - butterflies, moths			
LYCAENIDAE (Gossamer-winged Butterfly Family)			
Brephidium exilis Boisduval	Western pygmy blue	non-native	rare
Lampides boeticus L.	long-tailed blue	non-native	rare
Order ORTHOPTERA - grasshoppers, crickets			
ACRIDIDAE (Grasshopper Family)			
Oedaleus abruptus Thunberg	short-horned grasshopper	non-native	rare



Figure 1. Moloka'i Education Center Expansion – project boundary

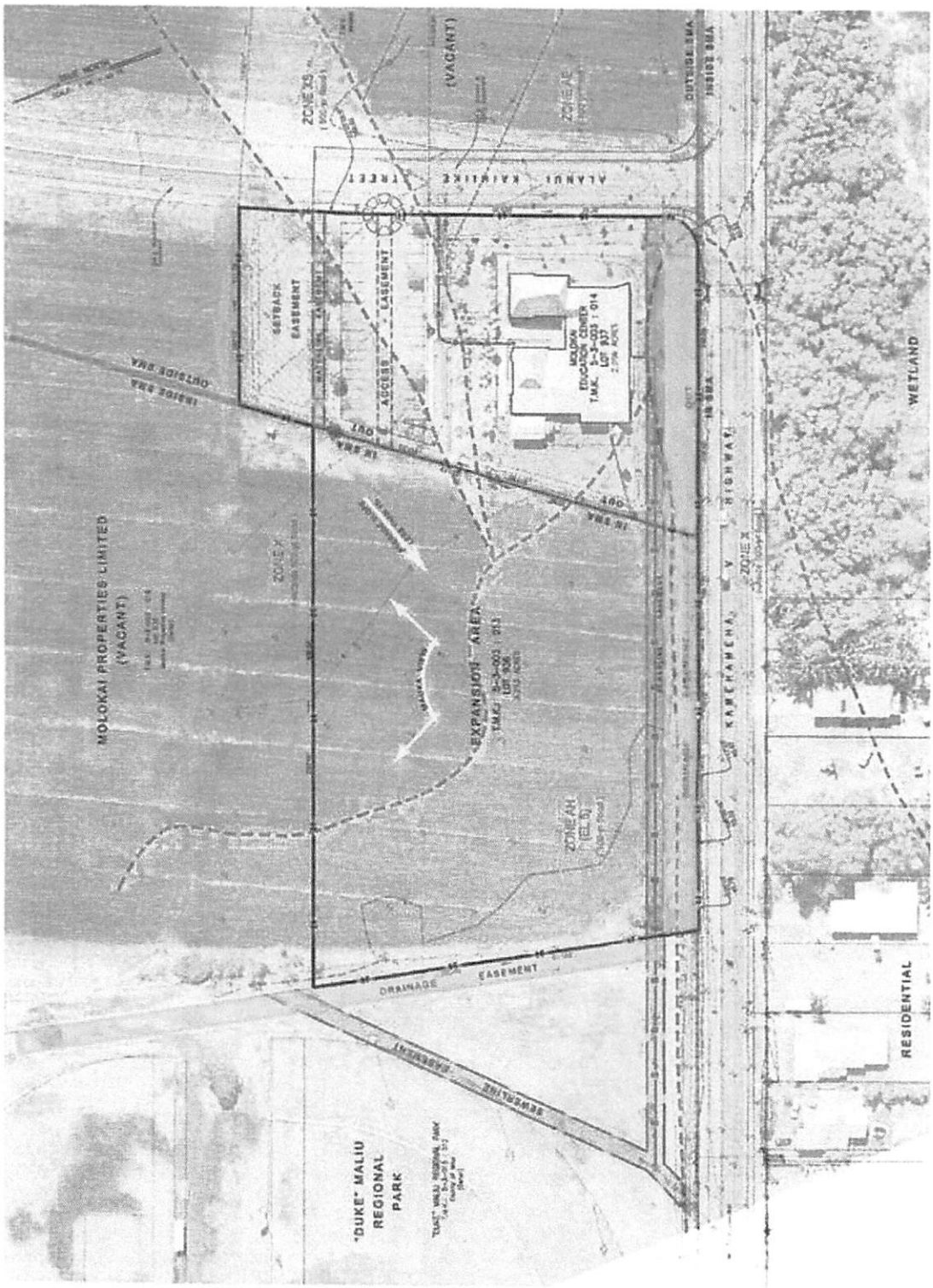


Figure 2. Moloka'i Education Center Expansion – project boundary



Figure 3. Moloka'i Education Center. Fully developed portion with building, parking area and landscaping.



Figure 4. Moloka'i Education Center expansion area – an open field on former agricultural land that now has grasses, low shrubs and herbaceous vegetation.

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APPENDIX C

State Historic Preservation Division Determination &

Archeological Site Inspection

State Historic Preservation Division Determination

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
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ROBERT K. MASUDA
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AQUATIC RESOURCES
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CONSERVATION AND COASTAL LANDS
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

August 22, 2019

IN REPLY REFER TO:
Log No. 2019.01726
Doc No. 1908GC15
Archaeology

Mr. Glen Ueno, Administrator
Development Services Administration, Subdivision Section
250 South High Street
Wailuku, HI 96793

Dear Mr. Ueno:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Preliminary Plat Map Review (File No. 5.693)
Land Court Application 632 – Moloka'i Education Center
Kaunakakai Ahupua'a, Kona District, Island of Moloka'i
TMK: (2) 5-3-003:013 and 014

This letter provides the State Historic Preservation Division's (SHPD's) review comments regarding the subject application (File No. 5.693) titled, *Land Court Application 632.* The owner, the University of Hawaii, proposes to consolidate Lot 936 (3.19 acres, parcel 013) and Lot 937 (1.75 acres, parcel 014) into Lot 945.

In a letter dated September 7, 2017 (Log No. 2017.00530, Doc. No. 1709MBF05), SHPD concurred with a determination of *no historic properties affected* for the proposed expansion of the Moloka'i Education Center based on prior archaeological work which identified no historic properties within the project area. SHPD received a draft environmental assessment (EA) for the project on April 9, 2019 (Log No. 2019.00757). Additionally, SHPD again made a determination of no historic properties affected (August 5, 2019; Log No. 2019.00888, Doc. No. 1908LS07) for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application - ClZ 2019/0002
- Special Management Area Application - SM1 2019/0002

Based on the available information, **SHPD has no objections** to the requested consolidation of Lots 936 and 937 into Lot 945. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The permit issuance process may proceed.

SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended.

Please attach to appropriate permits: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-1285.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov for any questions regarding this letter.

Aloha,
Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy, State Historic Preservation Officer

cc: Michele McLean, michele.mclean@co.maui.hi.us
Planning@co.maui.hi.us
Annalise.Kehler@co.maui.hi.us
Sybil Lopez, sybil.lopez@mauicounty.gov
Jan Gouveia, jgouveia@hawaii.edu
Lesli Otani, lesli.otani@co.maui.hi.us

DAVID Y. IGE
GOVERNOR OF
HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
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ROBERT K. MASUDA
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

August 5, 2019

Michele Chouteau McLean, Director
Planning Department
County of Maui
2200 Main Street
One Main Plaza, Suite 315
Wailuku, Hawai'i 96793

IN REPLY REFER TO:
Log No. 2019.00888
Doc. No. 1908LS07
Archaeology

Dear Ms. McLean:

SUBJECT: **Chapter 6E-8 Historic Preservation Review**
State Land Use District Boundary Amendment Application – DBA 2019/0002
Change of Zoning Permit Application - CIZ 2019/0002
Special Management Area Application - SM1 2019/0002
Molokai Education Center, Kaunakakai - Expansion
Kaunakakai Ahupua'a, Kona District, Moloka'i Island
TMK: (2) 5-3-003:013, 014

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject permit applications for the proposed expansion of the MEC. The SHPD received this submittal on April 22, 2019. The submittal includes a permit application. Parcel 013 (Lot 936) totals approximately 3.213 acres and parcel 014 (Lot 937) totals 2.056 acres. Parcel 013 is currently vacant land and parcel 014 includes the existing MEC building, a paved parking lot with access from Alanui Ka'imi'ike Street, and landscaping. In addition, parcel 013 is within the SMA. The University of Hawai'i proposes to construct additional classroom spaces to accommodate the increasing student population at the MEC. The proposed project will include excavation to a maximum of 5 ft. below grade.

A review of SHPD records indicates that the SHPD previously reviewed a request for concurrence with an effect determination of no historic properties affected for the proposed expansion of the MEC on September 7, 2017 (Log No. 2017.00530, Doc. No. 1709MBF05). SHPD received a draft environmental assessment (EA) for the project on April 9, 2019 (Log No. 2019.00757).

Based on the information provided, SHPD's determination is **no historic properties affected** for the subject permit. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The historic preservation review process is ended. The permit issuance process may proceed.

Please attach to the permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-1285.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions regarding this letter.

Aloha,
Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Sybil Lopez, sybil.lopez@mauicounty.gov

DAVID Y. IGE
GOVERNOR OF
HAWAII

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

ROBERT K. MASUDA
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

September 7, 2017

IN REPLY REFER TO:
Log No. 2017.00530
Doc No. 1709MBF05
Archaeology

Christopher M. Monahan, PhD
Principal Investigator, Archaeologist
TCP Hawai`i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
mookahan@gmail.com

Dear Dr. Monahan,

SUBJECT: **Chapter 6E-8 Historic Preservation Review –**
Request for Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center
Kaunakakai Ahupua'a, Kone District, Moloka'i Island
TMK: (2) 5-3-003:013 and 014

Thank you for the request for a determination letter titled, *Request for an HAR § 13-275-3 Letter of Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center Kaunakakai Ahupua'a, Kone District, Moloka'i Island TMK: (2) 5-3-003:013 & 014* (Monahan, March 2017). The State Historic Preservation Division (SHPD) received this submittal on March 22, 2017.

On behalf of the landowner, University of Hawai'i, and the project planner, PBR Hawai'i & Associates, Inc., TCP Hawai'i prepared materials for SHPD review regarding the request for concurrence with an effect determination for the proposed expansion of the Moloka'i Education Center.

The project area is 5.269 acres. The scope of work was not provided in the materials provided to the SHPD for concurrence with an effect determination. However, based on the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of **no historic properties affected** for the proposed project.

Please be advised for all future submittals that, pursuant to HAR §13-275-1(c)(1), the appropriate process for historic preservation review stipulates that the principal participants must prepare materials for review; and the lead agency must initiate consultation with the SHPD. Written consent to delegate this authority should be provided if a third-party will consult with the SHPD on behalf of principal participants involved in the historic preservation review process. If the principal participants, including the County, wish to be contacted regarding SHPD's review, the complete contact information for all parties must be provided upon submittal of the proposed project.

For each agency involved with the project, please attach the following condition to all permits before final approval:

In the event that historic resources; including human skeletal remains, structural remains, cultural deposits, or sand deposits are identified during construction activities, please cease work in the vicinity of the find, protect the find from any disturbance, and contact the State Historic Preservation Division at (808) 243-1285.

You may contact Dr. Matthew Barker Fariss at matthew.b.fariss@hawaii.gov, or by phone at (808) 243-4626, regarding any questions.

Aloha,

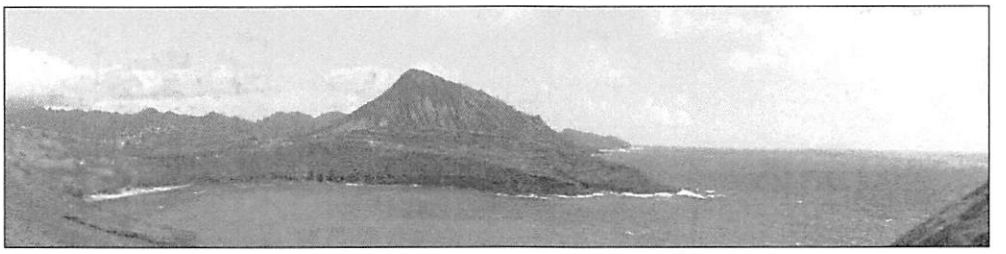
Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

County of Maui
Department of Planning
Planning@co.maui.hi.us

Archeological Site Inspection



TCP Hawai'i, LLC

Documenting Traditional Cultural Properties of Hawai'i
Preserving and Restoring Cultural and Natural Resources of Hawai'i

March 14, 2017

To: Dr. Susan Lebo, Archaeology Branch Chief, State Historic Preservation Division

Re: Request for an HAR § 13-275-3 Letter of Determination of "No Historic Properties Affected" in Support of an EA for proposed expansion of Moloka'i Education Center, Kaunakakai Ahupua'a, Kona District, Moloka'i Island, TMK (2) 5-3-003:013 & 014

Aloha Dr. Lebo,

On behalf of the landowner, the University of Hawai'i, and the project planner, PBR Hawai'i & Associates, Inc., TCP Hawai'i is submitting this request for a determination letter of "no historic properties affected," in support of an Environmental Assessment of the aforementioned project. The purpose of this letter report containing map figures, recent photographs of the project area, and attachments is to provide the State Historic Preservation Division, Department of Land and Natural Resources (SHPD/DLNR), with sufficient information to make a determination. The information includes (a) observations from a site inspection—where we were able to observe subsurface deposits and stratigraphy resulting from previous excavation by another (permitted) project (Verizon Wireless), (b) results of previous archaeological studies in the vicinity of the project area, and (c) other archival research. The decision to conduct a site inspection—regardless of the fact that two previous undertakings in the subject project area have received determinations of "no effect"—is consistent with our ongoing efforts to go above and beyond the typical historic preservation review so that the SHPD/DLNR can make an informed decision.

Figure 1 (USGS topographic map), Figure 2 (aerial image), and Figure 3 (TMK map) depict the project area location in Kaunakakai Ahupua'a. A portion of the current project area, which measures 5.269 acres, contains the existing structures, infrastructures and appurtenances of the Moloka'i Education Center (an outreach of Maui Community College), which first opened in 1999, as well as undeveloped land used for agriculture for many decades.

Historic Preservation Context

The SHPD/DLNR has been consulted on two previous proposed projects in the current project area. First, in a letter (Log No: 19853, Doc No: 9707SC18) to PBR Hawai'i dated July 22, 1997 (see Attachment #1), the SHPD Administrator Don Hibbard commented on the (then) proposed (now constructed) "Molokai Community College," and stated:

> Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that

significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

Second, starting in 2006 and finishing in 2014, Section 106 consultation by Verizon Wireless was conducted in advance of cell tower and facility improvements in a portion of the current project area (i.e., TMK [2] 5-3-003:014), adjacent to the existing structures. In June, 2014, SHPD staff archaeologist Morgan Davis concurred with the determination that "no historic properties will be affected by this undertaking" (see Attachment #2). *An archaeological assessment in 2006 by Dye and Jourdane of parcel 014 concluded the project area contained no historic properties.*[1]

Methods

In addition to conducting a records review at the SHPD library in Kapolei on January 20, 2017, and searching several online databases for relevant cultural, historical and archaeological data (listed below), the principal investigator (Chris Monahan, Ph.D.) also conducted a site inspection of the project area on October 20, 2016. The online database resources we consulted include:

- Office of Hawaiian Affairs Papakilo database (http://papakilodatabase.com/main/main.php)
- OHA's Kipuka database (http://kipukadatabase.com/kipuka/)
- Bernice P. Bishop Museum archaeological site database (http://has.bishopmuseum.org/index.asp)
- Bishop's Hawaii Ethnological Notes (http://data.bishopmuseum.org/HEN/browse.php?stype=3)
- University of Hawai'i-Mānoa's digital maps (http://magis.manoa.hawaii.edu/maps/index.html)
- DAGS' State Land Survey (http://ags.hawaii.gov/survey/map-search/)
- Waihona 'Aina website (www.waihona.com)
- Digital newspaper archive "Chronicling America, Historic American Newspapers" (http://chroniclingamerica.loc.gov/lccn/sn82014681/)
- Hawai'i State Archives digital collections (http://archives1.dags.hawaii.gov/)

Fieldwork consisted of a 100% pedestrian survey of the entire project area as well as inspection of a block excavation and utility trenching conducted by contractors working for Verizon Wireless. These open excavations afforded us an opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the project area. Figure 4 depicts the location, areal extent, maximum depth, and orientation of these excavated areas. Figure 5 to Figure 9 show the excavations and exposed stratigraphy.

Two recent archaeological reports (McElroy and Elison 2014; Liston and Robins 2016)[2] provide a comprehensive cultural, historical and archaeological portrait of Kaunakakai Ahupua'a, town, and environs, including the current project area. While mostly focusing on the area of Kaunakakai Town, these reports include numerous historical maps that include the current project area.

Analysis

Figure 10 is a portion of an 1897 survey map by Alexander showing the current project area devoid of structures or any other features, and depicts the location of settlement ("Village") near Kaunakakai Town. A 1900 survey map produced by American Sugar Company (see McElroy and Elison 2014:12) shows the

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[1] Dye, T.S., and E.H.R. Jourdane (2006). *Archaeological Assessment for the Proposed Verizon Wireless H12 Kaunakakai Cell Site VZW No. 2004005296, Moloka'i Education Center, 375 Kamehameha V Highway, Kaunakakai, Kona District, Moloka'i, Hawai'i (TMK 5-3-03:014).* T.S. Dye Colleagues, Archaeologists, Inc., Honolulu.

[2] McElroy, W.K., and M. Elison (2014). *Archaeological Monitoring Report for Kaunakakai Wharf Improvements, Kaunakakai Ahupua'a, Kona District, Island of Moloka'i, TMK: (2) 5-3-001:005 and :011.* Keala Pono Archaeological Consulting, LLC., Kāne'ohe, Hawai'i.

Liston, J., and J. Robins (2016). *Archaeological Monitoring Plan for Former Kaunakakai Chevron Bulk Storage Terminal, Kaunakakai Ahupua'a, Kona District, Moloka'i Island, Hawai'i, TMK: (2) 5-3-001:002, 005, 009, 01, 065, 097, and 100.*

current project area entirely within an extensive area marked "Cane Field," reflecting the early years of commercial sugarcane agriculture that began in the 1890s. Figure 11 and Figure 12 depict site conditions between 1922 and 1924-5, respectively. Both of these images show no development or structures in the current project area. Aerial photographs from 1949-50, 1964-5, and 1977 (Figure 13, Figure 14 and Figure 15) clearly show the entire project area was part of an extensive complex of agricultural fields. These images correlate with the introduction of commercial pineapple agriculture just after World War II. Pineapple agriculture continued until the late 1980s. The project area and immediate environs continues to be used for agriculture, as shown in a 2013 aerial image (Figure 16).

Pedestrian survey conducted by TCP Hawai'i in October, 2016, showed the entire project area is devoid of features or structures, other than the existing facilities of the education center. The entire project area has been leveled due to over 100 years of commercial (industrial), mechanized plowing.

Likewise, our October, 2016, inspection of the exposed subsurface deposits (see Figures 5 through Figure 9), a block (squared-shaped) excavation at the southwest corner of the existing main building measuring approximately 6.9 m (length) by 6.9 m (width) by 1.4 m (depth) and a trench along the south side of the main building measuring approximately 22.4 m (length) by 0.7 m (average depth), did not indicate the presence of any historic properties or component features. We did observe extensive gray, rocky silt deposits of fill material, probably associated with the original (late 1990s) construction of the existing facilities. Other deposits below the gray deposit consist of silty agricultural soils with no apparent structure. These reddish-brown silts appear to represent the plow zone that was repeatedly turned over using mechanical means for over a century.

Conclusion

Taking into consideration all available evidence described and cited in the subject document, we believe the entire project area has been adversely impacted by over 100 years of commercial, industrial, mechanized agriculture—first sugarcane, then pineapple, and, most recently, other crops—such that no historic properties or component features remain. We therefore request the SHPD write a letter of determination of "no historic properties affected," in accordance with HAR § 13-275-3.

Please feel free to contact me if you have any questions about this request for a determination letter of "no historic properties affected" by the proposed expansion of the Moloka'i Education Center.

With aloha,

Christopher M. Monahan, Ph.D.
Principal Investigator, Archaeologist
TCP Hawai'i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
(808) 754-0304
mookahan@gmail.com

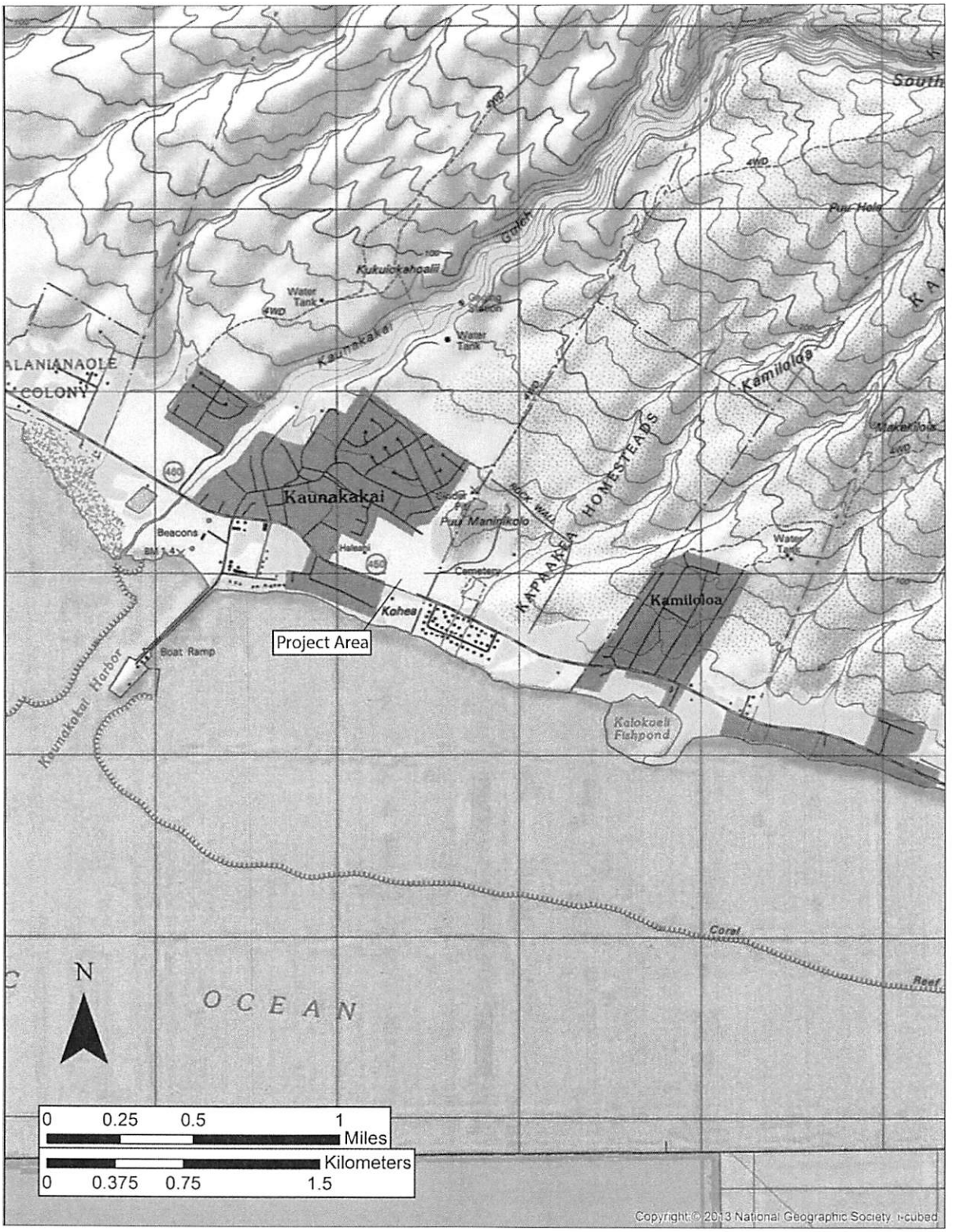


Figure 1. Project area location on a portion of U.S.G.S. topographic map (source: ESRI's ArcMap 10.2.2)

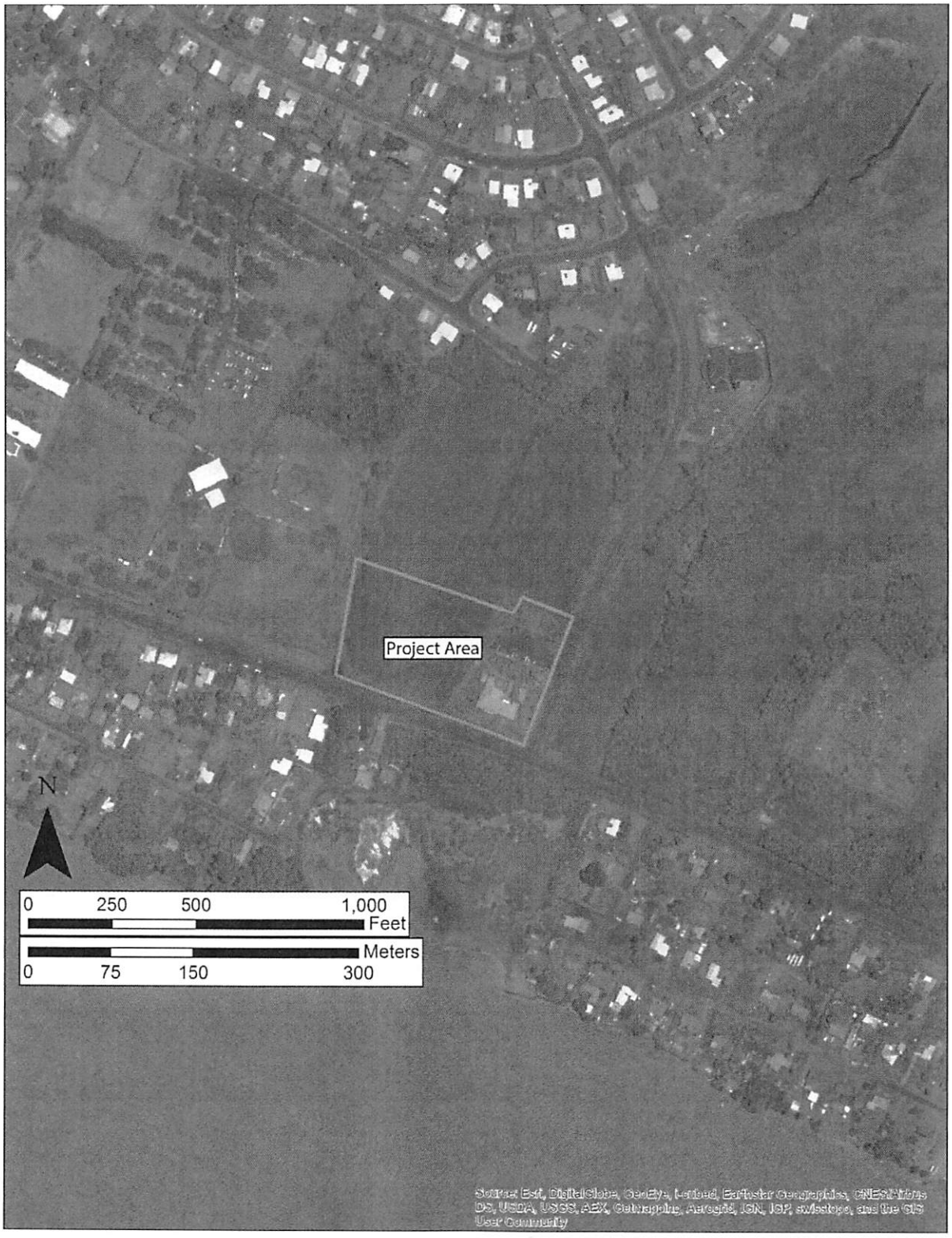


Figure 2. Project area location on an aerial image (source: ESRI's ArcMap 10.2.2)



Figure 3. TMK map of the project area (parcel data from State of Hawai'i GIS)



Figure 4. Location of open excavations (yellow) by Verizon's contractor observed by TCP Hawai'i on October 20, 2016

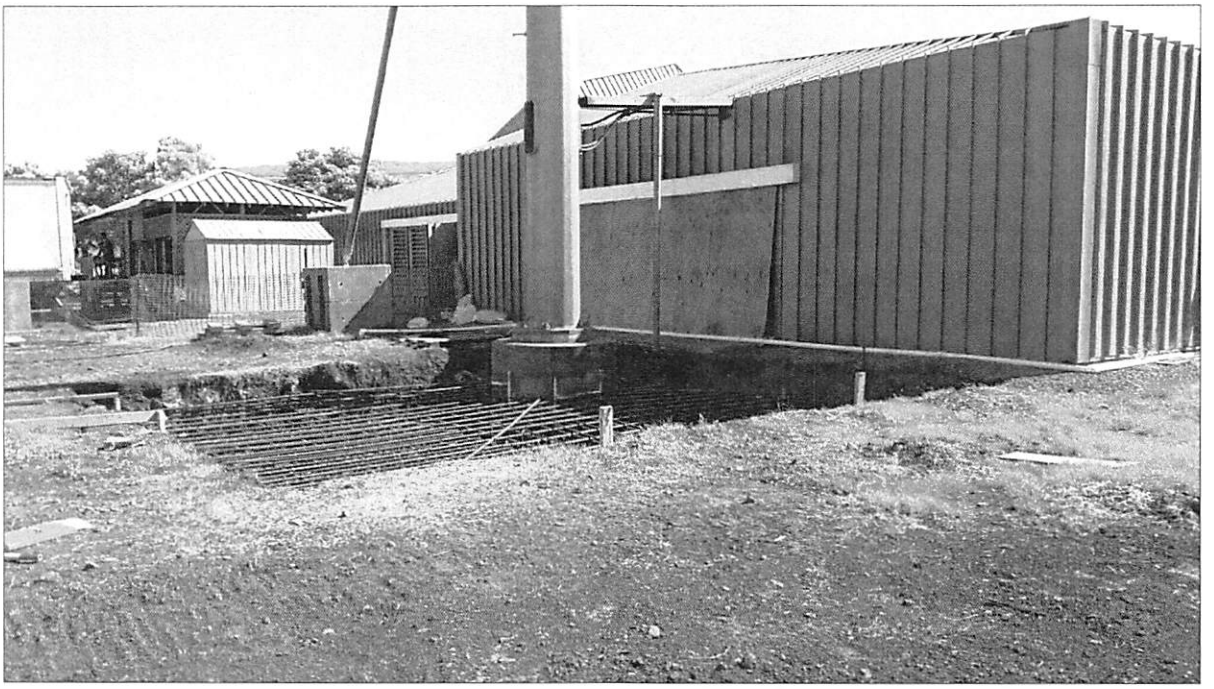


Figure 5. Location of large, square-shaped excavation around (and deeper than) existing cell tower and smaller (old) footing; view northeast

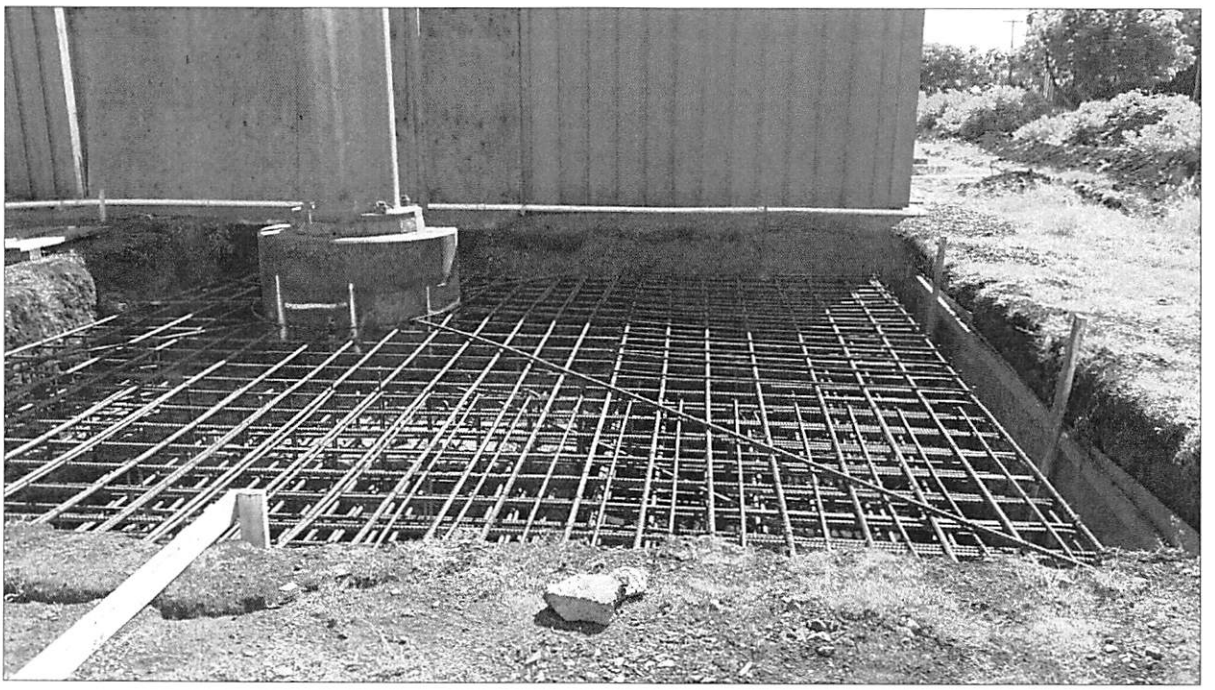


Figure 6. Detail of large, square-shaped excavation; view east



Figure 7. Detail of east-side of square-shaped excavation at cell tower location; view northeast

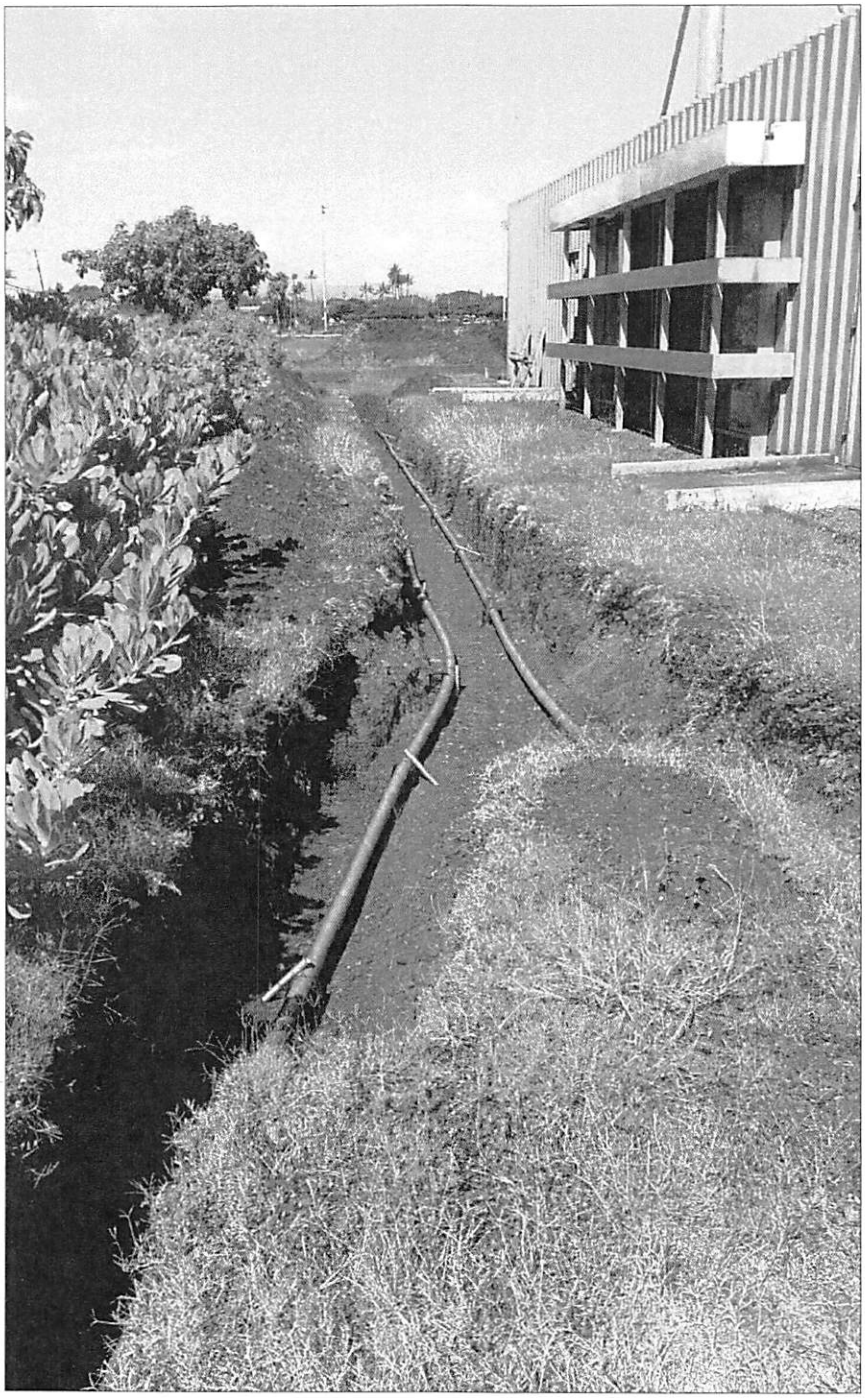


Figure 8. Overview of long trench at south side of main building; view west



Figure 9. Detail of long trench at south side of building

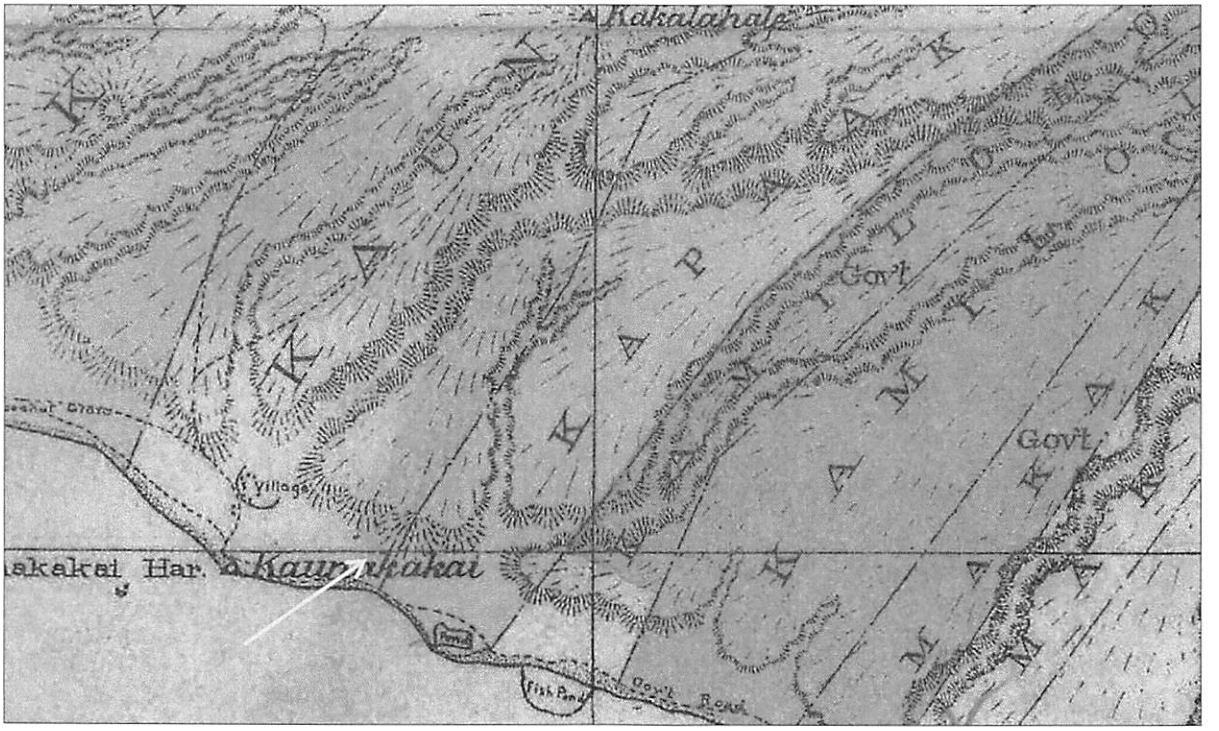


Figure 10. Portion of 1897 survey map by Alexander showing a village in Kaunakakai Town environs and no structures in the approximate location of the current project area (arrow) (source: DAGS online digital map collection)

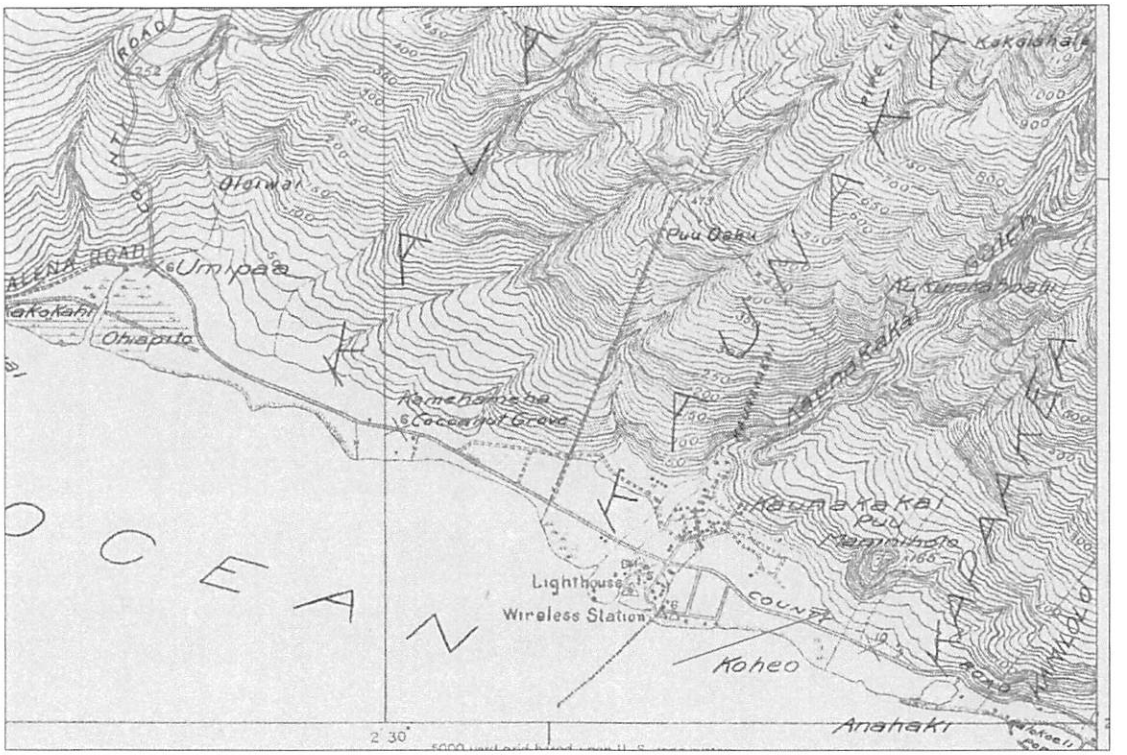


Figure 11. Portion of 1922 U.S.G.S. topographic map (Kualapuu quadrangle) showing no development or structures in project area (arrow) (source: UH-Mānoa online digital map collection)

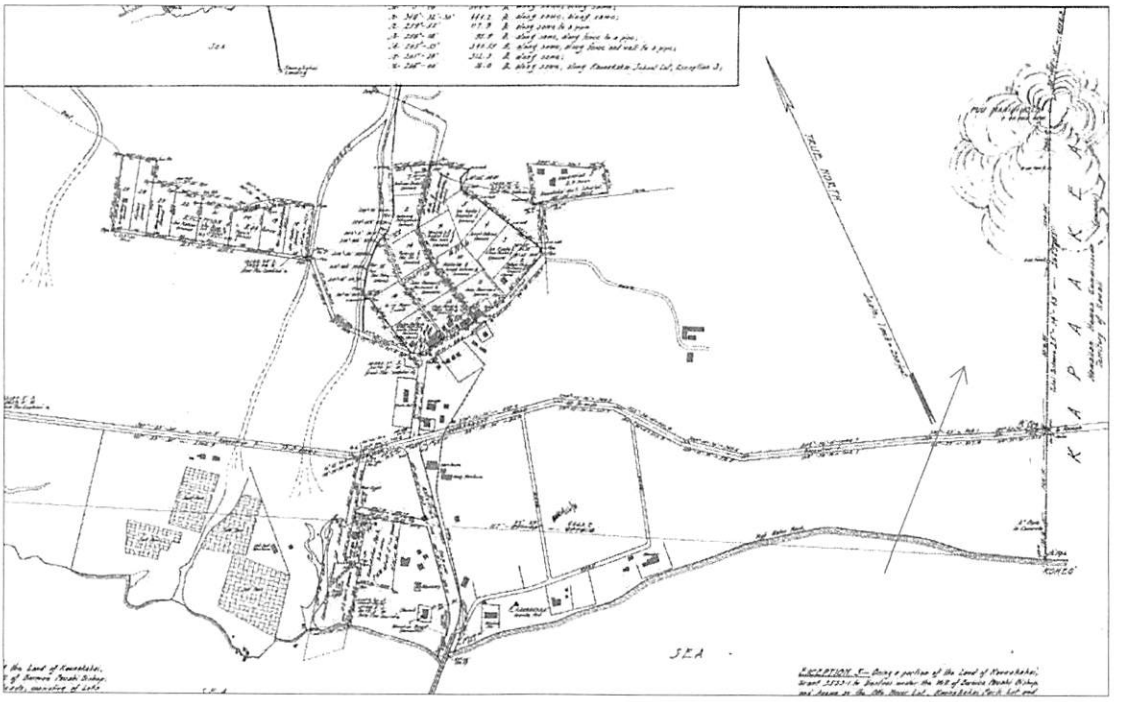


Figure 12. Portion of 1924-5 Land Court Application map showing no development of structures in project area (arrow) (source: DAGS online digital map collection)

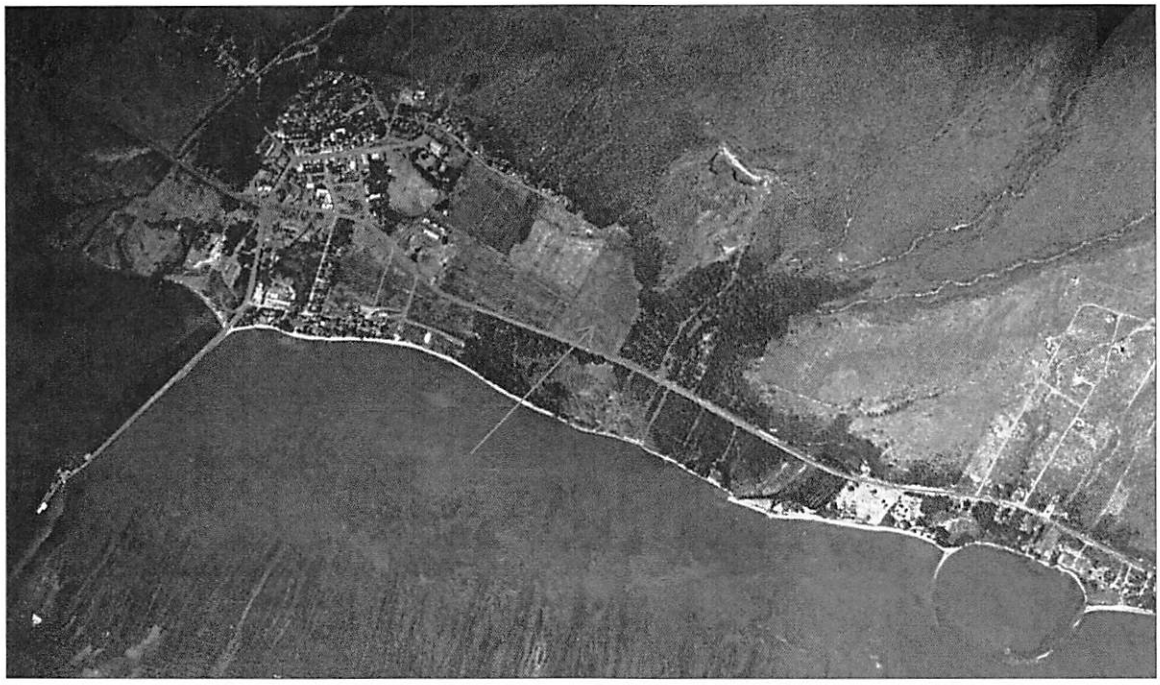


Figure 13. 1949-50 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)



Figure 14. 1964-5 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)



Figure 15. 1977 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)



Figure 16. 2013 aerial image showing project area completely engaged as agricultural lands (source: Google Earth)

ATTACHMENT #1

1997 "No Effect" Letter from SHPD/DLNR

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

DEPUTIES
Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
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CONVEYANCES
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LAND MANAGEMENT
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WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

July 22, 1997

Ms. Yukie Ohashi, Project Manager
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

LOG NO: 19853
DOC NO: 9707SC18

Dear Ms. Ohashi:

SUBJECT: Chapter 6E-8 Historic Preservation Review of the Proposed Construction of Molokai Community College
Kaunakakai, Moloka'i TMK: 5-3-003: 001

Thank you for the opportunity to comment on the proposed development of a campus for the Molokai Community College on lands in Kaunakakai, Moloka'i. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

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

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department, 250 S. High Street, Wailuku, HI 96793

JL 25 1998

ATTACHMENT #2

Summary Information on Verizon's (2006-2014) Section 106 Consultation and SHPD/DLNR Concurrence of "No Effect"

Addendum to

FCC Section 106 Compliance Report for the Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center Cell Site (VZW Project ID #2004085427), Located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748, dated January 9, 2008, Project No. 17006-006320.00

Addendum #1
Dated June 5, 2014

The project site, identified as the Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site (VZW ID #2004085427), is located in the western portion of the subject parcel. The site conditions remain unchanged. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Because it has been over 5 years since the Section 106 review was completed, Bureau Veritas North America, Inc. (Bureau Veritas) re-consulted with the Hawaii State Historic Preservation Division (SHPD) and OHA to request that their concurrence remained unchanged. In an e-mail response dated June 4, 2014, SHPD indicated that their concurrence remains unchanged. In an e-mail response dated June 4, 2014, OHA indicated that their original comments remain applicable and that they have no additional comments. Copies of the SHPD and OHA e-mail responses are attached to this addendum.

This addendum prepared by:

Lori Ford
Senior Project Manager
Health, Safety, and Environmental Services

June 5, 2014
Project No. 17014-014090.00

Lori Ford

From: Morgan.E.Davis@hawaii.gov
Sent: Wednesday, June 04, 2014 2:29 PM
To: Theresa.K.Donham@hawaii.gov
Cc: Lori Ford
Subject: Re: Fw: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Aloha Lori,

I do concur that no historic properties will be affected by this undertaking. Thank you for providing all the documentation from 2006.

Mahalo,

Morgan

From: Theresa K Donham/DLNR/StateHiUS
To: Morgan E Davis/DLNR/StateHiUS@StateHiUS,
Date: 06/03/2014 03:27 PM
Subject: Fw: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

---

Morgan,
Would you like to review and if you agree with Lori's assessment, can email a response to her, or ask her for more info.

---- Forwarded by Theresa K Donham/DLNR/StateHiUS on 06/03/2014 03:25 PM ----

From: "Lori Ford" <lford@hawaii.rr.com>
To: "Theresa Donham" <Theresa.K.Donham@hawaii.gov>,
Date: 06/03/2014 02:07 PM
Subject: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

---

Theresa,

We have previously (in 2006) corresponded with the State Historic Preservation Division (SHPD) regarding the proposed Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

1

- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Attached is SHPD's previous response letters dated November 8, 2006 and December 12, 2006.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com
[attachment "SHPO Response 006320.pdf" deleted by Morgan E Davis/DLNR/StateHiUS] [attachment "SHPO Reponse 006320 #2.pdf" deleted by Morgan E Davis/DLNR/StateHiUS] [attachment "TS Dye Molo_Edu_Ctr AA.pdf" deleted by Morgan E Davis/DLNR/StateHiUS]

Lori Ford

From: Jerry Norris <jerryn@oha.org>
Sent: Wednesday, June 04, 2014 1:38 PM
To: Lori Ford
Subject: RE: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Aloha Ms. Ford: Regarding the above listed Verizon Wireless proposal, according to the T.S. Dye & Colleagues, Archaeologists, Inc. and an inspection by Clayton Group Services, it would appear that there are no historic properties that will be affected at this time. However, if, by chance, should iwi kupuna or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law. Thank you for the opportunity to assist you with this effort.

Jerry B. Norris
'AHO PUEO KIA'I' KANAWAI
Compliance Specialist
Office of Hawaiian Affairs
560 N. Nimite Hwy. Suite 200
Honolulu, Hawai'i 96817
Phone: (808) 594-0227
Fax: (808) 594-1825
Email: jerryn@oha.org
Web: www.oha.org

From: Lori Ford [mailto:lford@hawaii.rr.com]
Sent: Tuesday, June 03, 2014 2:01 PM
To: Jerry Norris
Subject: Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site

Jerry,

Based on our phone conversation, we have previously (in 2006) corresponded with the Office of Hawaiian Affairs (OHA) regarding the proposed Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

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- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Attached is OHA's previous response letter dated November 2, 2006. At that time, a public notice was published in the Molokai Island Times in January/February 2007. In addition, a letter dated November 27, 2007 was sent to the Molokai Community Resource Coordinator; however, no response was received.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com

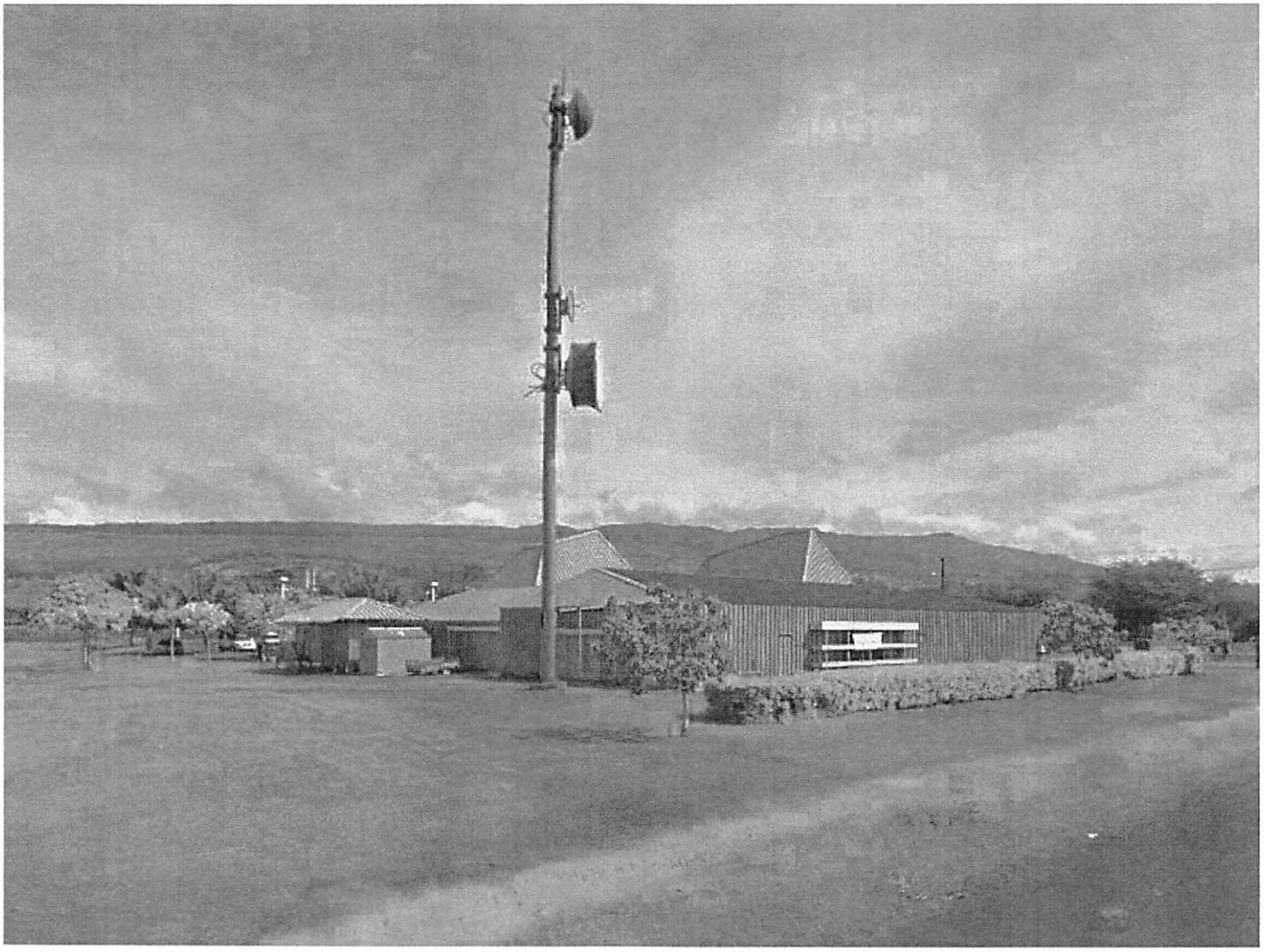
APPENDIX D

Transportation Impact Assessment Report

Transportation Impact Assessment Report

Moloka'i Education Center Expansion
Kaunakakai, Hawai'i

July 2017



AECOM

AECOM Technical Services, Inc.
1001 Bishop Street, Suite 1600
Honolulu, Hawai'i 96813
Ph. (808) 521-5031

Project Reference: 60543186

Transportation Impact Assessment Report

Moloka'i Education Center Expansion
Kaunakakai, Moloka'i, Hawai'i

July 2017

Prepared for:

PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813
(808) 521-5631

Prepared by:

AECOM Technical Services
1001 Bishop Street, Suite 1600
Honolulu, Hawai'i 96813
(808) 521-5031

Project Reference: 60543186

Table of Contents

I. Introduction 1
II. Existing Conditions 3
A. Site Description 3
B. Roadway Conditions 3
C. Bicycle & Pedestrian Conditions 5
D. Public Transit Conditions 5
E. Traffic Conditions 5
III. Future Conditions 7
A. Proposed Development 7
B. Vehicular Trips Generated by Proposed MEC Expansion 8
C. Projected Year 2022 Peak Hour Background Traffic Volumes 10
D. Projected Year 2022 Total Peak Hour Traffic Volumes with Proposed MEC Expansion 10
E. Projected Year 2022 PM Peak Hour Intersection Operations 13
F. Transit, Pedestrian, and Bicycle Issues 13
IV. Summary and Recommendations 14
A. Summary 14
B. Recommendations 14

Appendix

Appendix A Traffic Count Worksheets
Appendix B HCS 2010 Intersection Analysis Worksheets

List of Figures

Figure 1 Location of Moloka'i Education Center of Moloka'i 1
Figure 2 Moloka'i Education Center Site wtih Existing Buildings 2
Figure 3 Existing MEC Site 3
Figure 4 Kamehameha V Highway 4
Figure 5 Alanui Kaimike Street at MEC 4
Figure 6 Existing 2017 Peak Hour Traffic Volumes 6
Figure 7 Proposed MEC Expansion Site Plan 7
Figure 8 Projected Incremental MEC-Generated Traffic Volumes 9
Figure 9 Projected Year 2022 Background Peak Hour Traffic Volumes 11
Figure 10 Projected Year 2022 Total Peak Hour Traffic Volumes 12

List of Tables

Table 1 Existing 2017 Peak Hour Intersection Operations 7
Table 2 Existing and Projected MEC Student Enrollment 8
Table 3 Existing 2017 and Projected 2022 MEC Traffic Volumes 8
Table 4 Peak Hour Traffic Volumes on Kamehameha V Hwy West of Alanui Kaimike Street 10
Table 5 Projected Year 2022 Peak Hour Intersection Operations 13

I. INTRODUCTION

The Moloka'i Education Center (MEC) is a branch campus of the University of Hawai'i Maui College. It is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street on the island of Moloka'i. Figure 1 shows site location map, while Figure 2 illustrates a more detailed view of the campus location.

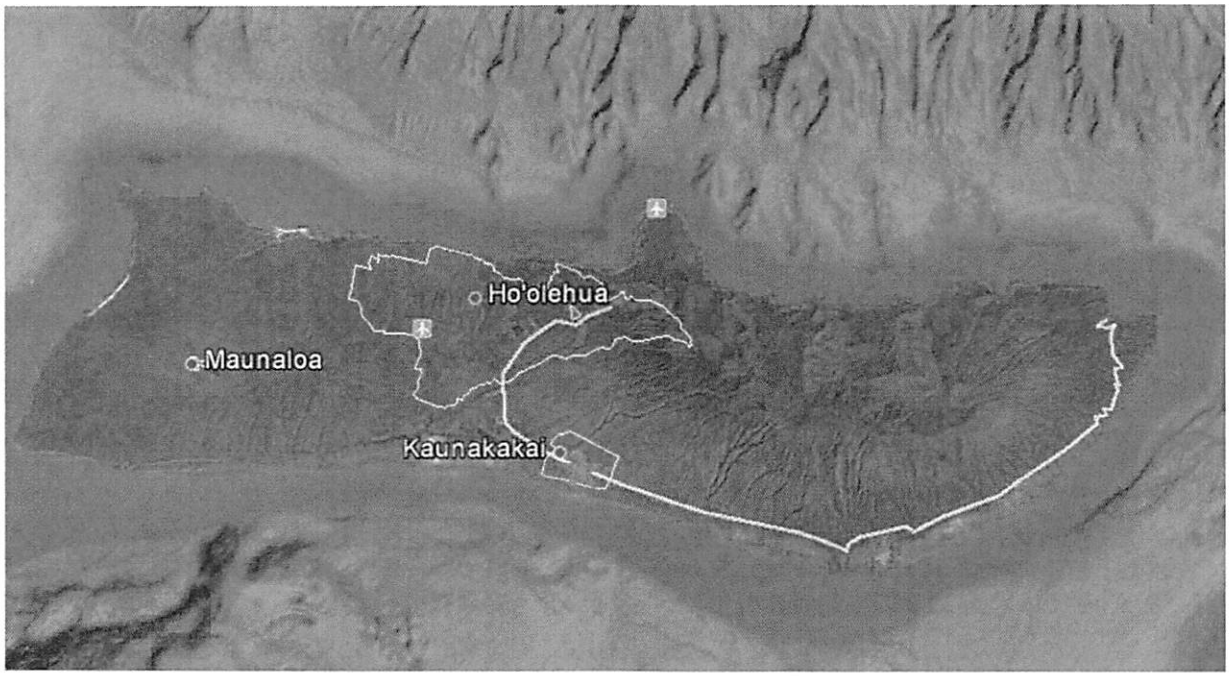


Figure 1 Location of Moloka'i Education Center of Moloka'i

The proposed action is to implement an increment of the Moloka'i Education Center Long-Range Development Plan (MECLRDP) that will provide additional configurable classroom space for MEC.

The purpose of this transportation impact analysis report (TIAR) is to identify transportation impacts associated with this incremental expansion and recommend actions to address them.



Figure 2 Moloka'i Education Center Site with Existing Buildings

II. EXISTING CONDITIONS

A. Site Description

The proposal is to expand the existing Moloka'i Education Center Campus. The existing campus is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street intersection. The town of Kaunakakai is located northwest of the campus along Kamehameha V Highway. Figure 3 illustrates the existing site plan.

The existing campus is surrounded by primarily vacant land parcels. Lands immediately to the north, west and east of the parcel appear to be used for agricultural purposes. The vacant land to the south does not appear to be in active use. Further to the west is a park with baseball fields. Further north and southwest of the campus are lands in residential development.

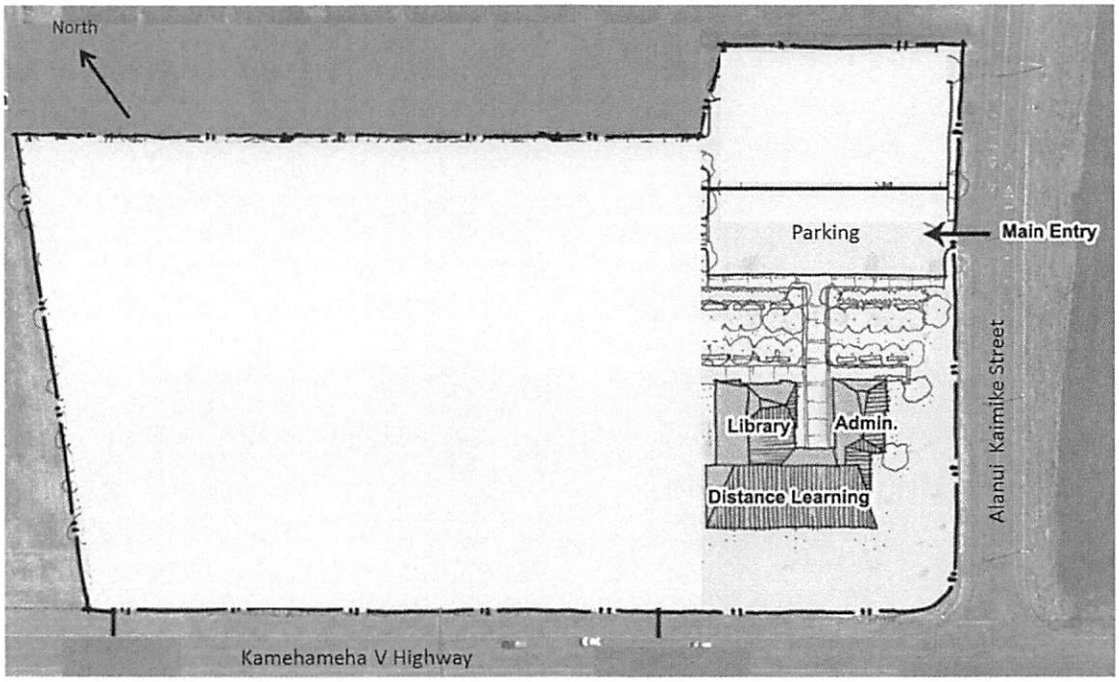


Figure 3 Existing MEC Site

B. Roadway Conditions

The roadways adjacent to the proposed development are Kamehameha V Highway and Alanui Kaimike Street. Kamehameha V Highway borders the makai (south) side of the existing campus parcel and Alanui Kaimike Street borders the East side of the existing campus parcel. Access to existing campus is from Alanui Kaimike Street.

Kamehameha V Highway is the major roadway providing east-west mobility on Moloka'i. In this area it provides mobility between Kaunakakai town and the south shore of Moloka'i to the Hālawa Bay on the east end of the island. The State of Hawaii Department of Transportation (HDOT) has jurisdiction of this roadway. Kamehameha V Highway is primarily a two-lane, undivided roadway with paved shoulders. The posted speed limit in the vicinity of the campus is 25 mph. Figure 4 is a picture of Kamehameha V Highway just east of its intersection with Alanui

Kaimike Street looking toward Kaunakakai town. The existing Maui Education Center is the cluster of green building to the right of the picture.

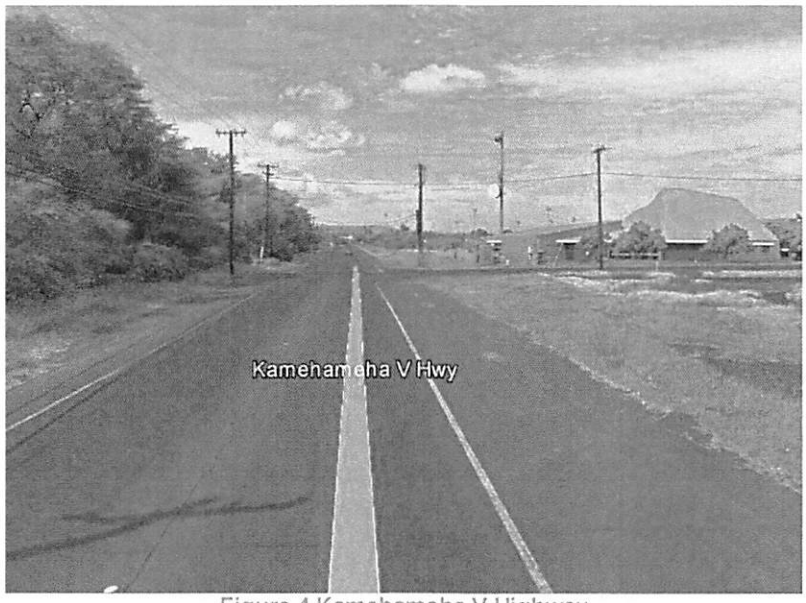


Figure 4 Kamehameha V Highway

Alanui Kaimike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to MEC, it also provides access to the Moloka'i Fire Station and a residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. Curb and gutter is provided on both sides of the roadway from Kamehameha V Highway to the mauka end of the MEC parcel. There are speed humps on Alanui Kaimike Street, and one of them is located just mauka of the MEC Driveway. The posted speed limit is assumed to be 25 mph.

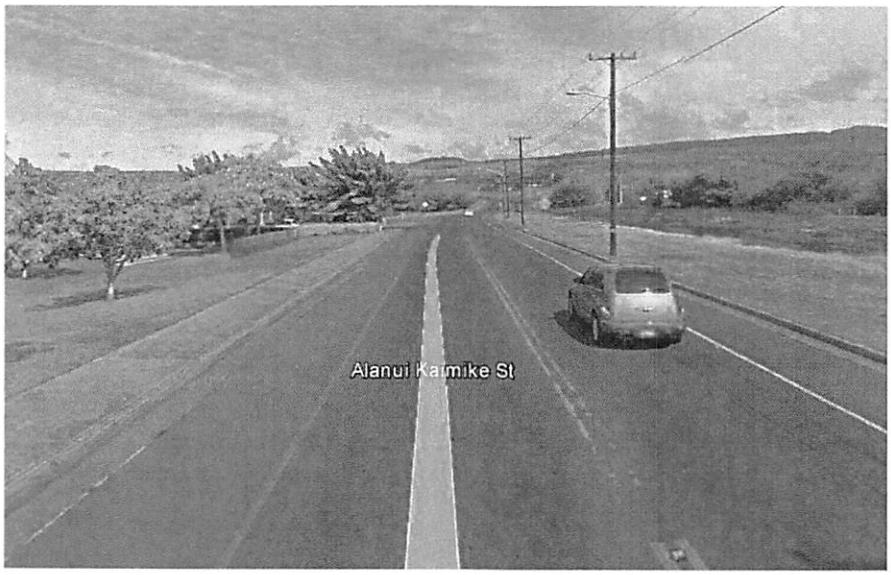


Figure 5 Alanui Kaimike Street at MEC

The intersection of Kamehameha V Highway and Alanui Kaimike Street is unsignalized with STOP-sign control on the Alanui Kaimike Street approach.

C. Bicycle & Pedestrian Conditions

There is an attached sidewalk on the west side of Alanui Kaimike Street along the frontage of the MEC parcel. Elsewhere in the vicinity of MEC, pedestrians were observed to utilize the paved shoulder on both sides of Alanui Kaimike Street and on Kamehameha V Highway.

During the AM and PM peak traffic periods, there were only a few pedestrians observed. Most were not associated with MEC but appeared to be walking to exercise.

Bicycle activity was also very light during the AM and PM peak traffic periods. Less than five bicycles were observed during each of the peak periods. The bicyclists were observed to use the paved shoulders of Kamehameha V Highway and Alanui Kaimike Street.

D. Public Transit Conditions

Public transit service is provided by Maui Economic Opportunity, Inc. (MEO). Scheduled public transit service is provided Monday through Friday by three routes: East Expanded Rural Shuttle, West Expanded Rural Shuttle, and Central Expanded Rural Shuttle.

The East Expanded Rural Shuttle provides service between Kaunakakai Town and Puko'o Fire Station to the east. Eight runs occur per day starting at 4:45 AM in Kaunakakai with the last run leaving at 4:05 PM.

The West Expanded Rural Shuttle provides service between Kaunakakai Town and Maunaloa Post Office on the west side of the island. Six runs occur per day starting at 5:20 AM in Kaunakakai with the last run leaving at 3:40 PM. Two of the six runs also service Kaulaloi Villas.

The Central Expanded Rural Shuttle provides service between Kaunakakai Town and Kualapu'u Post Office/Kalae Lookout. Six runs occur per day with three of them going all the way to Kalae Lookout and three of them terminating at Kualapu'u Post Office. The runs start at 6:40 AM in Kaunakakai with the last run leaving at 4:05 PM.

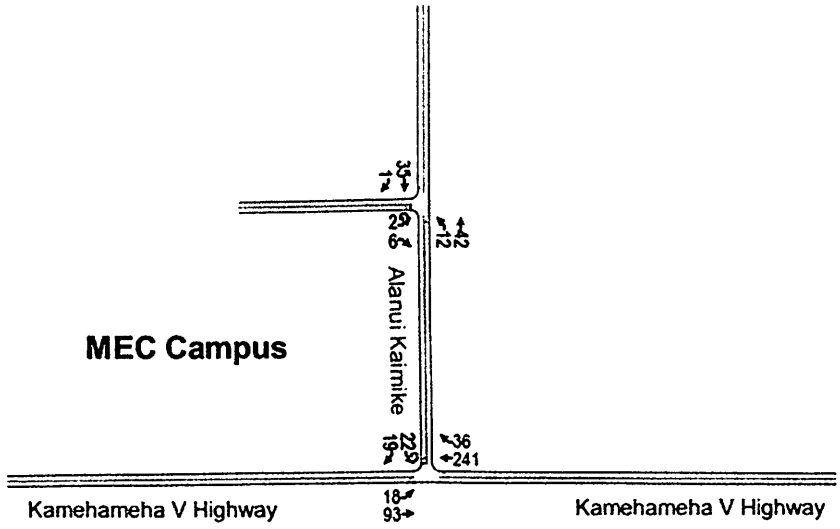
There is also on-demand service provided via the Rural Shuttle Service, MEO Nutritions Program, and Kaunakakai Shuttle Service.

E. Traffic Conditions

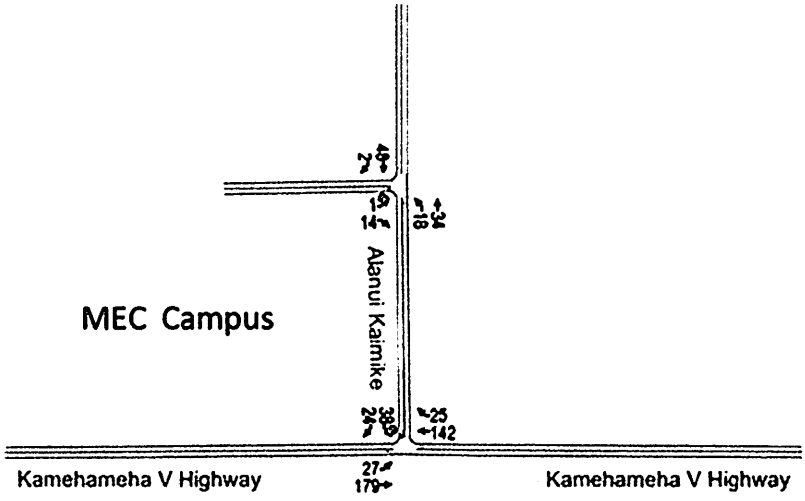
Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections. The traffic count summary sheets are located in Appendix A.

The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.

Figure 6 summarizes the existing Year 2017 AM and PM peak hour turning movements at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.



AM Peak Hour



PM Peak Hour

Figure 6 Existing 2017 Peak Hour Traffic Volumes

Table 1 summarizes intersection operations at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections for these time periods.

The unsignalized intersections were analyzed using the method described in Chapter 16 of the 2010 Highway Capacity Manual (HCM) through the Synchro software. The analysis worksheets are included in the Appendix B of this report.

Table 1 Existing 2017 Peak Hour Intersection Operations

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS
Kamehameha V Highway/ Alanui Kaimike Street	1.4/10.9/10.9	A/B/B	1.1/11.0/11.0	A/B/B
Alanui Kaimike Street/ MEC Driveway	1.7/9.0/9.0	A/A/A	2.6/8.6/8.6	A/A/A

Note: xx/xx/xx = left turn into minor/left turn out from minor/right turn out minor
Delay is in seconds/vehicle
AM Peak Hour: 7:00 AM – 8:00 AM, PM Peak Hour: 2:45 PM – 3:45 PM
Synchro worksheets are in Appendix B

As shown in Table 1, traffic at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. As noted in the previous discussions in this report, both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

III. FUTURE CONDITIONS

A. Proposed Development

Figure 7 illustrates the proposed site plan for the MEC expansion.

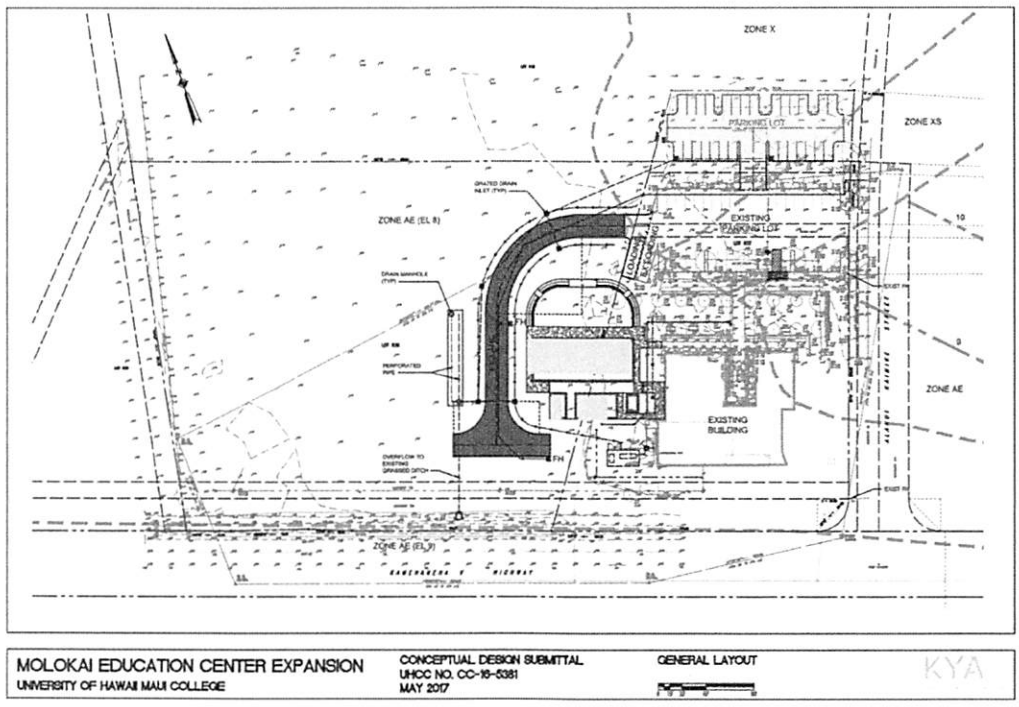


Figure 7 Proposed MEC Expansion Site Plan

The yellow highlighted areas on the proposed MEC expansion site plan indicate the key additions to the existing site. The larger building is proposed to be a three classroom building. The middle-sized building is a proposed bathroom building and the smallest building is a proposed multi-use room. The existing parking lot is also proposed to be expanded from the current 37 parking stalls to 65 parking stalls.

B. Vehicular Trips Generated by Proposed MEC Expansion

MEC is a non-traditional campus in that distance learning is a major part of its operation. Students are able to interact with classes on Maui and on O'ahu as part of their curriculum. As such, floor area and number of classrooms are not necessarily good indicators of traffic generated by the site. A better indicator is judged to be the number of students enrolled at MEC.

Table 2 summarizes the existing a proposed future level of student enrollment at MEC.

Table 2 Existing and Projected MEC Student Enrollment

	Year	Student Enrollment (FTE)	Student Population (unduplicated headcount)
Existing Conditions	2017	150	250
Build-Out Completion	2022	300	450

For the purpose of this transportation impact analysis, the existing vehicular activity counted at the MEC driveway is increased proportionately to the increase in student enrollment projected and summarized in Table 2.

Table 3 summarizes the existing and projected 2022 vehicular turning movements at the MEC Driveway/Alanui Kaimike Street intersection for the AM and PM peak hours.

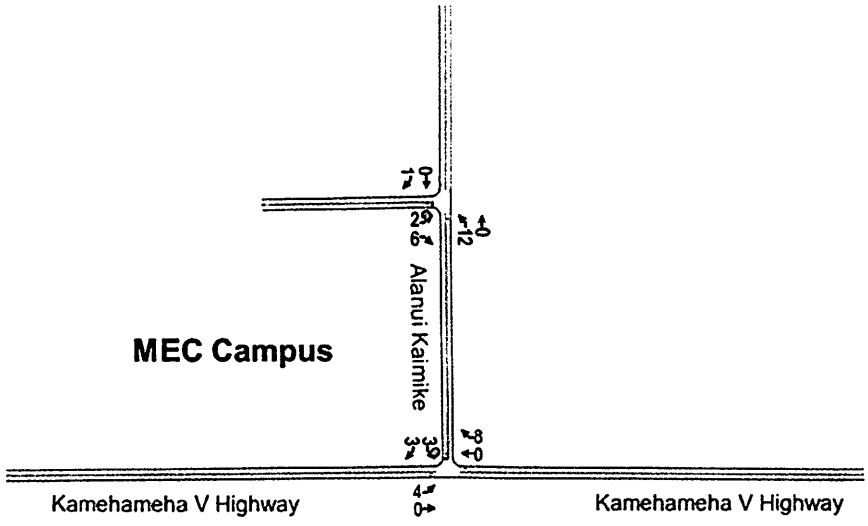
Based on the projected doubling in student enrollment for MEC, peak hour traffic turning movement volumes are assumed to double.

Table 3 Existing 2017 and Projected 2022 MEC Traffic Volumes

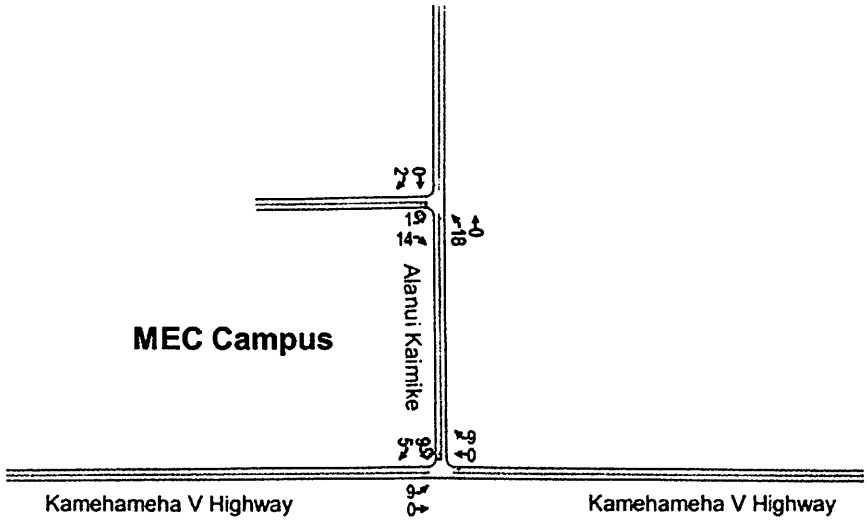
MEC Driveway/Alanui Kaimike Street

Turn Movement	Existing 2017		Projected 2022	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Left out of driveway	2	1	4	2
Right out of driveway	6	14	12	28
Left into driveway	12	18	24	36
Right into driveway	1	2	2	4
Note: Units are vehicles per hour (vph) Peak hours refer to commuter peak hour				

The projected traffic volumes generated by the MEC expansion were assumed to have the same directional distribution at the Alanui Kaimike Street/Kamehameha V Highway intersection as existing traffic volumes. The resulting incremental peak hour traffic generated by the MEC expansion is shown in Figure 8.



AM Peak Hour



PM Peak Hour

Figure 8 Projected Incremental MEC-Generated Traffic Volumes

C. Projected Year 2022 Peak Hour Background Traffic Volumes

Background traffic refers to traffic that is not related to MEC. To estimate the background traffic for the future Year 2022, the year that the MEC expansion is estimated to be complete, traffic volume counts conducted by AECOM on April 25-26, 2017 were compared with traffic volume counts conducted by HDOT on December 10, 2013. The AM and PM peak hour traffic volumes on Kamehameha V Highway, west of Alanui Kaimike Street are shown in Table 4.

Table 4 Peak Hour Traffic Volumes on Kamehameha V Highway West of Alanui Kaimike Street

Time Period	Eastbound		Westbound	
	HDOT-12/10/13	AECOM-4/25-26/17	HDOT-12/10/13	AECOM-4/25-26/17
AM Peak Hour	126	111	260	260
PM Peak Hour	231	206	177	166
Note: Volumes are vehicles per hour (vph) AM peak hour: 7:00 AM -8:00 AM PM Peak Hour: 2:45 PM-3:45 PM				

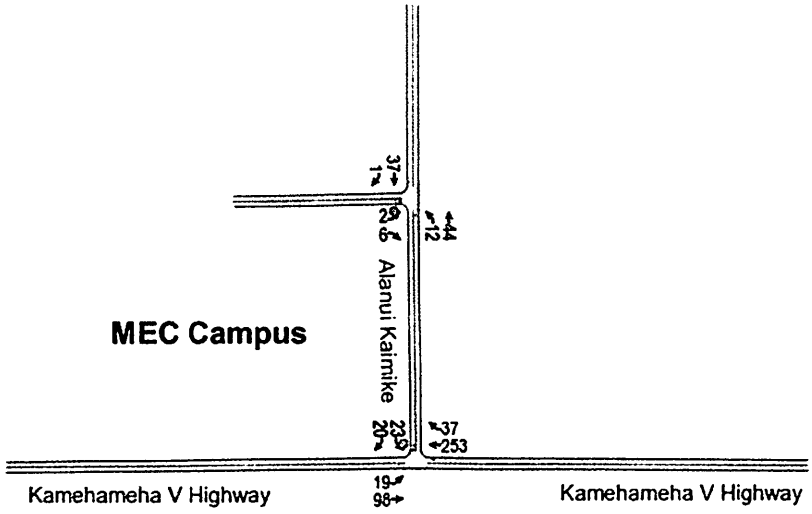
As shown in Table 4, there has not been significant growth in peak hour traffic volumes on Kamehameha V Highway in the vicinity of the MEC between the years 2013 and 2017. In fact, one could conclude the there was a slight decrease in peak hour traffic volume within the study area.

However, to provide an estimate of a worst case scenario, the existing traffic volumes counted by AECOM on April 25-26, 2017 were increase by an annual growth rate of 1 percent to project the future Year 2022 background traffic volumes.

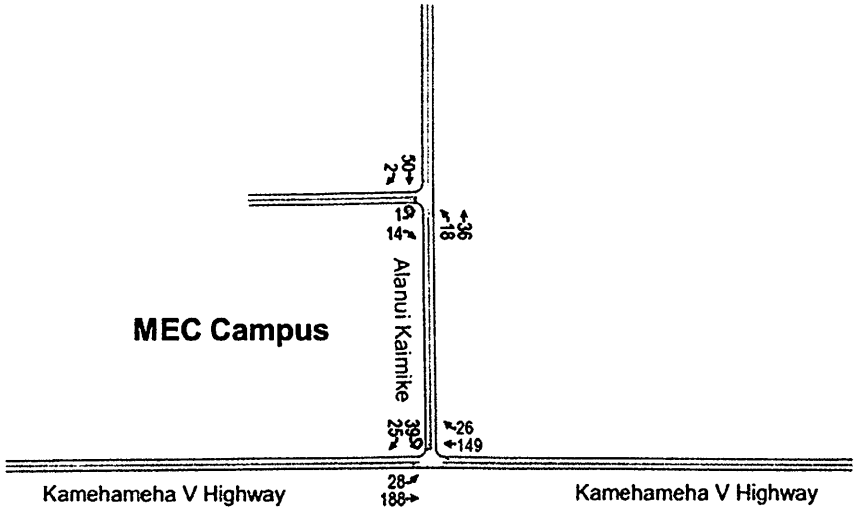
Figure 9 illustrates the projected year 2022 background traffic peak hour turning movement volumes at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/ MEC Driveway intersections.

D. Projected Year 2022 Total Peak Hour Traffic Volumes with Proposed MEC Expansion

The MEC expansion generated traffic volumes shown in Figure 8 were added to the projected Year 2022 background traffic volumes shown in Figure 9 to obtain the projected Year 2022 total traffic volumes. These total traffic volumes are shown in Figure 10.

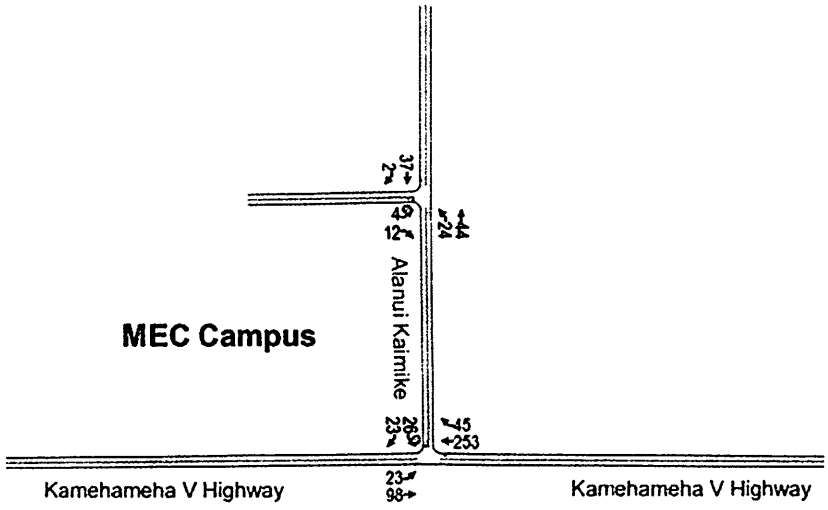


AM Peak Hour

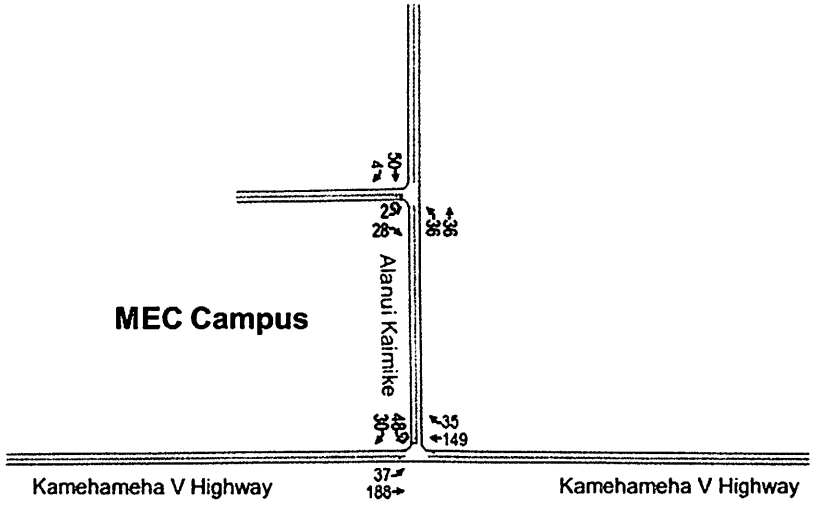


PM Peak Hour

Figure 9 Projected Year 2022 Background Peak Hour Traffic Volumes



AM Peak Hour



PM Peak Hour

Figure 10 Projected Year 2022 Total Peak Hour Traffic Volumes

E. Projected Year 2022 PM Peak Hour Intersection Operations

Projected Year 2022 PM peak hour traffic volumes without and with the proposed MEC Expansion were evaluated at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

The two-way, stop-sign controlled unsignalized method as documented in the 2010 Highway Capacity Manual and implemented in the Synchro, version 9 software was used to evaluate the intersections. This type of analysis produces an estimate of delay for specific traffic movements. These delays are linked to a qualitative level of service (LOS) for each specific traffic movement.

The results of the analyses are summarized in Table 5.

Table 5 Projected Year 2022 Peak Hour Intersection Operations

Intersection	Background w/o MEC Expansion				Total w/ MEC Expansion			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Kamehameha V/Alanui Kaimike	A/B	7.9/11.5	A/B	7.7/11.6	A/B	8.0/11.3	A/B	7.7/11.6
Alanui Kaimike/MEC Driveway	A/A	7.3/8.7	A/A	7.4/8.7	A/A	7.3/8.8	A/A	7.4/8.8

Notes: X/X = LOS left turn movement into minor street/LOS combined movements out of minor street
#/# = control delay in seconds/vehicle
left turn movement into minor street/combined movements out of minor street

Synchro worksheets in Appendix B

As shown in Table 5, the proposed MEC Expansion is not projected to significantly change LOS at the intersections evaluated.

F. Transit, Pedestrian, and Bicycle Issues

Given the minor increases in traffic attributed to the proposed MEC Expansion, it is projected that impacts to transit, pedestrian and bicycle operations would be very minor.

IV. SUMMARY AND RECOMMENDATIONS

A. Summary

The Moloka'i Education Center (MEC) is proposing to expand its existing campus by constructing a new 3-classroom building, a restroom facility, and a multi-purpose room. This expansion is projected to increase enrollment from 150 to 300 full time equivalent (FTE) students.

This study estimated future incremental traffic generated by this proposed expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Kaimike Street and Alanui Kaimike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

It was found that there was no significant impact to future peak hour intersection operations due to the proposed MEC expansion. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the proposed MEC expansion.

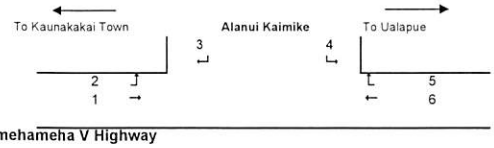
B. Recommendations

Given the low level of traffic generated by the proposed MEC expansion and the resultant low levels of impacts, it is concluded that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions. Should these conditions change, roadway, pedestrian, and bicycle facilities may need modification, but the need for these changes would not be due to the MEC expansion.

There is a possibility that the proposed MEC Expansion may provide more community meeting spaces. While this is a benefit to the community, it is recommended that, should community use of MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

Appendix A –Traffic Count Worksheets

Moloka'i Education Center

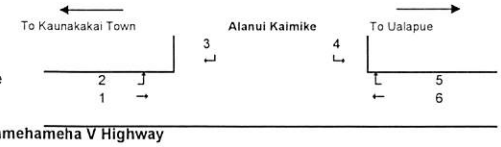


LOCATION: Kamehameha V Highway/Alanui Kaimike
DATE: 4/26/17 (Wednesday)
TIME: 6:30a-8:30a
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
6:30-6:45a	16	2	2	4	3	40						
6:45-7:00a	15	1	4	4	4	70						
7:00-7:15a	14	3	6	4	5	66						
7:15-7:30a	25	4	5	8	8	63						
7:30-7:45a	22	2	7	4	7	71						
7:45-8:00a	32	9	1	6	16	41						
8:00-8:15a	30	4	7	5	4	35						
8:15-8:30a	32	4	3	3	3	38						
7:00-8:00a	93	18	19	22	36	241						

Notes:

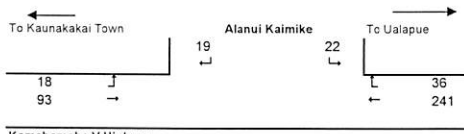
Moloka'i Education Center



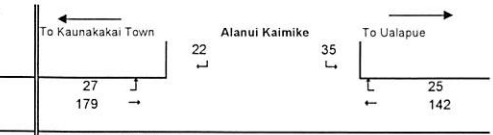
LOCATION: Kamehameha V Highway/Alanui Kaimike
DATE: 4/25/17 (Tuesday)
TIME: 2:30p-4:30p
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
2:30-2:45p	42	5	2	12	11	38						
2:45-3:00p	38	4	7	8	7	40						
3:00-3:15p	51	9	5	7	7	35						
3:15-3:30p	37	8	6	6	7	33						
3:30-3:45p	53	6	4	14	4	34						
3:45-4:00p	44	4	1	8	8	36						
4:00-4:15p	46	5	2	5	8	25						
4:15-4:30p	38	7	4	7	4	39						
4:30-4:45p	49	2	5	7	2	28						
2:45-3:45p	179	27	22	35	25	142						

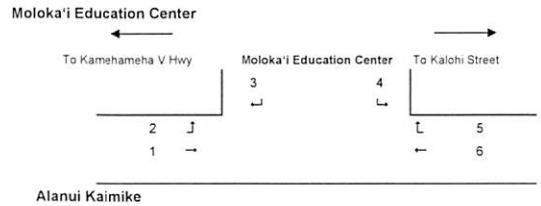
Notes:



AM Peak Hour
7:00-8:00a



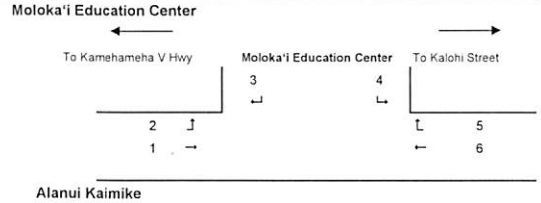
PM Peak Hour
2:45-3:45p



LOCATION: Alanui Kaimike/MEC Driveway
DATE: 4/26/17 (Wednesday)
TIME: 6:30a-8:30a
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
6:30-6:45a	4	1	0	0	0	7						
6:45-7:00a	3	2	0	0	1	7						
7:00-7:15a	6	0	0	0	0	11						
7:15-7:30a	13	1	1	0	0	12						
7:30-7:45a	7	0	2	0	1	10						
7:45-8:00a	16	7	2	0	0	7						
8:00-8:15a	6	2	1	0	0	9						
8:15-8:30a	4	3	1	0	1	7						
7:00-8:00a	42	10	6	0	1	38						

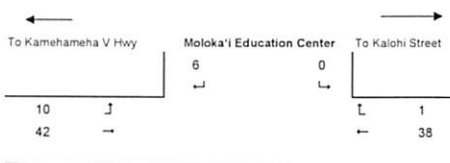
Notes:



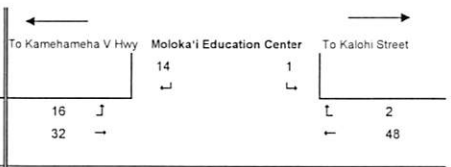
LOCATION: Alanui Kaimike/MEC Driveway
DATE: 4/25/17 (Tuesday)
TIME: 2:30p-4:30p
WEATHER: Clear
RECORDER: WYY

TIME PERIOD	MOVEMENT NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
2:30-2:45p	16	0	0	0	0	13						
2:45-3:00p	7	2	3	0	0	11						
3:00-3:15p	10	5	1	0	0	11						
3:15-3:30p	9	4	7	0	1	9						
3:30-3:45p	6	5	3	1	1	17						
3:45-4:00p	10	3	1	2	0	8						
4:00-4:15p	13	1	0	0	0	7						
4:15-4:30p	8	3	3	0	0	8						
4:30-4:45p	3	0	2	0	0	11						
2:45-3:45p	32	16	14	1	2	48						

Notes:



AM Peak Hour
7:00-8:00a



PM Peak Hour
2:45-3:45p

Appendix B –HCS 2010 Intersection Analysis Worksheets

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑↳		↾	
Traffic Vol, veh/h	19	98	253	37	23	20
Future Vol, veh/h	19	98	253	37	23	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	107	275	40	25	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	315	0	-	0	443	295
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	148	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1245	-	-	-	525	744
Stage 1	-	-	-	-	713	-
Stage 2	-	-	-	-	855	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1245	-	-	-	518	744
Mov Cap-2 Maneuver	-	-	-	-	518	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	840	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1245	-	-	-	603
HCM Lane V/C Ratio	0.017	-	-	-	0.078
HCM Control Delay (s)	7.9	0	-	-	11.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	6	12	44	37	1
Future Vol, veh/h	2	6	12	44	37	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	7	13	48	40	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	115	41	41	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	74	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	881	1030	1568	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	949	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	873	1030	1568	-	-	-
Mov Cap-2 Maneuver	873	-	-	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	940	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	1.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1568	-	986	-	-
HCM Lane V/C Ratio	0.008	-	0.009	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑		↾	
Traffic Vol, veh/h	28	188	149	26	39	25
Future Vol, veh/h	28	188	149	26	39	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	204	162	28	42	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	190	0	-	0	441	176
Stage 1	-	-	-	-	176	-
Stage 2	-	-	-	-	265	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1384	-	-	-	527	867
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	740	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1384	-	-	-	517	867
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	722	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1384	-	-	-	614
HCM Lane V/C Ratio	0.022	-	-	-	0.113
HCM Control Delay (s)	7.7	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	14	18	36	50	2
Future Vol, veh/h	1	14	18	36	50	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	15	20	39	54	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	133	55	57	0	-	0
Stage 1	55	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	861	1012	1547	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	945	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	850	1012	1547	-	-	-
Mov Cap-2 Maneuver	850	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	933	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	2.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1547	-	999	-	-
HCM Lane V/C Ratio	0.013	-	0.016	-	-
HCM Control Delay (s)	7.4	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑		↱	
Traffic Vol, veh/h	23	98	253	45	26	23
Future Vol, veh/h	23	98	253	45	26	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	107	275	49	28	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	324	0	-	0	456	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	157	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1236	-	-	-	562	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	871	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1236	-	-	-	550	741
Mov Cap-2 Maneuver	-	-	-	-	550	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1236	-	-	-	626
HCM Lane V/C Ratio	0.02	-	-	-	0.085
HCM Control Delay (s)	8	0	-	-	11.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	12	24	44	37	2
Future Vol, veh/h	4	12	24	44	37	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	13	26	48	40	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	141	41	42	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	100	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	852	1030	1567	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	924	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	838	1030	1567	-	-	-
Mov Cap-2 Maneuver	838	-	-	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	2.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1567	-	974	-	-
HCM Lane V/C Ratio	0.017	-	0.018	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection						
Int Delay, s/veh	2.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↑↑		↾	
Traffic Vol, veh/h	37	188	149	35	48	30
Future Vol, veh/h	37	188	149	35	48	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	204	162	38	52	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	200	0	-	0	466	181
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	285	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1372	-	-	-	555	862
Stage 1	-	-	-	-	850	-
Stage 2	-	-	-	-	763	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1372	-	-	-	537	862
Mov Cap-2 Maneuver	-	-	-	-	537	-
Stage 1	-	-	-	-	850	-
Stage 2	-	-	-	-	738	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1372	-	-	-	628
HCM Lane V/C Ratio	0.029	-	-	-	0.135
HCM Control Delay (s)	7.7	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Intersection						
Int Delay, s/veh	3.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	28	36	36	50	4
Future Vol, veh/h	2	28	36	36	50	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	30	39	39	54	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	174	57	59	0	-	0
Stage 1	57	-	-	-	-	-
Stage 2	117	-	-	-	-	-
Critical Hdwy	7.12	6.22	4.12	-	-	-
Critical Hdwy Stg 1	6.12	-	-	-	-	-
Critical Hdwy Stg 2	6.12	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	789	1009	1545	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	773	1009	1545	-	-	-
Mov Cap-2 Maneuver	773	-	-	-	-	-
Stage 1	930	-	-	-	-	-
Stage 2	865	-	-	-	-	-

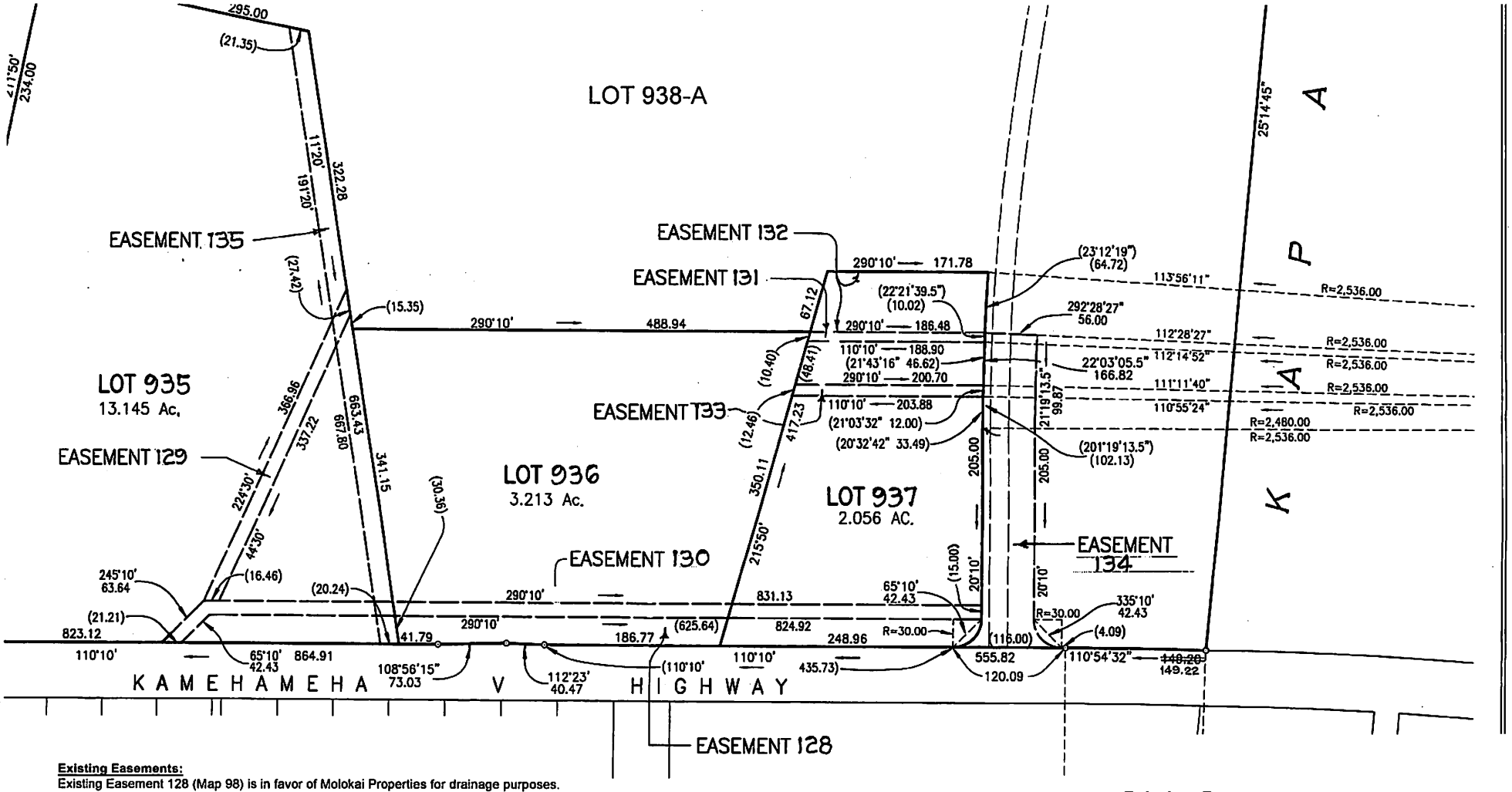
Approach	EB	NB	SB
HCM Control Delay, s	8.8	3.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1545	-	989	-	-
HCM Lane V/C Ratio	0.025	-	0.033	-	-
HCM Control Delay (s)	7.4	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

APPENDIX E

Infrastructure Plans and Calculations

Infrastructure and Easement Plans



Existing Easements:

Existing Easement 128 (Map 98) is in favor of Molokai Properties for drainage purposes.
Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes.
Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes, and in which no buildings shall be constructed.
Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
Existing Easement 134 (Map 98) for access purposes.
Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Source: Basemap from the Land Court Application 632 (Map 98) with added annotations.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interprestations or other spatial analysis beyond the limitations of the data.

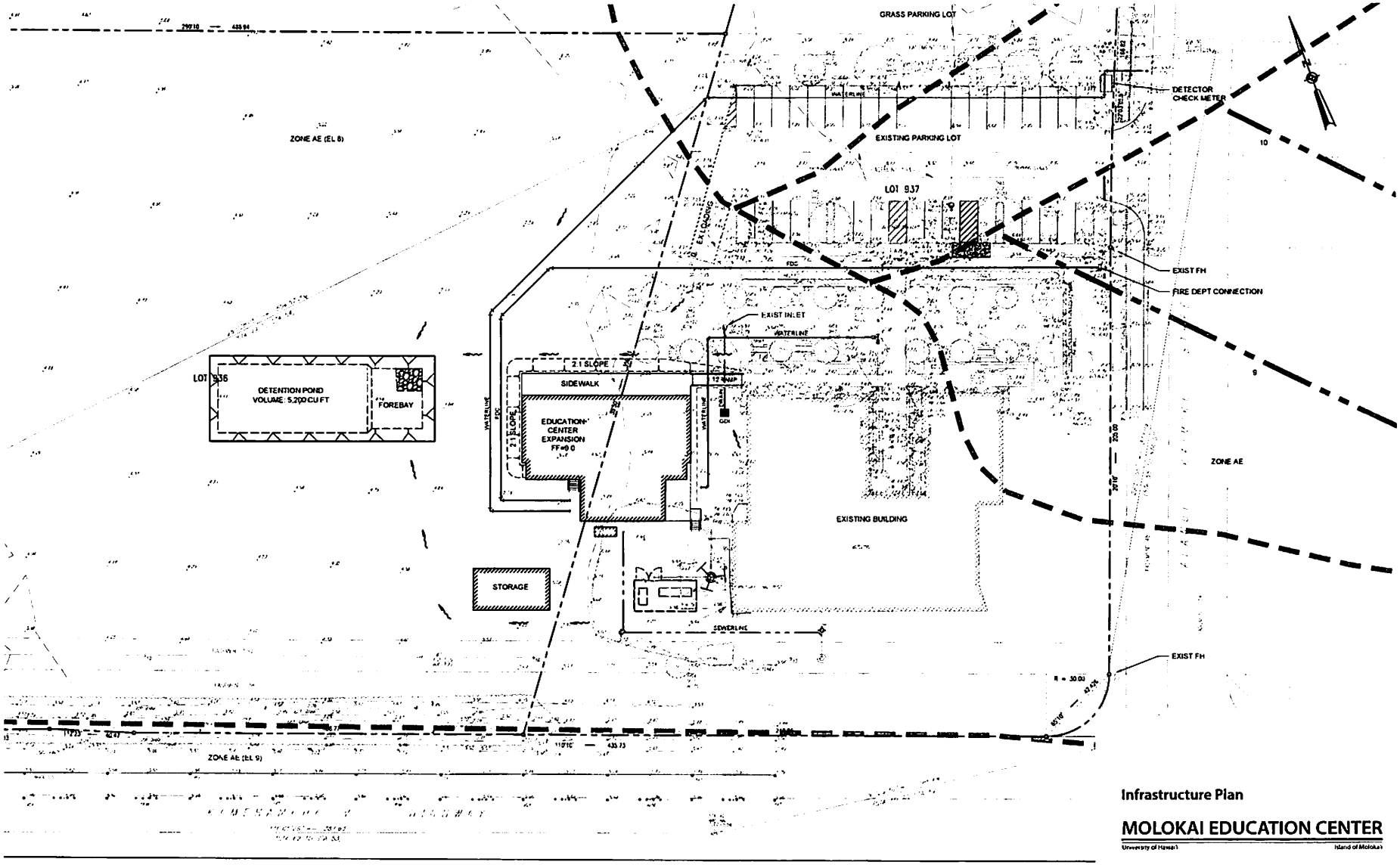
Existing Easements

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

GDdesign

PBR HAWAII



Infrastructure Plan

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

SCALE 0 20 40 60 FEET

Source: AECOM (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data

Infrastructure Calculations

Molokai Education Center Expansion

Kaunakakai, Molokai, Hawaii

Calculations – Water/Sewer/Drainage

TMK (2) 5-4-002:1 an 1

January 2020

Prepared for:

University of Hawaii – Maui Community College
UHCC Project Number: CC-18-5398

Prepared by:

AECOM Pacific, Inc.
1001 Bishop Street, Suite 1600
American Savings Bank Building
Honolulu, Hawaii 96813

Molokai Education Center Expansion

Kaunakakai, Molokai, Hawaii

Water Calculations

TMK (2) 5-1-00:1 an 1

January 2020

Prepared for:

University of Hawaii – Maui Community College
UHCC Project Number: CC-18-5398

Prepared by:

AECOM
1001 Bishop Street, Suite 1600
American Savings Bank Building
Honolulu, Hawaii 96813

WATER METER CALCULATIONS

Project Title:	M l kai E Cen er E l	**Prepared By:**	k	**Date:**	10 22 201
Location:	Kaunakakai M l kai H	**Checked By:**	man	**Date:**	10 22 201
Tax Map Key:	2 5 00 :1 & 1				
Item:	Wa er Me er Si in				

I. PURPOSE: De ermine e wa er me er i e re uire wi e a iii n e M l kai E u a i n Cen er E l an i n an e an i i a e ave ra e aily wa er eman

II. REFERENCE:

A Wa er Me er Si in W rk l ee n e l en ial De ar men Wa er Su ly C un y Maui

Wa lewa er w S an ar l a e e ruary 2 200 Wa lewa er e lama i n Divi i n C un y Maui

C MI kai E u a i n Cen er Ile m r vemen A r ve lan a e 05 Se em er 1 1 Warren S nem ri En ineerin

D ni rm lum in C e C ar A r l nver in M

E E l lin C un an l H Murayama an A l la e Me l ani al En ineer rri a i n Deman T m Mura a an a e Ar i e

III. CRITERIA:

A Wa er me er i e i Ty e D Wa er la eral wi 2 me er e l lea e n le a i am u le n ave a a e eria r ervi e a lli y ere re e ui eline 0 al lu en ay r i am u wa n u e a e n e am u u a e w ere u en a en la e an leave we are u in 5 all n er a i a er ay e wi a al am un lu en 50 lu en

C Ca i a ee el w E ima e Cam u lula i n er Dra EA

Curren am u ra li er ay M T

- 15 la e
- 100 u en
- 10 la 5 lu en w rker 5 le urer
- 15 mi ellane u a in men mee in a lli ie ren al e

E ima e am u ra li wi MEC E an i n

- 1 la e
- 1 0 u en
- 10 la lu en w rker le urer
- 25 mi ellane u a in men mee in a lli ie ren al e

Total campus population per day: 350 MAX (conservative EA estimates)

Based on the information above, we will use 5 gpcd with 350 students because similar to a theater, there is a max capacity however the students will not be there the whole time and may only stay for 1 class.

IV. CALCULATIONS

Irrigation demand: (Ref F.)

Peak Demand 52 GPM (existing to remain)

Estimated Average Daily Demand: 2,445 GPD.

Assumptions: Water grass everyday for 15 minutes and 45 minutes for drip system at the garden (conservative estimate). if the Education Center uses irrigation system only three times a week, the number will change: 2,445gpd X .428571(3/7) = 1,048 gpd (average daily irrigation water demand assuming water frequency of 3 times a week).

Note - Assuming the same watering frequency, the Molokai Education Center will be using less water for irrigation

Existing irrigation demand per existing plan plan:

Total GPM for the system: **406 gpm** (Valve 1: 23 gpm, Valve 2: 20 gpm, Valve 3: 23 gpm, Valve 4 27 gpm, valve 5: 25 gpm, Valve 6: 16 gpm, Valve 7: 38 gpm, Valve 8: 17 gpm, Valve 9: 45 gpm, Valve 10: 32 gpm, Valve 11: 38 gpm, Valve 12: 20 gpm, Valve 13: 30 gpm, Valve 15: 52 gpm = **Total 406 gpm**)

New irrigation demand per new plan:

Total GPM for the system: **399 gpm** (Valve 1: 23 gpm, Valve 2: 20 gpm, Valve 3: 23 gpm, Valve 4 28 gpm, valve 5: 15 gpm, Valve 6: 16 gpm, Valve 7: 38 gpm, Valve 8: 17 gpm, Valve 9: 45 gpm, Valve 10: 32 gpm, Valve 11: 38 gpm, Valve 12: 20 gpm, Valve 13: 30 gpm, Valve 15: 52 gpm, Valve B1 NEW: 2 gpm = **Total 399 gpm.)**

D me ti Deman T al

50 lu en
5
Avera e Daily Deman :

	1 50	50 5

rri a il n	2 5
D me li	1 50
TOTAL DEMAND	**4195 gpd**

Note -The existing water use is 2,566 gpd per FY2018 Department of Water Supply records

Department of Water Supply

WATER METER SIZING WORKSHEET - NON-RESIDENTIAL

Project Name: MOLOKAI EDUCATION CENTER EXPANSION **Building Permit No.(if applicable):** _____

Contact Name: DIANE KODAMA **Phone No.:** 808-529-7226 **Email Address:** diane.kodama@aecom.com

Property Address: 375 Kamehameha V Hwy, Kaunakakai, HI 96748 **TMK:** (2) 5-3-003:013

Account Number: _____ **Meter Number:** _____ **Existing Meter Size:** 2"

INSTRUCTIONS: This form must be completed, signed and stamped by a licensed engineer or architect. Complete the items below and submit one Water Meter Sizing Worksheet for each water meter on the property as applicable. Refer to page 2 for additional information and requirements. Should you have any questions, please contact the DWS Engineering Division at 808-270-7835.

1 ZERO WATER USE SCENARIO? YES ☐ NO ☑

By selecting "YES", the applicant signing this worksheet certifies that no additional water demand is being added, removed or replaced with this application. If you propose zero water use you do not need to complete below items 2, 3, 4 and 5.

2 DOMESTIC WATER DEMAND? YES ☑ NO ☐ If yes, refer to note 2H on page 2 and indicate if the flush valve or tank values apply: SEE ATTACHED

Type of Fixture	Fixtures Added PR LF	Fixtures Added PU LF	+	Fixtures in Existing Structure* PRIVATE LF	Fixtures in Existing Structure* PRIVATE NLF	Fixtures in Existing Structure* PUBLIC LF	Fixtures in Existing Structure* PUBLIC NLF	-	Fixtures Removed if Applicable PRIVATE LF	Fixtures Removed if Applicable PRIVATE NLF	Fixtures Removed if Applicable PUBLIC LF	Fixtures Removed if Applicable PUBLIC NLF	=	Total Fixtures PRIVATE LF	Total Fixtures PRIVATE NLF	Total Fixtures PUBLIC LF	Total Fixtures PUBLIC NLF	x	Fixture Unit Multiplier PRIVATE LF	Fixture Unit Multiplier PRIVATE NLF	Fixture Unit Multiplier PUBLIC LF	Fixture Unit Multiplier PUBLIC NLF	=	Total Fixture Unit Values
Bathtub/Shower COMBO			+					-					=					x	1.6	2.0	3.2	4.0	=	
Showerheads in stall only			+					-					=					x	1.6	2.0	3.2	4.0	=	
Bathtub ONLY			+					-					=					x	1.6	2.0	3.2	4.0	=	
Sink (1 faucet)			+					-					=					x	1.6	2.0	3.2	4.0	=	
Sink, small (bar/hand)			+					-					=					x	0.6	1.0	1.2	2.0	=	
Sink (3-comp., 2-faucet)			+					-					=					x	3.2	4.0	6.4	8.0	=	
Lavatory Sink			+					-					=					x	0.6	1.0	1.2	2.0	=	
Urinal			+					-					=					x	1.7	3.0	2.8	5.0	=	
Water Closet (Toilet) - FT			+					-					=					x	1.7	3.0	2.8	5.0	=	
Water Closet (Toilet) - FV			+					-					=					x	3.4	6.0	5.6	10.0	=	
Bidet			+					-					=					x	2.0	2.0	4.0	4.0	=	
Laundry Tray/Tub			+					-					=					x	1.6	2.0	3.2	4.0	=	
Washing Machine			+					-					=					x	2.0	2.0	4.0	4.0	=	
Dishwasher			+					-					=					x	2.0	2.0	4.0	4.0	=	
Drinking Fountain (single)			+					-					=					x	1.0	1.0	2.0	2.0	=	
Ice Machine			+					-					=					x	1.0	1.0	1.0	1.0	=	
Soda Machine			+					-					=					x	1.0	1.0	1.0	1.0	=	
Trap Primer			+					-					=					x	1.0	1.0	1.0	1.0	=	
Hose Bib			+					-					=					x	3.0	3.0	5.0	5.0	=	
Other: _____			+					-					=					x					=	
_____			+					-					=					x					=	

*Date Existing Fixtures Verified by Applicant: ___/___/_____ **DOMESTIC WATER DEMAND FIXTURE UNIT TOTAL:**

Existing Fixture Unit Total (if applicable): **DOMESTIC WATER DEMAND FIXTURE UNIT TOTAL CONVERTED TO GPM*:**

**Refer to Table 2 on Page 2 for Flow to Fixture Unit Conversions.*

3 SWIMMING POOL/SPA/TANK & OTHER MISCELLANEOUS WATER DEMAND? YES ☐ NO ☐

Swimming Pool/Spa/Tank: Please indicate how your swimming pool/spa/tank is to be filled: ☐ Hose Bib or ☐ Dedicated Line. If filled by hose bib, no additional water demand is assessed. If filled by dedicated water line, please provide the required flow rate in GPM: _____

Other Miscellaneous Water Demand: Attach detailed justification information sufficient to describe the water demand. Total proposed GPM: _____

SWIMMING POOL/SPA/TANK & OTHER MISCELLANEOUS WATER DEMAND TOTAL IN GPM: _____

4 IRRIGATION WATER DEMAND? YES ☐ NO ☐

Option A: State the measured flow rate for the largest separate circuit of your irrigation system in GPM: _____

Option B: Describe the largest separate circuit. Provide the number of sprinkler heads _____ and rated flow in GPM per head _____ to obtain a total flow rate in GPM: _____. Attach additional sheets as necessary to sufficiently justify the proposed irrigation water demand.

IRRIGATION WATER DEMAND TOTAL IN GPM: _____

5 TOTAL WATER DEMAND in GPM (the sum of total GPM from above items 2, 3 and 4): _____

Verify the total water demand is within your existing meter's capacity, otherwise a meter upgrade may be required. Refer to Note K on Page 2 for additional information.

6 CERTIFICATION: I certify that the above water demand is the **TOTAL AMOUNT OF WATER DEMAND ON THE METER.** If I intend to create additional water demand on the property, I will inform the Department of Water Supply prior to creating any additional water demand.

Applicant's Signature: _____ **Date:** _____ **Seal/Stamp:**

Print Name: _____

If this form is to be signed by an authorized representative, written evidence of authority to represent the applicant shall be provided.

Form Rev 10/2015

WATER METER SIZING WORKSHEET ADDITIONAL INFORMATION
NON-RESIDENTIAL

NOTES:

❷**A. Domestic Water Demand Calculation:** Complete the columns of the chart by supplying the quantity and type of fixtures being added, remaining, and/or removed. Accuracy of the fixture count is necessary to determine the appropriate meter size and GPM. Refer to Table 1 below for details on Meter Sizing. For new facilities, all quantities for all proposed fixtures shall be provided.

❷**B. Low Flow ("LF") vs. Non-low Flow ("NLF"):** All water fixtures manufactured after 1992 are low flow fixtures. For applications that propose to receive fixture unit credits for changing non-low flow fixtures to low-flow fixtures, photographs of certain fixtures may be required by DWS to obtain the appropriate fixture unit credits.

❷**C. Fixtures Added:** In this column, list the number of new fixtures or the number of fixtures being added to an existing project under the appropriate fixture type.

❷**D. Fixtures in Existing Structure:** In this column, list the number of fixtures that will remain and/or that will be relocated during and preceding the construction phase of the project. For existing facilities, "Fixtures in Existing Structure" may alternatively be provided as a total sum of fixture units in the space provided on page 1. Applicant shall provide the date the existing fixtures were field verified in the space provided on page 1.

❷**E. Fixtures Removed if Applicable:** In this column, list the number of fixtures that are actually being removed which will create a reduction in the water demand. If water fixtures are being demolished, photographs of the water fixtures may be required by DWS to obtain the appropriate fixture unit credits.

❷**F. Fixture Unit Multiplier:** Each plumbing fixture is given a fixture unit value. Fixture units are used for water meter sizing purposes. The unit count for each fixture is determined by multiplying the number of each fixture type by the appropriate number in the multiplier column.

❷**G. Public ("PU") vs. Private ("PR") Fixture Unit Determination:** Public Fixture Units are for fixtures used by the general public, whereas Private Fixture Units are for fixtures not available for public use.

❷**H. Flush Tank ("FT") vs. Flush Valve ("FV") Fixture Unit Determination:** The predominant type of water closet (a.k.a. "toilet") fixture will determine the Fixture Unit values utilized for your application. Please refer to the following two examples for further explanation. Both examples assume the application contains 10 low flow private water closets with different quantities of flush tanks and flush valves:

Example 1: 6 Flush Tanks x 1.7 FU's = 10.2 FU's compared to 4 Flush Valves x 3.4 FU's = 13.6 FU's. Because 13.6 > 10.2, Flush Valve Fixture Units will apply to this application. The total FU's = 23.8 FU's, using below Table 2, 23.8 FU's = 37.4 GPM.

Example 2: 7 Flush Tanks x 1.7 FU's = 11.9 FU's compared to 3 Flush Valves x 3.4 FU's = 10.2 FU's. Because 11.9 > 10.2, Flush Tank Fixture Units will apply to this application. The total FU's = 22.1 FU's, using below Table 2, 22.1 FU's = 15.6 GPM.

Interpolation of GPM between values included in Table 2: For values between values included in Table 2, linear interpolation should be used to determine the exact GPM. For example 2, the following calculation was performed for reference: GPM = 16 - (16 - 15) x ((23 - *22.1*) / (23 - 21)) = 15.6 GPM.

TABLE 1 - Meter Sizing

Meter Size	Maximum Capacity (GPM)	Fixture Units	
		Flush Tank	Flush Valve
5/8"	20	31	-
3/4"	30	53	13
1"	50	128	48
1-1/2"	100	380	245
2"	160	692	631
3"	320	1926	1926
4"	500	3620	3620
6"	1000	8300	8300
8"	1600	12000	12000

Table 2 - Flow to Fixture Unit Conversions**

Flow GPM	Fixture Units	
	Flush Tank	Flush Valve
1	0	-
2	1	-
3	3	-
4	4	-
5	6	-
6	7	-
7	8	-
8	10	-
9	12	-
10	13	-
11	15	-
12	16	-
13	18	-
14	20	-
15	21	-
16	23	-
17	24	-
18	26	-
19	28	-
20	31	-
21	32	-
22	34	5
23	36	6
24	39	7
25	42	8
26	44	9
27	46	10
28	49	11
29	51	12
30	53	13
31	56	14
32	58	15
33	60	16
34	63	18
35	66	20
36	69	21
37	74	23
38	78	25
39	83	26
40	86	28
41	90	30
42	95	31
43	99	33
44	103	35
45	107	37
46	111	39
47	115	42
48	119	44
49	123	46
50	128	48
51	130	50
52	135	52
53	141	54

*** Additional flow to Fixture Unit Conversions for higher flows are available upon request. Refer to above Note 2H to determine if the Flush Tank or Flush Valve fixture units apply to your application.*

❸**. Other Miscellaneous Water Demand:** There are some process water demands that are not listed, such as car washes, industrial sized washing machines, etc. Each of these will be assessed on a case by case basis by DWS and assigned either a fixture unit value or demand in GPM. Refer to Table 2 above.

❹**. Irrigation Water Demand:** The largest separate circuit of your irrigation system can not exceed half of the water meter's maximum capacity. For example, a 5/8" water meter is allowed 10 GPM maximum water demand for the largest separate circuit of a proposed irrigation system.

OTHER NOTES:

I. Water Meter and Other DWS Fee's: The total cost of the various size water meters and other fee's are determined on a fiscal year annual basis ending June 30 and beginning on July 1 of each year. Detail of the fees are included in the County Maui Revenues - Fees, Rates, Assessments and Taxes for the current year are available on the County Maui website on the following link: *http://www.co.maui.hi.us/index.aspx?NID=216*

J. DWS Agreements: Provide copies of any existing DWS related agreements that apply to your property and/or water meter(s) with your application. DWS will require an elevation agreement be in place prior to installation of water meter(s) and approval of building permits if the available water pressure is less than 40 PSI at the proposed connection point. Other DWS agreements may be required based on your application and will be determined on a case by case basis.

K. Water System Improvements ("WSI"): Applications may require WSI and will be determined on a case by case basis. For non-residential applications, if fixture units are increasing or additional water demand is proposed, WSI's will be required to bring the water system to current DWS Standards. DWS Standards are available for purchase by contacting the DWS Fiscal Division at 808-270-7730, extension 2.

MOLOKAI CC FIXTURE UNIT COUNT 01/03/2020

EXISTING FIXTURES:

WOMENS

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	5	3.4	17
HOSEBIBB	1	3	3

MENS

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	2	3.4	6.8
URINAL	3	1.7	5.1
HOSEBIBB	1	3	3

PRIVATE RESTROOM

FIXTURE	QTY	FU	TOTAL
LAV (PRIVATE)	1	0.6	0.6
WATER CLOSET (PRIVATE, TANK)	1	1.7	1.7
HOSEBIBB	1	3	3

PUBLIC AREAS

FIXTURE	QTY	FU	TOTAL
WATER COOLER	2	1	2
SERVICE SINK	1	2	2
HOSEBIBB (GROUND HYDRANT)	5	3	15

TOTAL, EXISTING FIXTURES	62.8	FU
UPC CHART A-3 (FLUSH VALVE CURVE)	56	GPM

PLEASE NOTE THAT THIS DOES NOT INCLUDE IRRIGATION GPM

NEW FIXTURES:

LAV (PRIVATE)	3	0.6	1.8
WATER CLOSET (PRIVATE, VALVE)	3	3.4	10.2
MOP SINK	1	2	2
SINK	2	1.6	3.2
WATER COOLER	2	1	2
HOSEBIBB	5	3	15

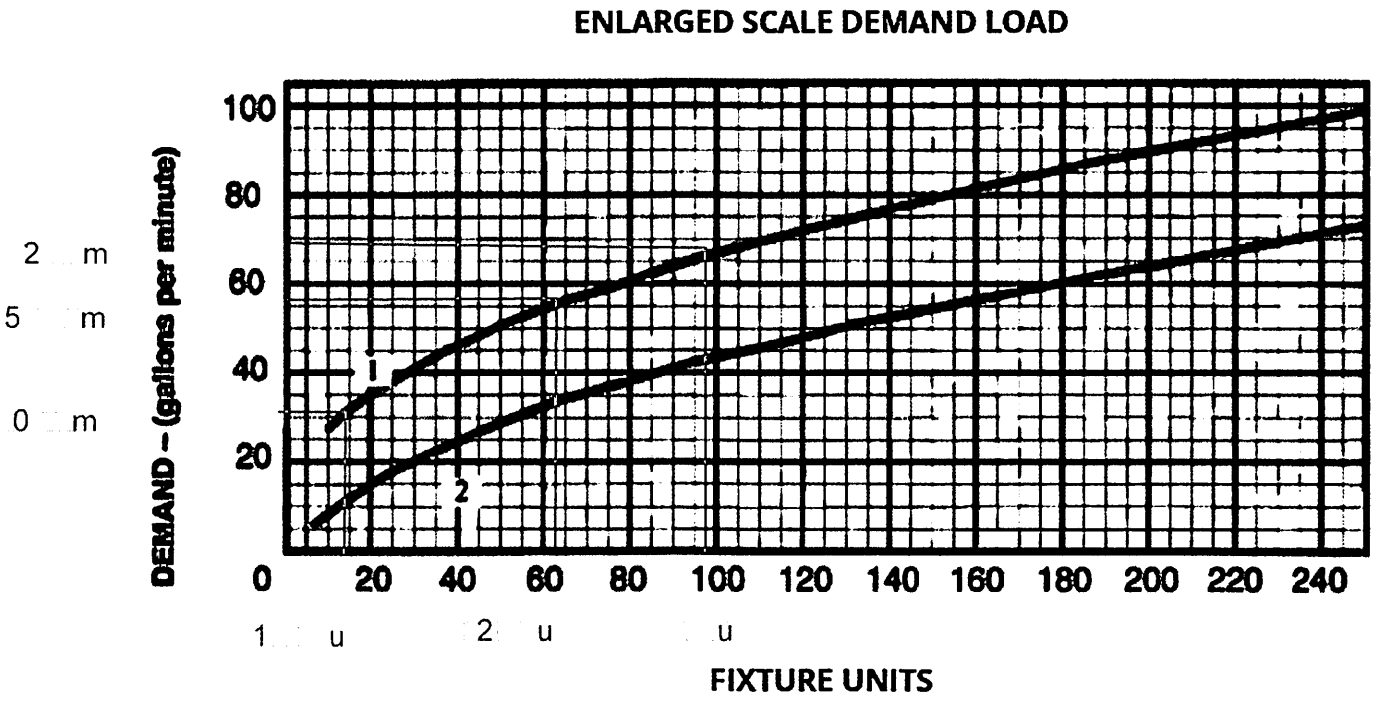
TOTAL, NEW FIXTURES	34.2	

GRAND TOTAL	97	FU
UPC CHART A-3 (FLUSH VALVE CURVE)	72	GPM

RANDOLPH H. MURAYAMA
LICENSED PROFESSIONAL ENGINEER
No. 3404-M
HAWAII, U.S.A.

E□ST□□ METE□ S□E □S 2□WH□CH HAS A CA□AC□T□ □□101 T□ 1□0 □□M

REFERENCE C


ENLARGED SCALE DEMAND LOAD
DEMAND – (gallons per minute)
100
80
60
40
20
0
1
2
0
20
40
60
80
100
120
140
160
180
200
220
240
FIXTURE UNITS

Sewer Flow Calculation

Project Title:	M l kai E Cen er E l	**Prepared By:**	k	**Date:** 12 201
Location:	Kaunakakai M l kai H	**Checked By:**	A	**Date:** 12 201
Tax Map Key:	2 5 00 :1 & 1			
Item:	Sewer l w			

I. PURPOSE: De ermine e uan ity ll w in u i ee er e l n e a i il nal ewer ll w enera e y e r e M l kai E u a il n Cen er E an i n l a e in Kaunakakai M l kai

II. REFERENCE:

A Wa lewa er l w S an ar l a e e ruary 2 200 l Wa lewa er e lama li n Divi i n C un y l Maui

III. CRITERIA:

A a e n e in rma il n a ve we will u e 5 all n er a i a er ay wi 50 u en e au e imilar a ea er ere i a ma a a ly wever e lu en will n e ere e w le ime an may nly lay r 1 la

Area 1 2 A re rie w rk limi l Au a

C Dry Wea er e A

5 l Wa lewa er line lai a ve e n rmal r un wa er a le

D We Wea er e A

1250 a l Wa lewa er line lai a ve e n rmal r un wa er a le

E Ca i a ee el w E ima e Cam u l ula il n er Dra EA

Curren am u ra i er ay M T

- 15 la e
- 100 u en
- 10 a 5 u en w rker 5 le urer
- 15 mi ellane u a in men mee in a ili ie ren al e
- **Total campus population: 150**

E ima e am u ra i wi MEC E an i n

- 1 la e
- 1 0 u en
- 10 a u en w rker le urer
- 25 mi ellane u a in men mee in a ili ie ren al e
- **Total campus population: 220**

Total campus population per day: 350 MAX (conservative EA estimates)

IV. CALCULATIONS:

EXISTING CONDITION

1 **Average Wastewater Flow**

Avera e l w 150 5

Avera e l w 50 0 000 5 m

2 **Maximum Wastewater Flow**

Ma l w Avera e l w l w a r l w a r m i 22 2 l 0 5

Ma l w 0.000 5 m 5

Ma l w 0.00 5 m

Dry Weather Infiltration/Inflow (I/I)

T al 150 a i a

Dry [illegible] 5 [illegible] 150 a ia
Dry [illegible] 50 [illegible] 0 000 5 m[illegible]

[illegible] **Design Average Flow**
De i n Avera e l w [illegible] Avera e [illegible] w [illegible] Dry [illegible]

De i n Avera e l w [illegible] 0 000 5 m[illegible] [illegible] 0 000 5 m [illegible]
De i n Avera e l w [illegible] 0 0015 m[illegible]

5[illegible] **Design Maximum Flow**
De i n Ma [illegible] w [illegible] Ma [illegible] w [illegible] Dry [illegible]

De i n Ma [illegible] w [illegible] 0 00 [illegible] 5 m [illegible] [illegible] 0 000 5 m [illegible]
De i n Ma [illegible] w [illegible] 0 00 5 m[illegible]

[illegible] **Wet Weather Infiltration/Inflow (I/I)**

We [illegible] 1250 a [illegible] 1 2 a re[illegible]
We [illegible] 1500 0 [illegible] 0 0015 m [illegible]

[illegible] **Design Peak Flow**
De i n eak l w [illegible] De i n Ma [illegible] w [illegible] We [illegible]

De i n eak l w [illegible] 0 00 5 m[illegible] [illegible] 0 0015 m [illegible]
De i n eak l w [illegible] 0 00 m[illegible]
De i n eak l w [illegible] 0 00[illegible]

PROPOSED CONDITION

1[illegible] **Average Wastewater Flow**
Avera e l w [illegible] 50 [illegible] 5 [illegible]
Avera e l w [illegible] 1 [illegible] 50 [illegible] [illegible] 0 001 5 m[illegible]

2 **Maximum Wastewater Flow**
Ma [illegible] l w [illegible] Avera [illegible] e [illegible] w [illegible] l w a [illegible] r
l w a [illegible] r r m i [illegible] 22 2 [illegible] [illegible] 0 [illegible] 5

Ma [illegible] l w 0 001 5 m [illegible] 5
Ma l w 0 00 i 5 m [illegible]

[illegible] **Dry Weather Infiltration/Inflow (I/I)**
T ial [illegible] [illegible] 50 a i a
Dry [illegible] 5 [illegible] [illegible] 50 a i a
Dry [illegible] 1 50 [illegible] 0 001 5 m[illegible]

[illegible] **Design Average Flow**
De [illegible] n Avera e l w [illegible] Avera [illegible] e [illegible] w [illegible] Dry [illegible]

De i n Avera e l w [illegible] 0 001 [illegible] 5 m[illegible] [illegible] 0 001 [illegible] 5 m [illegible]
De i n Avera e l w [illegible] 0 00 [illegible] 5 m[illegible]

5□ **Design Maximum Flow**
De□i□n Ma□□□l□w □ Ma□□□l□w □ Dry □□

De□i□n Ma□□□l□w □ 0.00□□5 m□□ □ 0.001□5 m□□
De□i□n Ma□□□l□w □ 0.0105 m□□

□□ **Wet Weather Infiltration/Inflow (I/I)**

We□□i□□ 1250 □a□ □1.2 a□re□
We□□i□□ 1500.0 □□□ □ 0.0015 m□□

□□ **Design Peak Flow**
De□i□n □eak □l□w □ De□i□n Ma□□□l□w □ We□□i□

De□i□n □eak □l□w □ 0.0105 m□□ □ 0.0015 m□□
De□i□n □eak □l□w □ 0.012 m□□
De□i□n □eak □l□w □ 0.1□ □□□

V. Summary: T□□al □ewer an□l□□a□e□i□0□1□ □□□

Drainage Design Calculations

Project Title: UH Maui College - Molokai
Prepared By: dk **Date:** 4/16/19
Location: Molokai, HI **Checked By:** **Date:**
Item: CONCEPT DRAINAGE FLOW CALCULATIONS

A. PURPOSE

Determine the detention pond size required for the increase of impermeable surface. The 50-year, 1-hour storm was used to estimate the design flow for drainage areas of 100 acres or less for this project because it will be in a sump condition.

B. CRITERIA

Peak discharges shall be found using the Rational Method: $Q = C \times I \times A$.

C. CALCULATIONS

Surface runoff for the area of interest:

$$Q = C \cdot I \cdot A,$$

where, Q = flow rate in cubic feet per second (cfs);

C = runoff coefficient;

I = rainfall intensity in inches per hour (in./hr) for a duration equal to the time of concentration (T_c); and

A = drainage area in acres (Ac).

EXISTING CONDITIONS

Runoff Coefficient

The proposed runoff coefficient was determined using an estimate C= 0.50 for the site

$(C_{P1}) = 0.50$

Rainfall Intensity

Drainage length (L)

$(L_{P1}) \approx 100'$, Slope (S) = 0.8%

Plate 3 (Reference 1)—*Overland Flow Chart*—yields a time of concentration of:

$T_{c,\,P1}$ = 8 minutes (estimated)

Plate 1 (Reference 1)—50-*Year 1-Hour Rainfall*—suggests a 50-year, 1-hour recurrent rainfall intensity of:

$$I_{50\text{-yr, }1\text{-hr}} = 3.00 \text{ inches}$$

For all proposed drainage areas.

Plate 4 (Reference 1)—*Correction Factor*—indicates a converted, actual, working rainfall intensity for the project site to be used in the Rational Method as being:

I_{P1} = 3.00 inches x 2.5 (corr. Factor) = 7.50 in./hr.

Area

Estimated for parking and buildings

A_{P1} = 0.36 Ac.

Surface Runoff

The product of the aforementioned, determined values yields the anticipated drainage flow that sheet flows into and from the project site:

$$Q = C \times I \times A$$

$Q_{P1} = C \times I \times A = (0.50) \times (7.50 \text{ in./hr}) \times (0.36 \text{ Ac}) =$ **1.35 cfs**.

PROPOSED CONDITIONS

Runoff Coefficient

The proposed runoff coefficient was determined using an estimate C= 0.90 for the site

$(C_{P1}) = 0.90$

Rainfall Intensity

Drainage length (L)

$(L_{PI}) \approx 100'$, Slope (S) = 0.8%

Plate 3 (Reference 1)—*Overland Flow Chart*—yields a time of concentration of:

$T_{c,\,PI}$ = 8 minutes (estimated)

Plate 1 (Reference 1)—50-*Year 1-Hour Rainfall*—suggests a 50-year, 1-hour recurrent rainfall intensity of:

$$I_{50\text{-yr, }1\text{-hr}} = 3.00 \text{ inches}$$

For all proposed drainage areas.

Plate 4 (Reference 1)—*Correction Factor*—indicates a converted, actual, working rainfall intensity for the project site to be used in the Rational Method as being:

I_{PI} = 3.00 inches x 2.5 (corr. Factor) = 7.50 in./hr.

Area

Estimated for parking and buildings

A_{PI} = 0.36 Ac.

Surface Runoff

The product of the aforementioned, determined values yields the anticipated drainage flow that sheet flows into and from the project site:

$$Q = C \times I \times A$$

$Q_{PI} = C \times I \times A = (0.90) \times (7.50 \text{ in./hr}) \times (0.36 \text{ Ac}) =$ **2.43 cfs**.

Difference in Q is 1.08 crs.

Pond Size for 50-year Flow for entire site

Tc = 8 min

Q =1.08 cfs

Vr = Volume Required

Vr = [(½ x 8 x 1.08) + (44 x 1.08) + (½ x 8 x 1.08)] x 60 sec/min

Vr = (4.32 + 47.52 + 4.32) x 60

Vr = 3,370 cubic feet

REFERENCES

1. *Maui County Drainage Criteria*

APPENDIX F

Consultation

Pre-Consultation

MOLOKAI EDUCATION CENTER EXPANSION
PRE-CONSULTATION COMMENTS

Agencies/Organizations/Individuals	Comment Date
COUNTY OF MAUI	
Department of Housing and Human Concerns	01.19.17
Department of Parks and Recreation	02.10.17
Department of Public Works	01.26.17
Department of Transportation	01.26.17
Department of Water Supply	02.13.17
Police Department	02.07.17
Planning Department	04.11.17
STATE	
Department of Accounting and General Services	02.07.17
Department of Business, Economic Development & Tourism (DBEDT) - Office of Planning	02.09.17
Department of Defense	02.07.17
Department of Health	01.26.17
Department of Health – Maui District Health Office	02.07.17
Department of Land and Natural Resources (DLNR) – Commission on Water Resource Management	02.27.17
Department of Land and Natural Resources (DLNR) – Land Division	02.10.17
Department of Transportation	03.20.17
FEDERAL	
Federal Emergency Management Agency	01.19.17
U.S. Army Corps of Engineers	02.07.17
U.S. Fish and Wildlife Service	01.30.17

ALAN M. ARAKAWA
Mayor

KA'ALA BUENCONSEJO
Director

BRIANNE L. SAVAGE
Deputy Director

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

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

February 10, 2017

Keli'i Kapali, Senior Planner
PBR HAWAII & Associates, Inc.
101 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Thank you for the opportunity to comment on the proposed addition to the Molokai Education Center in Kaunakakai. As the Duke Maliu Regional Park is the neighbor directly to the east of the Molokai Education Center, the Department of Parks and Recreation (Parks) has a high interest in the proposed expansion. Although there are currently no paved or set pedestrian access along Kamehameha V Highway or between the sites, Parks would like possible pedestrian access to be considered during your assessment. Interaction between community and activity centers on the Island of Molokai is to be encouraged. Also, there have historically been drainage and water retention problems along the highway after heavy rains.

Duke Maliu Regional Park currently has three fields and a covered pavilion with a kitchen that is used by the general public, as well as a Parks maintenance building. The fields have various sports leagues for youth and adult throughout the year, both during the day and in the evenings. The pavilion is used for parties, primarily during the weekends, but during the weekdays as well.

Within the same area, between Alanui Ka'imi'ike Street and Ala Malama Street, Parks also has the Mitchell Pauole Complex, with community center, gym, pool, tennis courts, little league and softball fields, and a multi-purpose/soccer field. The Department is currently in the beginning stage of developing a District Plan, to look at future planning of these facilities along with Duke Maliu Regional Park, and their interaction within the area. This effort will also include Kaunakakai Elementary School, Home Pumehana, and the Molokai Education Center.

Feel free to contact me, David Yamashita, Planner VI, at 270-6508, or Robert Halvorson, Chief of Planning and Development, at 270-7387, should you have any questions.

Sincerely,

KA'ALA BUENCONSEJO
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning & Development
David Yamashita, Planner VI

KB:RH:as

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
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ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
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Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Karla Peters, Director
Department of Parks & Recreation
County of Maui
700 Hali'a Nakoa Street, Unit 2
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Peters,

Thank you for your department's letter dated February 10, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the proposing agency, University of Hawai'i Community Colleges, we are responding to your comments.

We understand that the Department of Parks and Recreation (DPR) would like the possible consideration of pedestrian access between Duke Maliu Regional Park and the MEC Site. While there are currently no paved walkways or sidewalks between the park and MEC site, there are also no barriers impeding pedestrian access between the park and the site.

At this time, the MEC addition involves the construction of a multi-purpose classroom connected to the existing MEC building which is located away from the boundary abutting Duke Maliu Park. As the MEC Site develops further in the future toward full build-out of the 5-acre Site, DPR will be consulted regarding pedestrian access.

We thank the DPR for providing information on recreational facilities in the vicinity of the MEC Site. This information will be included in the Draft EA.

We thank the DPR for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\County DPR.docx

HONOLULU OFFICE
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Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

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

CARY YAMASHITA, P.E.
Engineering Division

LESLI L. OTANI, P.E., L.S.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

January 26, 2017

Ms. Keli'i Kapali, Senior Planner
PBR HAWAII & ASSOCIATES, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION; TMK: (2) 5-3-003:013, 014

We reviewed the subject application and have no comments at this time.

If you have any questions regarding this memorandum, please call Rowena Dagdag-Andaya at (808) 270-7845.

Sincerely,

DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Engineering Division
S:\DSA\Engr\CZM\Draft Comments\53003013_014_molokai_education_cntr.rtf

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

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NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

David C. Goode, Director
Department of Public Works
County of Maui
200 South High Street, Room 434
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Goode,

Thank you for your letter dated January 26, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the Department of Public Works has no comments at this time.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\County DPW.docx

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ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

GLADYS C.BAISA
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

February 13, 2017

Ms. Keli'i Kapali
PBR HAWAII &Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: TMK: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition Located In Kaunakakai, Island of Molokai, Maui County

Dear Ms. Kapali,

Thank you for your request for a pre-assessment consultation on the Molokai Education Center Addition Project.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 3,213 gpd based on FY2016 consumption records. With the project addition and an increased student capacity, water demand is anticipated to increase.

Pollution Prevention
In order to protect groundwater resources and the aquifer, Best Management Practices should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.

- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

Conservation
The DWS recommends the following conservation measures for implementation in the project.
Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Dust control: Reclaimed water should be considered as an alternative source for dust control during construction.

Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director
apd

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Jeffrey T. Pearson, P.E. Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, HI 96793-2155

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Pearson,

Thank you for your department's letter dated February 13, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that the MEC Site overlies the Kamiloloa aquifer which has a sustainable yield of 3 million gallons per day and that the current water use at the MEC Site is 3,213 gallons per day. The MEC Expansion will connect to the existing domestic water system servicing the existing MEC building. The fire protection system will connect to the existing 12-inch waterline stub located on Alanui Ka'imi'ike Street. A double check detector assembly will be provided for metering and backflow prevention. If necessary, a 20-foot wide fire apparatus lane will be provided for access to the new fire hydrants for the proposed building. Domestic and Fire Protection systems will comply with Department of Water Supply Water System Standards.

We thank the Department of Water Supply for providing pollution prevention and water conservation measures for implementation into the MEC Addition. This information will be included in the Draft EA.

We thank the Department of Water Supply for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

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

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

January 19, 2017

RECEIVED
2017 JAN 31 PM 3:38
UH Maui College
Administrative Affairs

Ms. Keli'i Kapali, Senior Planner
PBR HAWAII & Associates
1001 Bishop Street, Suite 650
Honolulu, HI 96813 - 3484

Dear Ms. Kapali:

Subject: **Pre-Assessment Consultation for Molokai Education Center Addition Located in Kaunakakai, Island of Molokai, Maui County TMK's (2) 5-3-003:013 and (2) 5-3-003:014**

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

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

Sincerely,

BUDDY A. ALMEIDA
Housing Administrator

cc: David Tamanaha, University of Hawaii Community Colleges ✓
Director of Housing and Human Concerns

PBR HAWAII
& ASSOCIATES, INC.

PRINCIPALS

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KIMI MIKAMI YUEN, LEED®AP BD+C
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Managing Director - Kapolei

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

January 13, 2017

Ms. Carol Reimann, Director
Department of Housing and Human Concerns
County of Maui
One Main Plaza Building
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Reimann,

The University of Hawai'i is proposing to develop an addition to the existing Molokai Education Center (MEC) building in Kauankakai, Molokai at the intersection of Kamehameha V Highway and Alanui Ka'imi'ike Street. The property is identified as Tax Map Key (TMK) (2) 5-3-003:013 and (2) 5-3-003:014 and totals approximately five acres. A location map is attached for your reference.

The project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014. As such the project will require the consolidation of the two State-owned parcels.

On behalf of the University of Hawai'i, PBR HAWAII will be preparing an Environmental Assessment (EA) for the MEC property in Kaunakakai. A portion of the project is located in the Special Management Area (SMA) which will require an SMA Use Permit in the future.

With this letter, we seek your input as to whether the proposed Molokai Education Center addition may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the Environmental Assessment. Please send us any comments you may have by **February 13, 2017** to:

PBR HAWAII & Associates, Inc.
Attn: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Sincerely,
PBR HAWAII

Keli'i Kapali
Senior Planner

cc: David Tamanaha, University of Hawaii Community Colleges

Enclosure: Regional Location Map

HONOLULU OFFICE
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Honolulu, Hawai'i 96813-3484
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Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

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

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PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

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TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

William Spence, Director
Department of Housing and Human Concerns
County of Maui
2200 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Spence,

Thank you for your department's letter dated January 19, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that Department of Housing and Human Concerns (DHHC) has determined that the MEC expansion is not subject to Chapter 2.96, Maui County Code and that the DHHC has no additional comments to offer.

We thank DHHC for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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HONOLULU OFFICE
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ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 11, 2017

PBR Hawaii & Associates, Inc.
Attn: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Kapali:

SUBJECT: REQUEST FOR COMMENT ON A PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER (MED) ADDITION, LOCATED AT 375 KAMEHAMEHA V HWY, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK (2) 5-3-003:014 (RFC 2017/0014)

The Department of Planning (Department) is in receipt of the above-referenced application for consultation in which the project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014.

The proposed project will need further consultation with the Department and most notably, the proposed action needs to comply with Condition No. 8 of the State Land Use Commission Special Use permit (SUP2 980010), copy attached which reads:

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.

The Applicant should also be aware that the Molokai Community Plan is being reviewed and updated. The current deadline for the adoption of the Molokai Community Plan update by the Council is December 29, 2017.

The Department would like to review the proposed site plan to determine whether a SMA Use Permit is required.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Sybil K. Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Adminstrator

for WILLIAM SPENCE
Planning Director

Attachment
xc: John S. Rapacz, Planning Program Administrator (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File
WRS:CIY:SKL:lk
K:\WP_DOCS\PLANNING\RFC\2017\0014_MolokaiEducCtr\CommentLetter.DOC

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI

DEPARTMENT OF PLANNING

March 4, 2014

Mr. Clyde Sakamoto, Chancellor
University of Hawaii Maui College
310 Kaahumanu Avenue
Kahului, Hawaii 96732

Dear Mr. Sakamoto:

SUBJECT: APPROVAL OF A TEN (10) YEAR TIME EXTENSION OF A STATE LAND USE COMMISSION SPECIAL USE PERMIT (SUP) FOR THE MOLOKAI EDUCATION CENTER POST-SECONDARY SATELLITE CAMPUS ON TWO (2.0) ACRES OF LAND IN THE STATE AGRICULTURAL DISTRICT, LOCATED AT 375 KAMEHAMEHA HIGHWAY V, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK: (2) 5-3-003:001 (SUP2 980010)

At its regularly scheduled meeting on February 12, 2014, the Molokai Planning Commission (Commission) reviewed the above-referenced State Land Use Commission SUP time extension. After due deliberation, receipt of public testimony, and Agency comments, the Commission adopted the Department of Planning (Department) Report and Recommendation prepared for the February 12, 2014 meeting as its Findings of Fact and Conclusions of Law, and voted to grant a ten (10) year time-extension of a State Land Use Commission SUP, subject to the following amended conditions:

STATE LAND USE COMMISSION SPECIAL USE PERMIT

1. That the State Land Use Commission SUP shall be valid until **July 31, 2024**, subject to further extensions by the Commission upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Commission may require a public hearing on the time extension.

2. That the conditions of this State Land Use Commission SUP shall be enforced pursuant to Sections 05-12 and 205-13, Hawaii Revised Statutes (HRS). Failure to comply with one or more of the conditions herein shall result in a notice of violation issued by the appropriate enforcement agency, notifying the permit holder of the violation and providing the permit holder not more than sixty (60) days to cure the violation. If the permit holder fails to cure the violation within sixty (60) days of said notice, the appropriate enforcement agency shall issue an order which may require one (1) or more of the following: that the violative activity cease; that the violative developments be removed; that a civil fine be paid not to exceed $1,000 per violation; that a civil fine not to exceed $5,000 shall be issued

if violation not cured within six (6) months of the issuance of the order. The order shall become final thirty (30) days after the date of its mailing or hand-delivery unless written request for a hearing is mailed or delivered to the Department within said thirty (30) days. Upon receipt of a request for a hearing, the Department shall specify a time and place for the permit holder to appear and be heard. The hearing shall be conducted by the Planning Director (Director) or the Director's designee in accordance with the provisions of Chapter 91, HRS, as amended.

3. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Commission. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the State Land Use Commission SUP. Failure to so develop the property may result in the revocation of the permit.

5. That full compliance with all applicable governmental requirements shall be rendered.

PROJECT SPECIFIC CONDITIONS

6. That the Applicant shall be in compliance with plans and conditions approved by the Commission at their August 26, 1998, and August 22, 2001 meetings, and with the addition of the 288 square foot (sq. ft.) storage shed constructed on the west side of the education center building.

7. That the Applicant shall construct and maintain the temporary onsite drainage system until the blockage of the existing makai channel and box culvert located across the street from the subject property is resolved. Discontinuation of the use and maintenance of the temporary onsite retention and drainage system shall not be permitted until the Applicant has provided sufficient evidence that the onsite retention and drainage system is not necessary and the Department of Public Works (DPW) has approved discontinuation of the temporary retention and drainage system. The Applicant shall notify the Department in writing that the DPW has approved the discontinuation of the temporary system.

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Michelle Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. McLean,

Thank you for your department's letter (RFC 2017/0014) dated April 11, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). PBR HAWAII has consulted with your department regarding Condition 8 of the Special Use Permit (SUP2 980010) which states that "prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property." Therefore, a State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District will be sought to accommodate the MEC Expansion. A Change in Zoning from Interim to Public/Quasi-Public (P-2) will also be sought.

The Draft EA discusses how the MEC Expansion conforms to the relevant objectives and policies of the current Moloka'i Island Community Plan, approved by the Maui County Council in December 2018. The Moloka'i Island Community Plan Land Use map designates the MEC property as Public/Quasi-Public Use.

A portion of the MEC property is located within the Special Management Area (SMA). As such, an SMA use permit will be sought.

We thank the Department of Planning for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

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Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

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ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

February 7, 2017

Ms. Keli'i Kapali
Senior Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
Located in Kaunakakai, Island of Molokai, Maui County

This is in response to your letter dated January 13, 2017, requesting comments on the above subject.

Please refer to the enclosed copy of the to/from submitted by Officer Sepulona Falealii of our Community Policing Office.

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

Sincerely,

Acting Assistant Chief Ricky Uedoi
for: TIVOLI S. FAAUMU
Chief of Police

TO: TIVOLI FAAUMU, POLICE CHIEF, MAUI COUNTY POLICE DEPARTMENT

VIA: CHANNELS

FROM: SEPULONA FALEALII, PO III, MAUI POLICE DEPARTMENT, D-V

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I

SYNOPSIS:

On January 24, 2017 at about 0830 hours, I was assigned by Lieutenant Jamie WINFREY to assess the above mentioned construction project.

Location: The Proposed Project will affect two (2) properties at the intersection of Kamehameha V Highway and Alanui Ka'imi'ike Street in Kaunakakai, Molokai

Tax Map Keys (TMKs): (2) 5-3-003:013, and (2) 5-3-003:014
(Refer to 1 page of TMK with Figure attached)

Owner: State of Hawai'i, University of Hawaii

ASSESSMENT:

On January 25, 2017, at 1035 hours, I made contact with Keli'i KAPALI via landline and she related that the proposed project is on hold, depending on the Environmental Assessment outcome. According to KAPALI, the project will not affect any Molokai residences, County roads, or State Highways. Stated should any issues or concerns arise regarding this project, they should be addressed to her.

TRAFFIC:

The construction location appears to be a good distance from said intersection and roadways used by residents in the area so I do not foresee any major issues, however, proper precautions should be taken to address the ingress and egress of any construction materials or equipment onto public roadways.

POLLUTION:

Noise and dust pollution are usually the two main complaints made by the public in construction related situations. Therefore, it would be in the construction company's best interest to take the appropriate steps to minimize said issues.

CONTACT PERSON:

Ms. Keli'i KAPALI, Senior Planner for PBR Hawaii & Associates Inc. may be contacted for further information at (808) 521-5631.

DISPOSITION:

Should all issues regarding traffic control and noise/dust pollution be addressed, I do not foresee any reason why the construction cannot proceed as planned.

Submitted by:

Sepulona FALEALII E-12197
Police Officer III, D-V
01/25/2017 @ 1100 Hours.

Concur with assessment. No major impact to the community.

SGT
01/27/17 @ 0903H

CONCUR WITH OFC. FALEALII'S ASSESSMENT WOULD RECOMMEND PBR HAWAII NOTIFY NEARBY RESIDENTS DUE TO CONSTRUCTION NOISE/POLLUTION & PROVIDE AN ESTIMATED TIME FRAME OF PROJECT.

SGT. E. LOGUE 13615
01/27/17 @ 2330 HRS

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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W. FRANK BRANDT, FASLA
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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Tivoli S. Faaumu, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Chief Faaumu,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We understand that proper precautions should be taken to address the ingress and egress of any construction materials or equipment onto public roadways.

Regarding your concerns on noise and dust pollution, appropriate engineering, design, and construction measures will be undertaken to minimize dust due to short-term, construction related activities. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit will be obtained from the DOH.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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DAVID Y. IGE
GOVERNOR

RODERICK K. BECKER
Comptroller

AUDREY HIDANO
Deputy Comptroller

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

FEB 07 2017

(P)1035.7

Ms. Keli'I Kapali, Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition
Kaunakakai, Island of Molokai, Maui County, Hawaii
T.M.K. # (2) 5-3-003:013 and (2) 5-3-003:014

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

If you have any questions, your staff may please contact Ms. Dora Choy of the Public Works Division at 586-0488.

Sincerely,

RODERICK K. BECKER
Comptroller

c: Mr. Wade Shimabukuro, DAGS-MDO, District Engineer

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Curt Otaguro, Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810-0019

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Otaguro,

Thank you for your department's letter ((P)1035.7) dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities and the Department has no comments to offer at this time.

We thank the Department of Accounting and General Services for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\State DAGS.docx

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 27, 2017

PBR Hawaii & Associates, Inc.
Attention: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tkapali@pbrhawaii.com

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you February 10, 2017, enclosed are comments from the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

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

RECEIVED
LAND DIVISION
2017 FEB 24 AM 11:

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 18, 2017

RECEIVED
COMMISSION ON WATER
RESOURCE MANAGEMENT
2017 JAN 20 PM 5:33

MEMORANDUM

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

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
LOCATION: Kaunakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: University of Hawaii

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **February 9, 2017.**

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

Attachments

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

Signed: /s/ Jeffrey T. Pearson, P.E.

Print Name: Deputy Director
Date: February 22, 2017

cc: Central Files

RED. 4555.4
14427

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
MILTON D. PAVAO
VIRGINIA PRESSLER, M.D.

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

February 22, 2017

REF: RFD.4555.4

TO: Mr. Russell Tsuji, Administrator
State of Hawaii, DLNR Land Division Oahu, DLNR-LD

FROM: Jeffrey T. Pearson, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

FILE NO.: RFD.4555.4
TMK NO.: (2) 5-3-003:013 and 014

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

☒ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

☒ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/

☒ 6. We recommend the use of alternative water sources, wherever practicable.

☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

☒ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

☐ 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

☐ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☒ OTHER: The Draft Environmental Assessment should discuss water requirements for the project, both potable and non-potable, the calculations for the demand projections, and the proposed water supply source(s). In general, the Commission encourages the use of alternative water sources for non-potable needs. Please also identify the water conservation and efficiency measures to be implemented. Please include a discussion of the ground and surface water resources of the project area and how these may be impacted by the proposed development.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 10, 2017

PBR Hawaii & Associates, Inc.
Attention: Ms. Keli'i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tkapali@pbrhawaii.com

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

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

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

'17 JAN 19 AM 10:27 ENGINEERING

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
LAND DIVISION
2017 JAN 25 AM 11:21
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

January 18, 2017

MEMORANDUM

TO:

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
From X Engineering Division
___Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
___ Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: TO: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
LOCATION: Kaunakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: University of Hawaii

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **February 9, 2017.**

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

Attachments

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

Signed:

Print Name: Carty S. Chang, Chief Engineer
Date: 1/25/17

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Assessment Consultation for Molokai Education Center Addition

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a designated Flood Hazard.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/25/17

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
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MARC SHIMATSU, ASLA
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MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Suzanne Case, Chairperson
Department of Land and Natural Resources
Commission on Water Resource Management
State of Hawai'i
PO Box 621
Honolulu, HI 96809

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Case,

Thank you for your department's letters (Ref: RFD.4555.4) dated February 10 and February 27, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments provided by the Engineering Division and Commission on Water Resource Management.

Engineering Division

The MEC Site is located in Flood Zones AE, XS, and X. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE, a special flood hazard area. The MEC Expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations.

We understand that projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The Draft EA will discuss the water supply source and water system for the MEC Expansion. Water requirements, calculations, and demand projections will be provided to the Engineering Division.

Commission on Water Resource Management (CWRM)

We acknowledge that CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. To protect groundwater resources and the aquifer, the following best management practices will be implemented:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off;
- Keep run-off on site.

The Draft EA will discuss the ground and surface water resources of the area and identify water conservation and efficiency measures to be implemented. Conservation measures may include:

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species;
- Reclaimed water should be considered as an alternative source for dust control during construction.

We thank the Department of Land and Natural Resources for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

DAVID Y. IGE
GOVERNOR

ARTHUR J. LOGAN
MAJOR GENERAL
ADJUTANT GENERAL

KENNETH S. HARA
BRIGADIER GENERAL
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

February 7, 2017

Ms. Keli'i Kapali
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition located in Kauanakakai, Island of Molokai, Maui County, TMK: (2) 5-3-003:013 and (2) 5-3-003:014

Thank you for the opportunity to comment on the above project. The Department of Defense has no comments to offer relative to the project.

Should there be any questions please contact Lloyd Maki, Assistant Chief Engineering Officer at (808)733-8441.

Sincerely,

NEAL S. MITSUYOSHI
Colonel, Hawaii National Guard
Chief Engineering Officer

c: Ms. Havinne Okamura, Hawaii Emergency Management Agency

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
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GRANT T. MURAKAMI, AICP, LEED® AP BD+C
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TOM SCHNELL, AICP
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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

First Lt. Shao Yu Lee
Department of Defense
State of Hawaii
3949 Diamond Head Road
Honolulu, HI 96816-4495

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear First Lt. Lee,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i, we acknowledge that the State Department of Defense has no comments to offer relative to the project.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\State DOD.docx

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DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:

EPO 17-016

January 26, 2017

Ms. Kelii Kapali
Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation (PAC) for Molokai Education Center Addition, Kaunakakai, Molokai, Maui County
TMK: (2) 5-3-003:013, (2) 5-3-003:014

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC to our office on January 18, 2017.

We understand from the PAC that *"The project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014. As such the project will require the consolidation of the two State-owned parcels."*

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments and available strategies to support sustainable and healthy design are provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments.

EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page is continually updated so please visit it regularly at: http://health.hawaii.gov/epo/egis.

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

We suggest you review the requirements of the Clean Water Branch (HAR, Section 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch, Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

Please note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: http://health.hawaii.gov/wastewater and contact the Planning and Design Section of the Wastewater Branch at (808) 586-4294.

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

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

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: http://eha-web.doh.hawaii.gov/oeqc-viewer. This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) {Hawaii Revised Statutes, Chapter 343} documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: http://www.epa.gov/ejscreen.

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

Mahalo nui loa,

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

LM:nn

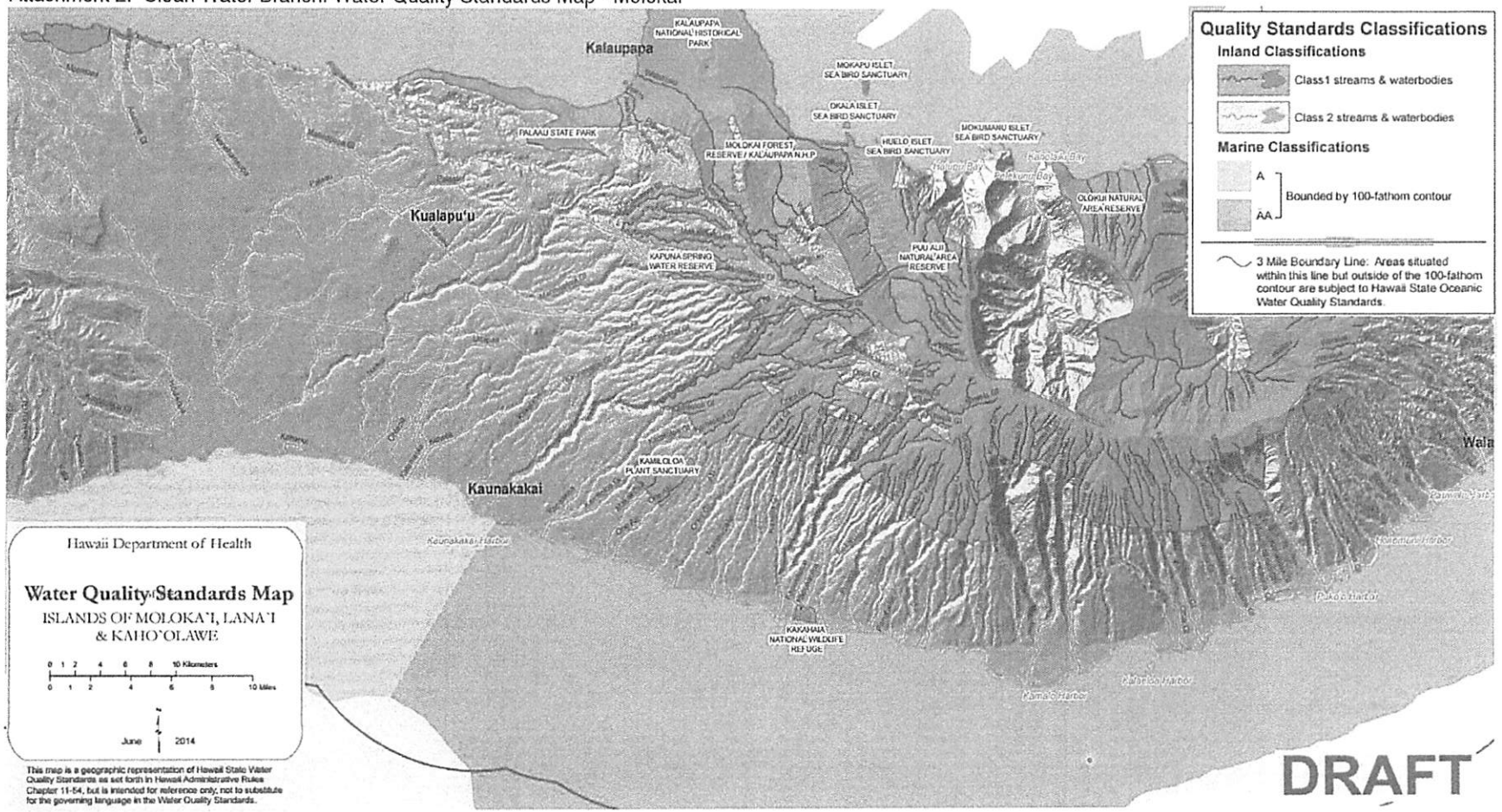
Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis
Attachment 2: Clean Water Branch: Water Quality Standards Map - Molokai
Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area
Attachment 4: U.S. EPA EJSCREEN Report for Project Area

c: DOH: DHO Maui {via email only}

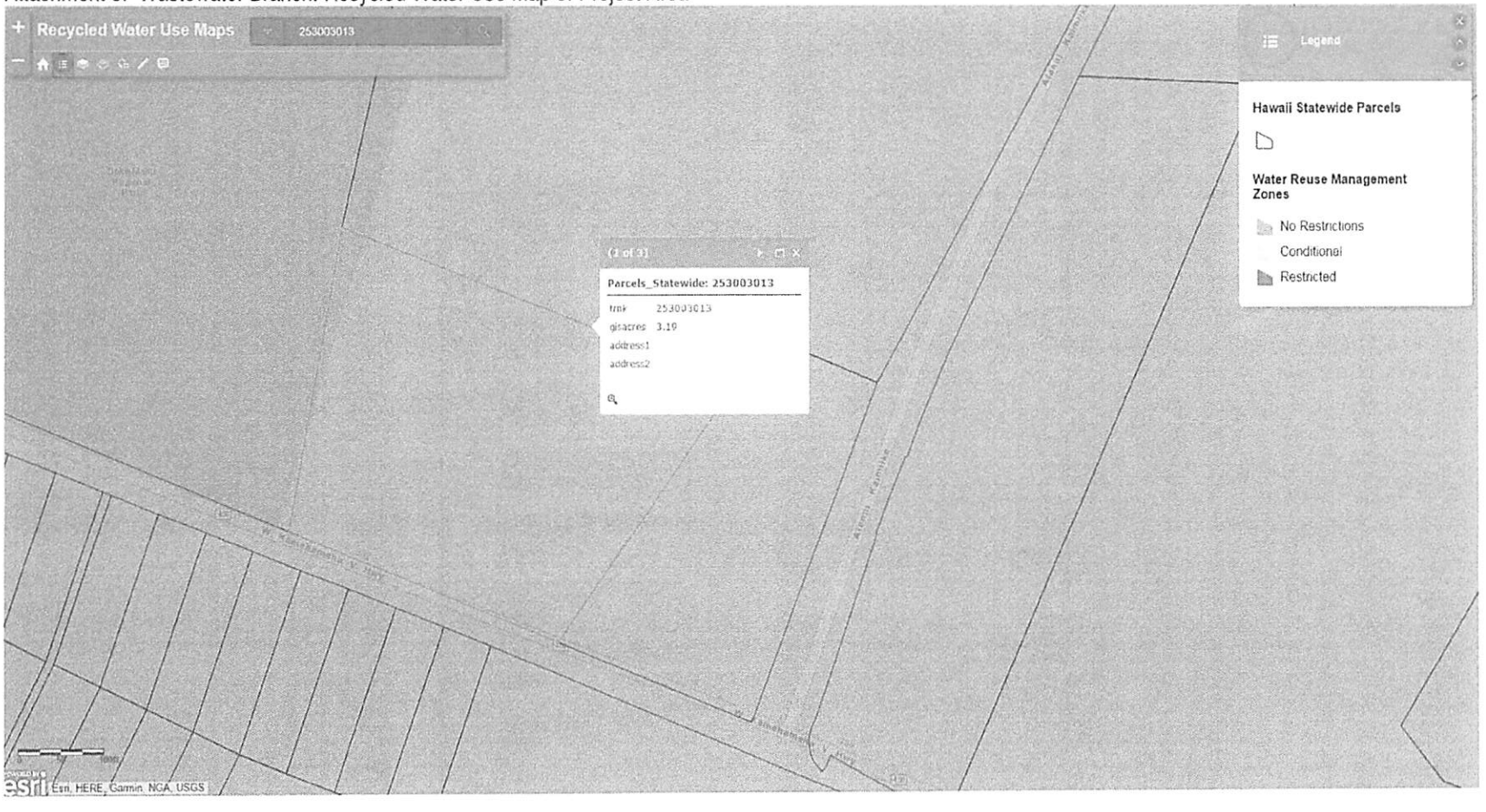
Attachment 1: Environmental Health Management Web App Snipit of Project Area: http://health.hawaii.gov/epo/egis



Attachment 2: Clean Water Branch: Water Quality Standards Map - Molokai



Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area



Attachment 4: U.S. EPA EJSCREEN Report for Project Area

EPA United States Environmental Protection Agency

EJSCREEN Report (Version 2016)

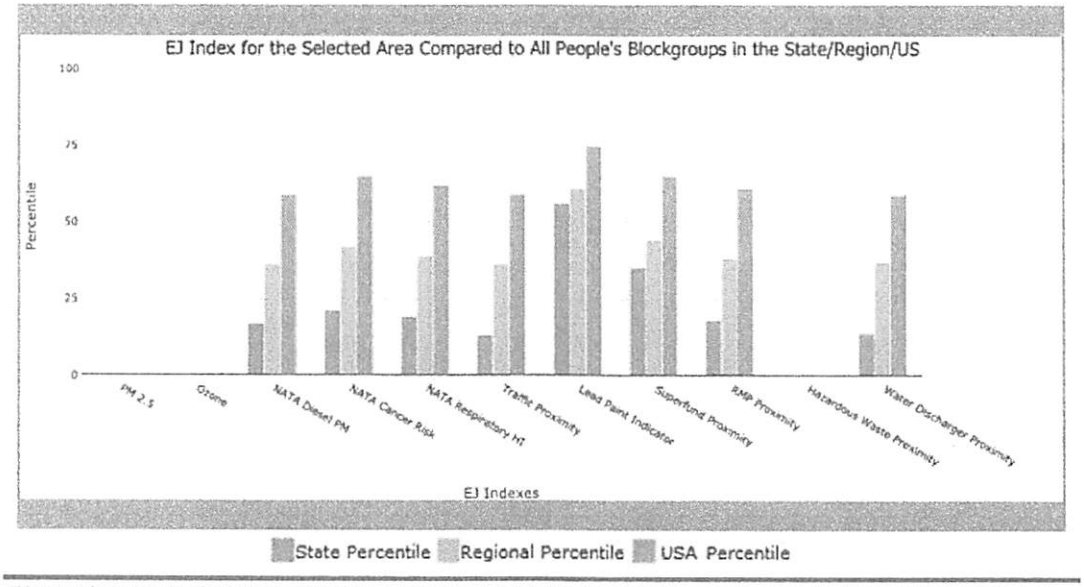
1 mile Ring Centered at 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806

Input Area (sq. miles): 3.14

Molokai Education Center Addition

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA* Diesel PM	17	36	59
EJ Index for NATA* Air Toxics Cancer Risk	21	42	65
EJ Index for NATA* Respiratory Hazard Index	19	39	62
EJ Index for Traffic Proximity and Volume	13	36	59
EJ Index for Lead Paint Indicator	56	61	75
EJ Index for Superfund Proximity	35	44	65
EJ Index for RMP Proximity	18	38	61
EJ Index for Hazardous Waste Proximity*	N/A	N/A	N/A
EJ Index for Water Discharger Proximity	14	37	59



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806

Input Area (sq. miles): 3.14

Molokai Education Center Addition



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0
National Pollutant Discharge Elimination System (NPDES)	0

EJSCREEN Report (Version 2016)

1 mile Ring Centered at 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806

Input Area (sq. miles): 3.14

Molokai Education Center Addition

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	N/A	N/A	N/A	9.37	N/A	9.32	N/A
Ozone (ppb)	N/A	N/A	N/A	51	N/A	47.4	N/A
NATA* Diesel PM (µg/m³)	0.0183	0.149	13	0.978	<50th	0.937	<50th
NATA* Cancer Risk (lifetime risk per million)	24	34	1	43	<50th	40	<50th
NATA* Respiratory Hazard Index	0.47	1	1	2	<50th	1.8	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	0	990	4	1100	2	590	2
Lead Paint Indicator (% Pre-1960 Housing)	0.26	0.16	73	0.24	61	0.3	56
Superfund Proximity (site count/km distance)	0	0.098	29	0.15	13	0.13	16
RMP Proximity (facility count/km distance)	0.027	0.19	5	0.57	2	0.43	2
Hazardous Waste Proximity+ (facility count/km distance)	N/A	0.14	N/A	0.14	N/A	0.11	N/A
Water Discharger Proximity (facility count/km distance)	0	0.34	6	0.2	3	0.31	1
Demographic Indicators							
Demographic Index	53%	52%	55	47%	60	36%	76
Minority Population	78%	77%	40	58%	68	37%	83
Low Income Population	28%	26%	60	36%	42	35%	43
Linguistically Isolated Population	3%	6%	53	9%	38	5%	65
Population With Less Than High School Education	10%	9%	66	17%	42	14%	50
Population Under 5 years of age	7%	6%	63	7%	57	6%	61
Population over 64 years of age	27%	15%	91	13%	93	14%	93

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

+ The hazardous waste environmental indicator and the corresponding EJ index will appear as N/A if there are no hazardous waste facilities within 50 km of a selected location.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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BRIAN WOLF, ASLA, LEED® AP
Associate

Bruce Anderson, Director
Department of Health
State of Hawai'i
P.O. Box 3378
Honolulu, HI 96801-3378

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Anderson,

Thank you for the letter from the Environmental Planning Office (EPO 17-016) dated January 26, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

As recommended, the Environmental Planning Office's (EPO) standard comments and sustainable and healthy design strategies for communities were reviewed and the project will adhere to all applicable requirements. The Draft EA will discuss compliance with various regulations such as Control of Fugitive Dust §11-60.1-33, Hawaii Administrative Rules (HAR) and National Pollutant Discharge Elimination System (NPDES) Permit Coverage §11-55 HAR.

Thank you for providing information regarding EPO's updated environmental Geographic Information System (GIS) website. The Draft EA includes maps compiled using State GIS data.

We reviewed the inventory of environmental health information for Hawai'i provided on the EPO Hawaii Environmental Health Portal. The project will utilize this information to increase sustainable, innovative, inspirational, transparent and healthy design.

We thank your department for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

HONOLULU OFFICE
1001 Bishop Street, Suite 650
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E-mail: sysadmin@pbrhawaii.com

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DIRECTOR OF HEALTH

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

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

February 7, 2017

Ms. Keli'i Kapali
Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition located in Kaunakakai, Island of Molokai, Maui County
TMK: (2) 5-3-003:013 and 5-3-003:014

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

1. Please provide the wastewater disposal method for the proposed addition. Please note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at http://health.hawaii.gov/wastewater and contact the Maui Wastewater Branch, Mr. Roland Tejano, Environmental Engineer, at 808 984-8232.

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

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

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

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c EPO

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

Patti Kitkowski, District Environmental Health Program Chief
Department of Health
State of Hawai'i
Maui District Health Office
54 South High Street, Room 300
Wailuku, Hawaii 96796-3378

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Kitkowski,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. **Wastewater.** Wastewater service for the MEC Addition will be provided by an underground sewer pipe connecting to the existing MEC building's 6-inch lateral connected to the County system. We acknowledge that all wastewater plans must conform to applicable provisions of the Department of Health's (DOH) Administrative Rules, Chapter 11-62, "Wastewater Systems."

2. **Noise.** In the short-term, the MEC Addition could generate some adverse noise impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, Hawaii Administrative Rules). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit must be obtained from the DOH.

3. **Stormwater.** A National Pollutant Discharge Elimination System (NPDES) permit will be obtained specifying measures to prevent stormwater discharges from affecting coastal water quality. Before issuance of a grading permit by the County of Maui, the final erosion control plan and Best Management Practices (BMPs) required for the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

THOMAS S. WITTEN, FASLA
Chairman / Principal

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

March 20, 2017

IN REPLY REFER TO:
DIR 0053
HWY-PS 2.4246

Ms. Keli'i Kapali
PBR Hawaii and Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment
Molokai Education Center Expansion
Kamehameha V Highway - Kaunakakai, Molokai, Maui
TMK: (2) 5-3-003: 013 and 14 (POR)

Thank you for the opportunity to review the subject project as an early consultation on the preparation of a Draft Environmental Assessment (EA) required by Chapter 343, Hawaii Revised Statutes prior to a Special Management Area (SMA) permit review.

The proposed expansion of the Molokai Education Center Building capable of accommodating up to 200 people will be utilized for multi-purposes, ranging from educational classes to community events and performances. As part of the University of Hawaii system, the 2-acre campus currently in operation is designated as Phase I, which accommodates up to 350 students. A Traffic Assessment (TA) contained within the Final EA was circulated and reviewed in 1998 for Phase I as part of the 5-acre, long-range campus plan. Both the existing campus site and the proposed expansion area totaling three acres are located immediately mauka of the State-owned, two-lane, Kamehameha V Highway. The campus access is on Alanui Kaimiiki Street via Kamehameha V Highway. It is a County-dedicated road and shared-use by the residential subdivision, north of the campus.

The Hawaii Department of Transportation has the following comments:

1. The previous TA approximately 19 years old is outdated, therefore the Draft EA should provide a new TA or an updated TA. The study should address potential traffic impacts onto Kamehameha V Highway by the proposed expansion and event uses to include days, evenings and weekends, as well as any transportation measures and mitigate the projects impacts to the State highway system.

2. The Draft EA should discuss any traffic impacts generated by the cumulative development of the campus as identified in the TA. The discussion should also include any transportation mitigation recommendations.

3. The Construction and traffic control plans should be provided to our Highways Division, Maui District Engineer.

If you have any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch, at (808) 587-1830. Please reference file review number PS 2017-013 in all contacts and correspondence regarding these comments.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

c: David Tamanaha – University of Hawaii, Maui Community Colleges

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

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BRIAN WOLF, ASLA, LEED® AP
Associate

Jade Butay, Director of Transportation
State Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Butay,

Thank you for your department's letter dated March 20, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. A Transportation Impact Assessment Report (TIAR) has been prepared for the MEC Expansion by AECOM. The TIAR assesses existing traffic conditions and future traffic conditions with and without the proposed project. This information will be discussed in the Draft EA and the TIAR will be included in its entirety in the Draft EA as an appendix.

2. The Draft EA will discuss potential traffic impacts generated by the existing MEC facility and proposed MEC Expansion as well as any mitigation measures.

3. Construction and traffic control plans will be provided to the Highways Division, Maui District Engineer.

We thank the Department of Transportation for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

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

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

Ref. No. P-15476

February 9, 2017

Ms. Keli'i Kapali
Senior Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Educational Center Addition
Located in Kaunakakai, Island of Molokai, Maui County
TMKs: (2) 5-3-003: 013 and (2) 5-3-003: 014

Thank you for the opportunity to provide comments on this pre-assessment consultation request for the preparation of a Draft Environmental Assessment (Draft EA) on the Molokai Educational Center (MEC) Addition, in Kaunakakai, Molokai. The pre-assessment consultation review material was transmitted to our office via letter dated January 13, 2016.

It is our understanding that the University of Hawaii proposes the expansion of the MEC building to provide added multipurpose space. The added space is expected to accommodate up to 200 people for classes, lectures, events, and performances. The expansion will extend the existing building to the west, adjacent to the State-owned parcel.

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

1. The project site is located within the State Land Use Agricultural District. Pursuant to Hawaii Revised Statutes (HRS) § 205-4.5, an educational facility is not a permitted use within the State Land Use Agricultural District. Furthermore, pursuant to HRS § 205-6, a Special Permit, administered by the Molokai Planning Commission, must be obtained for non-compatible uses within the agricultural district that involve areas of less than 15 acres. The proposed action will require the consent of the Molokai Planning Commission in order to expand and operate the MEC. The Draft EA should disclose the permits the current MEC facility is operating under, and indicate what steps were/are being taken in obtaining a Special Permit from the Molokai Planning Commission.

2. Pursuant to Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action's technical, economic, social, and environmental characteristics; this project must demonstrate that it is consistent with a number of state environmental, social, economic goals, and policies for land use. HRS Chapter 226, the Hawaii State Planning Act, provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the state in areas of state interest.

   The analysis on the Hawaii State Planning Act should include a discussion on the project's ability to meet all of the goals, objectives, policies, and priority guidelines or clarify where it is in conflict with them. If any of these themes are not applicable to the project, the Draft EA should affirmatively state such determination. The most efficient method is summarizing these in tabular form, followed by discussion paragraphs.

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

   HRS Chapter 205A-5(b) requires all state and county agencies to enforce the CZM objectives and policies. The Draft EA should include an assessment as to how the proposed action conforms to the goals and objectives of the Hawaii CZM program as listed in HRS § 205A-2. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

4. The review material acknowledges that a portion of this project is within the boundaries of the Special Management Area (SMA) delineated by the County of Maui. Please consult with the Department of Planning, County of Maui on the requirements for SMA use.

5. Pursuant to HAR § 11-200-10(6) – identification and summary of impacts and alternatives considered; in order to ensure that the coastline and water resources of the island of Molokai remain protected, the negative effects of stormwater inundation caused by construction and the increase of impervious surfaces should be evaluated in the Draft EA. The project is located within lands classified for agricultural activity and is surrounded by land that has limited vegetation cover. Unstable soil, sediment, land-based pollutants, and toxins can be transported into nearshore waters by

stormwater runoff which may impact Molokai's coastal ecosystem.

The Draft EA should examine potential benefits and/or negative impacts resulting from this project on coastal and marine resources. Issues that may be examined include, but are not limited to, project site characteristics in relation to erosion controls, undeveloped open spaces, and the absorption characteristics of the soils. Furthermore, it should differentiate between the existing permeable surfaces versus hardened surfaces that have a cumulative effect on the volume and speed of storm runoff. These items, as well as the marine water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

Because this project may increase the impervious surfaces within the parcel, please consider the use of low impact development (LID) design features such as permeable surfaces and vegetated filter strips to treat the water in place, rather than allow the rainfall to flow offsite. LID features such as bio-retention basins, rain gardens, and grassed swales may enhance the drainage system being planned or currently in place.

OP has a number of resources available to assist in the development of projects which that may assist in the mitigation of sediment loss and stormwater control, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep land-based pollutants and sediment in place and prevent contaminating nearshore waters.

- Hawaii Watershed Guidance provides direction on mitigation strategies for urban development activities that will safeguard Hawaii's watersheds and implement watershed plans http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI_Watershed_Guidance_Final.pdf
- Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_stormwater_impact_assessments_guidance.pdf
- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP's) for stormwater control.

management, development, and building designs that minimize negative environmental impacts
http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

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

Sincerely,

Leo R. Asuncion
Director

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
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Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Leo Asuncion,
Planning Program Administrator II, Planning Division
Office of Planning
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Asuncion,

Thank you for your letter (P-15476) dated February 9, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

1. **State Land Use District.** We acknowledge that the existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). A State Land Use District Boundary Amendment is being sought to accommodate the MEC Expansion.

2. **Hawaii State Plan.** The Draft EA will include a general description of the project's technical, economic, social and environmental characteristics. The Draft EA will also include discussion on the Hawaii State Planning Act and the project's ability to meet the goals, objectives, policies, and priority guidelines in tabular form.

3. **Coastal Zone Management Act.** We acknowledge that the entire State of Hawai'i is located within the Coastal Zone Management Area. As such, the Draft EA will include a discussion of MEC's ability to meet the Coastal Zone Management objectives and policies found in Hawai'i Revised Statutes §205A.

4. **Special Management Area.** We have consulted with the Maui County Department of Planning on the procedures and requirements for addressing Special Management Area (SMA) regulations. Subsequent to the EA process, an SMA permit will be sought prior to development.

5. **Stormwater Management.** We acknowledge that the project site is surrounded by land that has limited vegetation cover. We understand that during heavy storm events, stormwater can transport unstable soil, sediment, land-based pollutants, and toxins into nearshore waters. The Draft EA will include discussion on how the proposed project could improve this situation and mitigate the danger posed by stormwater runoff if steps are taken to treat runoff in place, rather than merely move it quickly downstream, such as Low Impact Development (LID) drainage measures to promote infiltration through swales and other means.

HONOLULU OFFICE
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Honolulu, Hawai'i 96813-3484
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We reviewed the *Hawaii Watershed Guidance* document, *Stormwater Impact Assessment*, and *Low Impact Development (LID), A Practitioners Guide* to provide a thorough assessment of the area's hydrology, stressors, sensitivity of resources, and management considerations as well as to help develop site-appropriate methods to minimize negative environmental impacts.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let the Office of Planning know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\State OP.docx

DEPARTMENT OF THE ARMY
HONOLULU DISTRICT, U.S. ARMY CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

February 7, 2017

SUBJECT: No Permit Required for Molokai Education Center, Kaunakakai, Island of Molokai, Hawaii, DA File No. POH-2017-00021

Keli'I Kapali
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Keli'I Kapali:

We have received your letter dated January 18, 2017 requesting a determination of permitting requirements for the proposed Molokai Education Center located at Kaunakakai, Island of Molokai, Hawaii. We have assigned your project Department of the Army (DA) file number POH-2017-00021. Please reference this number in all future correspondence concerning this project.

We have reviewed your submittal pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the United States, prior to conducting the work (33 U.S.C. 403). Section 404 requires that a DA permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including wetlands and navigable waters of the U.S, prior to conducting the work (33 U.S.C. 1344).

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined the proposed activity does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act Therefore, a DA permit will not be required.

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined the proposed activity does not affect the course, capacity, condition, or location of a Navigable Water of the U.S. as defined by Section 10 and would not result in the discharge of dredged or fill material into waters of the U.S. as defined by Section 404. Therefore, a DA permit will not be required.

We have completed an approved jurisdictional determination (Enclosure 1) for your project area. This determination is valid for a period of five (5) years from the date of

this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an Administrative Appeal under 33 CFR 331. We have enclosed a Notification of Appeal Process and Request for Appeal (NAP/RFA) form. If you request to appeal this determination you must submit a completed RFA form, according to instructions in the RFA, to the Corps' Pacific Ocean Division office at the following address:

Civil Works and Regulatory Program Manager
U.S. Army Corps of Engineers
Pacific Ocean Division, ATTN: CEPOD-PDC
Building 525
Fort Shafter, HI 96858-5440

Although a permit is not required from this office, we recommend use of Best Management Practices to avoid and minimize adverse impacts.
It is your responsibility to ensure that your project complies with all other Federal, State, or local statutes, ordinances and regulations.

Thank you for your cooperation with the Honolulu District Regulatory Program. Should you have any questions related to this determination, please contact Becca Frager of my staff at 808-835-4307 or via e-mail at Rebecca.M.Frager@usace.army.mil. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Office by accessing our web-based customer survey form at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

Sincerely,

MCELWAIN.TUNIS.W.1239553008
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Date: 2017.02.07 14:03:44 -10'00'

Tunis W. McElwain
Chief, Regulatory Office

Enclosure(s)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **Keli'I Kapali**	File Number: **POH-2017-00021**	Date:7 Feb 2017

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of Permission)	B
	PERMIT DENIAL	C
X	**APPROVED JURISDICTIONAL DETERMINATION**	**D**
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A. **INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT: If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.**
- **OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district commander. Your objections must be received by the district commander within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district commander will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district commander will send you a proffered permit for your reconsideration, as indicated in Section B below.**

B. PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

E. PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Honolulu District, U.S. Army Corps of Engineers Regulatory Office, CEPOH-RO Building 230 Fort Shafter, Hawaii 96858-5440 808-835-4303	Dr. Linda Hihara-Endo Acting Regulatory Program Manager U.S. Army Corps of Engineers Building 525 Fort Shafter, HI 96858-5440 808-835-4621

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Commanders personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 25, 2017

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Honolulu District, POH- 2017-00021

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Hawaii County: Island of Molokai City: Kaunakakai
Center coordinates of site (lat/long in degree decimal format): Lat. 21.0860 ° N, Long. -157.0132 °W
Universal Transverse Mercator: 4N 706398.1 2332953.4
Name of nearest waterbody: Pacific Ocean/ project is in uplands
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Pcific Ocean/ project is in uplands
Name of watershed or Hydrologic Unit Code (HUC): 20050000

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: January 25, 2017

☐ Field Determination. Date(s): NONE

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. *[Required]*

1. Waters of the U.S.
   a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☐ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

   b. Identify (estimate) size of waters of the U.S. in the review area:
   NONE

   c. Limits (boundaries) of jurisdiction based on: Not Applicable

   Elevation of established OHWM (if known): Not applicable

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. **Data reviewed for JD (check all that apply** - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- [x] Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Received from applicant 18 January 2018
- [ ] Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - [ ] Office concurs with data sheets/delineation report.
  - [ ] Office does not concur with data sheets/delineation report.
- [ ] Data sheets prepared by the Corps:
- [ ] Corps navigable waters' study:
- [ ] U.S. Geological Survey Hydrologic Atlas:
  - [ ] USGS NHD data.
  - [ ] USGS 8 and 12 digit HUC maps.
- [ ] Alaska District's Approved List of Navigable Waters
- [ ] U.S. Geological Survey map(s). Cite scale & quad name:
- [x] USDA Natural Resources Conservation Service Soil Survey. Citation: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm; 24 Jan 2017
- [x] National wetlands inventory map(s). Cite name: https://www.fws.gov/wetlands/Data/Mapper.html; 24 January 2017
- [ ] State/Local wetland inventory map(s):
- [ ] FEMA/FIRM maps:
- [ ] 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- [x] Photographs: [x] Aerial (Name & Date): GoogleEarthPro; 15 Jan 2013
- [ ] or [ ] Other (Name & Date):
- [ ] Previous determination(s). File no. and date of response letter:
- [ ] Applicable/supporting case law:
- [ ] Applicable/supporting scientific literature:
- [ ] Other information (please specify):

B. **ADDITIONAL COMMENTS TO SUPPORT JD:** Project is located entirely within uplands

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Date: 2017.02.07 14:34:03 -10'00'

Rebecca Frager
Project Manager

January 25, 2017
Date

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
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Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Tunis W. McElwain, Chief
United States Department of Defense
Army Corps of Engineers
Honolulu District Regulatory Office
Fort Shafter, HI 96858-5440

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. McElwain,

Thank you for your letter (DA# POH-2017-00021) dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that the Department of the Army (DA) has determined that the MEC addition does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act. In addition we note that the DA has determined that no Waters of the U.S. will be affected by the MEC Addition. Therefore, a DA permit is not required.

Thank you providing an approved jurisdictional determination for the MEC Expansion. We understand that if the description of the MEC Expansion should change that the determination may no longer be valid.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052

FEMA

January 19, 2017

Ms. Keli'i Kapali, Senior Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

This is in response to your request for comments regarding the Pre-Assessment Consultation of Molokai Education Center Addition located at Kaunakakai Island of Molokai, Maui County, Hawaii.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Maui (Community Number 150003), Maps revised November 4, 2015. Please note that the County of Maui, Hawaii is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.

- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any ***development*** must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

- All buildings constructed within a coastal high hazard area, (any of the "V" Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at http://www.fema.gov/business/nfip/forms.shtm.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Maui County floodplain manager can be reached by calling Carolyn Cortez, FPA Staff Planner, at (808) 270-7253.

If you have any questions or concerns, please do not hesitate to call Sarah Owen of the Mitigation staff at (510) 627-7050.

Sincerely,

Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:
Carolyn Cortez, FPA Staff Planner, Maui County, Hawaii
Carol L. Tyau-Beam, NFIP State Coordinator, Hawaii Department of Land & Natural Resources
Sarah Owen, NFIP Compliance Specialist, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

PBR HAWAII
& ASSOCIATES, INC.

March 5, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Gregor Blackburn, Branch Chief
United States Department of Homeland Security
Federal Emergency Management Agency – Region IX
Floodplain Management and Insurance Branch
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Blackburn,

Thank you for your letter dated January 19, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We have reviewed the current effective countywide Flood Insurance Rate Maps (FIRM) for the County of Maui. The current FIRM places majority of the Site within Zone AE (EL 8), which is considered a flood fringe area. The existing paved parking lot and other areas are located in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE. The MEC addition will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations.

We understand that for any development to occur within the floodway, including Zone AE, the cumulative effect of the proposed development, when combined with all other existing and anticipated development (including fill), cannot increase the water surface elevation of the base flood at any point. In addition, the proposed development will be certified by a professional civil engineer licensed in the State of Hawai'i, with supporting data, that the proposed development will not cause any increase in base flood elevations during the occurrence of the base flood discharge.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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United States Department of the Interior

FISH AND WILDLIFE SERVICE

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

In Reply Refer To:
01EPIF00-2017-TA-0104

JAN 30 2017

Ms. Keli'i Kapali
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Subject: Technical Assistance for the Pre-assessment Consultation for the Proposed Molokai Education Center Addition, Kaunakakai, Molokai

Dear Ms. Kapali:

The U.S. Fish and Wildlife Service (Service) received your letter on January 17, 2017, requesting pre-assessment technical assistance for the proposed Molokai Education Center (MEC) Addition project in Kaunakakai, Molokai. The MEC building is located at the intersection of Kamehameha Highway and Alanui Kaimiike Street on 5 acres of land [Tax Map Key (2) 5-3-003:013 and (2) 5-3-003:014]. The project involves expanding the MEC building to provide a multipurpose space for up to 200 people for various classes, lectures, and community events.

Based on information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Project, there are nine federally listed species in the vicinity of the project area: the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Hawaiian goose or nene (*Branta sandvicensis*), Hawaiian petrel (*Pterodroma sandwichensis*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), Hawaiian stilt (*Himantopus mexicanus knudseni*), band-rumped storm petrel (*Oceanodroma castro*), one endangered insect, the Blackburn's sphinx moth (*Manduca blackburni*), and the threatened Newell's shearwater (*Puffinus newelli*). There is no proposed or final critical habitat within the vicinity of the project area. The Service recommends the following measures to avoid and minimize project impacts to listed species:

Hawaiian hoary bat

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

barbed wire is used in fencing, Hawaiian hoary bats can become entangled. The Service therefore recommends that barbed wire not be used for fencing as part of this proposed action.

Nene

Nene are known to occupy various habitat and vegetation community types ranging from coastal dune vegetation and nonnative grasslands (such as golf courses, pastures, and rural areas) to sparsely vegetated low- and high-elevation lava flows, mid-elevation native and non-native shrubland, cinder deserts, native alpine grasslands and shrublands, and nonnative alpine shrubland-woodland community habitats. There is the potential for disturbance activities, including noise, to reduce the reproductive success or survival of nene. Nene have an extended breeding season with eggs reported from all months except May, June, and July, although the majority of nene in the wild nest during the wet (winter) season between October and March. Nesting peaks in December and most goslings hatch from December to January. Nene nest on the ground in a shallow scrape in the dense shade of a shrub or other vegetation. In order to avoid impacts to nene, the Service recommends that a qualified biologist survey the project area prior to the initiation of any work and conduct nest searches for nene if the project will occur during the breeding season. If a nest is discovered, work should cease immediately and our office be contacted for further guidance. A 100-foot (30m) buffer should be established and maintained around all active nests and broods until the goslings have fledged. No disruptive activities should occur within this buffer. If a nene appears during ongoing work, all activity should be temporarily suspended until the animal leaves on its own accord.

Seabirds

Hawaiian petrels, band-rumped storm-petrels, and Newell's shearwaters (collectively known as seabirds) may transit over the project area when flying between the ocean and nesting sites in the mountains during their breeding season (March through November). Seabird fatalities resulting from collisions with artificial structures that extend above the surrounding vegetation have been documented in Hawaii where high densities of transiting seabirds occur. Additionally, artificial lighting such as flood lighting or for construction work and site security, can adversely impact seabirds by causing disorientation which may result in collision with utility lines, buildings, fences and vehicles. Fledging seabirds are especially affected by artificial lighting and may exhaust themselves while circling the light sources and become grounded. Too weak to fly, these birds become vulnerable to depredation by feral predators such as small Indian mongoose (*Herpestes auropunctatus*), cats (*Felis catus*), and dogs (*Canis familiaris*). We therefore recommend that night work requiring artificial illumination be avoided during the seabird fledging season (September 15 through December 15). Additionally, any external lights associated with the facility should be full cut-off, equipped with a motion sensor, or fully shielded so that the light cannot be seen from above.

Waterbirds

Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marshes, ponds, reservoirs, fish ponds, taro loi, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the Service recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the proposed project site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the project site or flies into the project site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity,

mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area. The proposed project may result in standing water or creation of open water, thus attracting Hawaiian waterbirds to the site. In particular, the Hawaiian stilt is known to nest in sub-optimal locations (e.g., any ponding water) if water is present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation and reduced reproductive success, and thus the project may create an attractive nuisance. Please address how the project will avoid creating standing or open water in the project area.

Blackburn's sphinx month

The Blackburn's sphinx moth may be in the vicinity of the proposed project area. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and native aiea (*Nothocestrum latifolium*). To pupate, the larvae burrow into the soil and can remain in a state of torpor for up to a year (or more) before emerging from the soil. Soil disturbance can result in death of the pupae. The Service recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. We recommend these surveys be conducted during the wettest portion of the year (usually November-April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage). Any host plants of Blackburn's sphinx moth identified should not be cut or disturbed without further discussions with the Service. If moths or their host plants are found during the survey, please contact the Service for additional guidance to avoid take.

If the proposed project requires gravel or dirt fill to be used at the project location, the Service recommends getting the fill from a source that is certified weed free or a plant survey be conducted around the area where the fill will be extracted. The survey is a measure to avoid spreading non-native tree tobacco and other invasive plant species from where the fill is removed to the proposed project area. Non-native tree tobacco and other invasive species seeds could be found in the fill and unknowingly spread to the project area thus attracting Blackburn's sphinx moth to the project site and increasing the risk of future take.

If there are populations of host plants near the site such that they could spread into the site within a year, the site should also be monitored during the construction phase and after construction has been completed. This measure is primarily to detect tree tobacco entering the site and preventing it from growing >1 meter (3 feet) tall. Tree tobacco can grow to over one meter in approximately six weeks. Any emerging tree tobacco can and will be removed before it reaches 1m tall. If it grows >1m, the plants may become a host plant for BSM, and removal of the plant will not be possible without incurring take. Post-construction monitoring for BSM host plants can be completed by any groundskeeper or regular maintenance crew that will be responsible for maintaining the landscaping on a regular basis. We recommend providing maintenance crews, groundskeepers, and homeowners with picture placards of tree tobacco at different life stages and if detected, have it removed before it reaches 1m tall.

Landscape Suggestions – Native Species

Hawaii's native ecosystems are heavily impacted by exotic invasive plants. Whenever possible we recommend using native plants for landscaping purposes. If native plants do not meet the landscaping objectives, we recommend choosing species that are thought to have a low risk of becoming invasive. The following websites are good resources to use when choosing

landscaping plants: Pacific Island Ecosystems at Risk (www.hear.org/Pier), Hawaii-Pacific Weed Risk Assessment (http://www.botany.hawaii.edu/faculty/daehler/wra/full_table.asp.html) and Global Compendium of Weeds (www.hear.org/gcw).

Implementation of these measures will minimize but does not ensure that take of listed species associated with this proposed action will be fully avoided. If there is a federal action agency funding, permitting, or assisting in the implementation of this project, we recommend that agency consult with the Service to address potential project impacts to listed species pursuant to section 7 (a)(2) of the Endangered Species Act. If there is no federal action agency associated with the project, but impacts to listed species cannot be fully avoided, the project should coordinate with the Service directly pursuant to section 10 (a)(1)(B) of the Endangered Species Act.

Thank you for your efforts to conserve listed species and native habitats. Please contact Fish and Wildlife Biologist William O'Neill (808-875-1582 ext 202, email: william_oneill@fws.gov) if you have any questions or for further guidance.

Sincerely,

Michelle Bogardus
Island Team Leader
Maui Nui and Hawaii Island

PBR HAWAII
& ASSOCIATES, INC.

March 6, 2019

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Michelle Bogardus, Island Team Leader
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Bogardus,

Thank you for your letter (01EPIF00-2017-TA-0104) dated January 30, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

Thank you for providing information on the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Blackburn's sphinx moth (*Manduca blackgurni*), Hawaiian goose (*Branta sandvicensis*), Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), and the threatened Newell's shearwater (*Puffinusauricularis newelli*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), and Hawaiian stilt (*Himantopus mexicanus knudseni*). We note that there is no proposed or final critical habitat within the vicinity of the MEC Site.

While none of these species were sighted within the Site during the biological survey, the Draft EA will discuss measures to avoid and minimize potential impacts to these species. Specifically, the Draft EA will include the following discussion:

Hawaiian hoary bat
Hawaiian hoary bats are known to roost in native and non-native trees greater than 15 feet tall. To minimize impact, the biological survey recommends avoiding removal and trimming of trees greater than 15 feet tall during the pup rearing season between June 1 and September 15. In addition, the U.S Fish and Wildlife Service recommends that barbed wire not be used for fencing as part of the Project Elements. Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When barbed wire is used in fencing, Hawaiian hoary bats can become entangled.

Hawaiian goose
To avoid impacts to Hawaiian geese, the USFWS recommends a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and the USFWS should be contacted for further guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year.

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If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area on its own accord.

Blackburn's sphinx moth
No tree tobacco, the principal current host for the endangered Blackburn's sphinx moth, was observed during our surveys. The area would not seem to be suitable habitat for tree tobacco, but it is not inconceivable that it could be present. Because of the weedy, extremely fast-growing nature of the plant and the difficulty and expense of finding pupae in the ground under the plant after larvae have finished their life cycle, it is recommended that University of Hawaii and its contractors prevent any infestations of tree tobacco from growing. Although it is advisable to consult DLNR and or USFWS before removing any plants, juvenile plants less than two feet tall are not generally utilized by the larvae and may be safely removed. In addition, the USFWS recommends that a qualified biologist survey areas of proposed construction activities for Blackburn's sphinx moth and its host plants prior to work initiation. Surveys are recommended to be conducted during the wettest portion of the year (usually November through April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).

Seabirds
Several species of migratory seabirds (including Hawaiian Petrels and Newell's Shearwaters) may fly over portions of the Project Area at night between the months of May and November; however, none are known to nest within the Project Area. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.

Waterbirds
Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marches, ponds, reservoirs, fishponds, taro loi, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the USFWS recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the Site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the Site or flies into the Site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area.

Thank you for participating in the environmental review process. Your department's letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control's website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

Draft EA Comments

MOLOKAI EDUCATION CENTER EXPANSION
DRAFT EA COMMENTS

Agencies/Organizations/Individuals	Draft DEA Sent	Comment Date
Maui Planning Department	04.05.19	05.08.19
Office of Environmental Quality Control	04.05.19	
COUNTY OF MAUI		
Department of Emergency Management	04.05.19	
Department of Environmental Management	04.11.19	05.08.19
Department of Finance	04.05.19	
Department of Fire and Public Safety	04.05.19	
Department of Housing and Human Concerns	04.05.19	04.23.19
Department of Parks and Recreation	04.05.19	04.25.19
Department of Public Works	04.05.19	04.26.19
Department of Transportation	04.05.19	
Department of Water Supply	04.05.19	05.03.19
Police Department	04.05.19	05.06.19
STATE		
Department of Accounting and General Services	04.05.19	04.30.19
Department of Business, Economic Development & Tourism (DBEDT)	04.05.19	
DBEDT - Energy Office	04.05.19	
DBEDT - Land Use Commission	04.05.19	04.11.19
DBEDT - Office of Planning	04.05.19	05.06.19
Department of Agriculture	04.05.19	
Department of Defense	04.05.19	
Department of Education	04.05.19	
Department of Education - Maui	04.05.19	
Department of Hawaiian Home Lands	04.05.19	05.06.19
Department of Health	04.05.19	05.06.19
Department of Health - Environmental Planning Office	04.05.19	
Department of Human Services	04.05.19	04.30.19
Department of Labor and Industrial Relations	04.05.19	
Department of Land and Natural Resources	04.05.19	05.08.19 / 05.10.19
Department of Transportation	04.05.19	04.23.19
Department of Transportation - Highways, Maui District	04.05.19	
Department of Transportation – Statewide Transportation Planning Office	04.05.19	

MOLOKAI EDUCATION CENTER EXPANSION
DRAFT EA COMMENTS

Department of Land and Natural Resources (DLNR) - Historic Preservation Division	04.05.19	
DLNR - Land Division, Maui District Office	04.05.19	
Office of Hawaiian Affairs	04.05.19	
FEDERAL		
Environmental Protection Agency	04.05.19	
Federal Emergency Management Agency	04.05.19	
U.S. Army Corps of Engineers	04.05.19	
U.S. Coast Guard	04.05.19	
U.S. Fish and Wildlife Service	04.05.19	
USDA, NRCS - Maui	04.05.19	
USDA, NRCS - Molokai-Lanai Soil & Water Conservation	04.05.19	
LIBRARIES		
Hawaii State Library - Hawaii Documents Center	04.05.19	
Molokai Public Library	04.05.19	
ELECTED OFFICIALS		
Council Member Keani Rawlins-Fernandez	04.05.19	
Molokai Planning Commission	04.05.19	05.01.19
State Representative Lynn Decoite	04.05.19	
State Senator J. Kalani English	04.05.19	
NEWS MEDIA		
Molokai Dispatch	04.05.19	
Maui News	04.05.19	
CITIZEN GROUPS/INDIVIDUALS, CONSULTED PARTIES		
AHA Kiole o Molokai	04.08.19	05.09.19
Hale Mahaoulu Home Pumehana Center	04.05.19	
Hawaiian Telecom	04.05.19	
Kapaakea Homestead Association	04.08.19	
Maui Economic Opportunity	04.05.19	
Maui Electric Company, Ltd	04.05.19	04.29.19
Molokai Education Center	04.05.19	
Molokai Land Trust	04.05.19	
UH Water Resources Research Center	04.05.19	

AGENCY TRANSMITTAL RESPONSE e-FORM

FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI

5/8/2019

AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT:	Molokai Education Center (MEC) Expansion		
APPLICANT:	University of Hawaii		
CONSULTANT	Tom Schnell (PBR Hawaii & Associates)		
PROJECT ADDRESS:	Kaunakakai Town, Island of Molokai, Hawaii		
PROJECT DESCRIPTION:	State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities		
TMK:	(2) 5-3-003:013 and (2) 5-3-003:014		
PERMIT NO.:	DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002		

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

WASTEWATER RECLAMATION DIVISION COMMENTS

a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.

b. Wastewater contribution calculations are required before building permit is issued.

c. Developer is not required to pay assessment fees for this area at the current time.

d. Are TMK (2) 5-3-003:013 and 014 being consolidated? It looks like the proposed Education Center Expansion Building is being constructed over the shared property line.

e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

f. Plans shall show how the wastewater from the proposed Education Center Expansion Building will be discharged to the County sewer system.

g. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

h. Non-contact cooling water and condensate should not drain to the wastewater system.

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

SOLID WASTE DIVISION COMMENTS

GENERAL REQUIREMENTS:

☐ All projects must comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills.

☐ For all projects, demolition, new construction, remodel projects etc., applicants are requested to divert all re-usable materials throughout the project, maximizing efficiency and resource allocation to lessen the burden on the County of Maui landfill and resources. (For additional information regarding recycling options contact the County of Maui Environmental Protection and Sustainability Division. https://www.mauicounty.gov/742/Environmental-Protection-Sustainability-)

☐ Should there be any significant revisions or changes to the proposed document(s), permit or project under review other than what was originally submitted for review, the Solid Waste Division (SWD) reserves the right to revise comments accordingly.

☐ Refer to the following SWD link for general SWD information: https://www.mauicounty.gov/1017/Solid-Waste-Refuse-Services-and-Informat

LANDFILL:

- ☐ If construction and/or demolition (C&D) is expected to be disposed of at the landfill during project, a C&D application must be submitted and approved prior to delivery to the local landfill. Please see the SWD website link: C&D Waste Acceptance or https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept for details. In addition to a C&D Number, commercial customers must also have a valid landfill Disposal Permit/Account. The Solid Waste Division (SWD) should be immediately notified if there is any significant revisions or changes to the permitted C&D waste hauling.
- ☐ To obtain a landfill permit to dispose of commercial waste please pick up at a County landfill or download from the SWD website.
- ☐ Hazardous wastes are not accepted at County landfills. However, special wastes such as asbestos, contaminated soil, and canec may be permitted upon request. Contact landfill to inquire and/or make arrangements for special wastes.
- ☐ Check the latest County of Maui Rates and Fees schedule for tipping fees (and potentially reduced fees for oil-free earthen material, soil, rock, concrete, crushed glass, etc. if it can be reclaimed for landfill use).

MAUI COUNTY LANDFILL HOURS OF OPERATION			
Central Maui Landfill	6:00am to 3:00 pm (808-270-6153) C&D hrs 6:00 am to 1:00 pm Monday – Friday, excluding County holidays	Hana Landfill	8:00 am to 2:30 pm (808-264-6313)
		Molokai Landfill	8:00 am to 2:30 pm (808-553-3869)
		Lanai Landfill	8:00 am to 2:30 pm (808-559-0689)
Holiday hours vary, check SWD website			

Signed:		5/8/19
Print Name:	**Shayne R. Agawa, Deputy Director**	**Date**

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Eric Nakagawa
Department of Environmental Management
County of Maui
2050 Main Street Suite 2B
Wailuku, HI 96793-2155

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Nakagawa,

Thank you for your department's Agency Transmittal Response e-Form for the Department of Planning dated May 8, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the comments from the Wastewater Reclamation Division and the Solid Waste Division.

Wastewater Reclamation Division

a. *Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.*

Response: We acknowledge that wastewater system capacity is currently available as of the date of your transmittal, however wastewater system capacity cannot be ensured until the issuance of the building permit.

b. *Wastewater contribution calculations are required before building permit is issued.*

Response: We acknowledge wastewater contribution calculations are required before a building permit is issued and thus MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion as part of the building permit process.

c. *Developer is not required to pay assessment fees for this area at the current time.*

Response: Thank you for letting us know that the developer/applicant is not required to pay assessment fees for this area at the current time.

d. *Are TMK (2) 5-3-003:013 and 014 being consolidated? It looks like the proposed Education Center Expansion Building is being constructed over the shared property line.*

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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Senior Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

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CATIE CULLISON, AICP
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MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
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MICAH McMILLEN, ASLA, LEED® AP
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NATHALIE RAZO
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Associate

BRIAN WOLF, ASLA, LEED® AP
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Response: Yes, the MEC Expansion will require the consolidation of the two lots that comprise the site (TMK (2) 5-3-003:013 and 014). As such, a lot subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA.

e. *Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.*

Response: We acknowledge that the developer/applicant is required to fund any necessary off-site improvement to collection system and wastewater pump stations.

f. *Plans shall show how the wastewater from the proposed Education Center Expansion Building will be discharged to the County sewer system.*

Response: Wastewater service for the MEC Expansion Building will be provided by an underground sewer pipe connecting to the existing building's 6-inch lateral connected to the County system. The Final EA will include plans showing how the wastewater from the MEC Expansion will be discharged to the County sewer system. Detailed plans will be provided as part of the building permit application.

g. *Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.*

Response: The Final EA will include a survey map showing: 1) easements on the MEC property (Lot 936 and Lot 937) and adjacent lots; and 2) a list of which party each easement is in favor of. The following easements where identified by the surveyor:

- Existing Easement 128 (Map 98) is in favor of Molokai Properties for drainage purposes.
- Existing Easement 129 (Map 98) is in favor of Lot 938-A for sewerline purposes. This easement is on Lot 935 and not on the MEC property
- Existing Easement 130 (Map 98) is in favor of Lots 936, 937 and 938-A for sewerline purposes.
- Existing Easement 131 (Map 98) is in favor of Lot 936 for water line purposes.
- Existing Easement 132 (Map 98) is in favor of 938-A for open space purposes, and in which no buildings shall be constructed.
- Existing Easement 133 (Map 98) is in favor of Lot 936 for access purposes.
- Existing Easement 134 (Map 98) for access purposes.
- Existing Easement 135 (Map 98) is in favor of Lots 936 and 938-A for drainage purposes.
- Existing Easement 149 (Map 104) for slope purposes affecting Lot 938-A.

Lot Ownership:
Lot 936 - University of Hawai'i
Lot 937 - University of Hawai'i
Lot 938-A - Molokai Properties, Ltd.

h. Non-contact cooling water and condensate should not drain to the wastewater system.

Response: We acknowledge that non-contact cooling water and condensate should not drain to the wastewater system. For the MEC Expansion Building this will be achieved this by terminating the condensate drain lines above grade on a splash block or in a gravel bed.

Solid Waste Division

General Requirements:

- *All projects must comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills.*

  Response: MEC and its contractors will comply with all requirements of the Maui County Code, including the requirements of Chapter 8.04, Refuse Collection and Landfills.

- *For all projects, demolition, new construction, remodel projects etc., applicants are requested to divert all re-usable materials throughout the project, maximizing efficiency and resource allocation to lessen the burden on the County of Maui landfill and resources. (For additional information regarding recycling options contact the County of Maui Environmental Protection and Sustainability Division. https://www.mauicounty.gov/742/Environmental-Protection-Sustainability-)*

  Response: MEC's contractors will be directed to divert re-usable materials from the County of Maui landfill as much as possible. Thank you for providing the link to the County of Maui Environmental Protection and Sustainability Division. MEC's contractors will be directed to incorporate the recommendations on recycling options when possible.

- *Should there be any significant revisions or changes to the proposed document(s), permit or project under review other than what was originally submitted for review, the Solid Waste Division (SWD) reserves the right to revise comments accordingly.*

  Response: We understand that the Solid Waste Division reserves the right to revise their comments should there be any significant revisions or changes to the proposed documents.

- *Refer to the following SWD link for general SWD information: https://www.mauicounty.gov/1017/Solid-Waste-Refuse-Services-and-Informat*

  Response: Thank you for sending the link for general SWD information as a resource.

Landfill:

- *If construction and/or demolition (C&D) is expected to be disposed of at the landfill during project, a C&D application must be submitted and approved prior to delivery to the local landfill. Please see the SWD website link: C&D Waste Acceptance or https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept for details. In addition to a C&D Number, commercial customers must also have a valid landfill Disposal PermiUAccount. The Solid Waste Division (SWD) should be immediately notified if there is any significant revisions or changes to the permitted C&D waste hauling.*

  Response: We acknowledge that a construction and/or demolition application must be submitted if construction and/or demolition waste is expected to be disposed at the landfill.

- *Hazardous wastes are not accepted at County landfills. However, special wastes such as asbestos, contaminated soil, and canec may be permitted upon request. Contact landfill to inquire and/or make arrangements for special wastes.*

  Response: Hazardous waste is not expected to be generated during construction of the MEC expansion. Sampling and testing of the existing building confirm there is no presence of hazardous materials. Documentation can be provided upon request.

- *To obtain a landfill permit to dispose of commercial waste please pick up at a County landfill or download from the SWD website.*

  Response: We acknowledge that a landfill permit to dispose of commercial waste can be picked up at a County landfill or downloaded from the SWD website.

- *Check the latest County of Maui Rates and Fees schedule for tipping fees (and potentially reduced fees for oil-free earthen material, soil, rock, concrete, crushed glass, etc. if it can be reclaimed for landfill use).*

  Response: MEC's contractors will check the latest Maui Rates and Fees schedule for tipping fees.

Thank you for participating in the environmental review process. Your department's transmittal will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Acting Director

LINDA R. MUNSELL
Deputy Director

2065 MAIN STREET SUITE 108 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX 270-6284 • EMAIL housing@mauicounty.gov

April 23, 2019

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for the Molokai Education Center Expansion at Kaunakakai, Molokai, Hawaii. TMK (2)5-3-003:013 and 014

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

Please call me at (808) 270-7355 if you have any questions.

Sincerely,

BUDDY ALMEIDA
Housing Administrator

cc: Director of Housing and Human Concerns

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
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Vice-President / Principal

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Principal

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Project Director

RAMSAY R. M. TAUM
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MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Lori Tsuhako, Director
Department of Housing and Human Concerns
County of Maui
2220 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Tsuhako,

Thank you for the Department of Housing and Community Concerns' (DHHC) letter dated April 23, 2019 regarding the Molokai Education Center Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to DHHC's letter.

Thank you for DHHC's determination that the project is not subject to Chapter 2.96, Maui County Code. We acknowledge that the DHHC has no additional comments at this time.

Thank you for participating in the environmental review process. DHHC's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\County DHHC_Response.doc

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 25, 2019

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: MOLOKAI EDUCATION CENTER EXPANSION

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Molokai Education Center Expansion. We have no comments at this time.

Should you have any further questions, please contact me or Robert Halvorson, Chief of Planning & Development at (808) 270-7387 or Robert.Halvorson@co.maui.hi.us.

Sincerely,

KARLA H. PETERS
Director of Parks and Recreation

c: Shawn Kodani, University of Hawaii (PDF)
Sybil Lopez, Staff Planner (PDF)

KHP:RH:lt

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

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GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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Karla Peters, Director
Department of Parks & Recreation
County of Maui
700 Hali'a Nakoa Street, Unit 2
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Peters,

Thank you for your letter dated April 25, 2019 regarding the Molokai Education Center Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the Department of Parks and Recreation has no comments at this time.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Acting Director

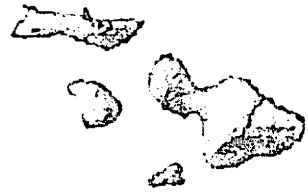
STEPHEN M. WELLING, P.E.
Deputy Director

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

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

April 26, 2019

MEMO TO: MICHELE MCLEAN, PLANNING DIRECTOR

F R O M: ROWENA M. DAGDAG-ANDAYA, ACTING DIRECTOR OF PUBLIC WORKS

SUBJECT: **APPLICATIONS FOR STATE LAND USE DISTRICT BOUNDARY AMENDMENT, CHANGE IN ZONING, SPECIAL MANAGEMENT AREA, AND DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER (MEC) EXPANSION; TMK: (2) 5-3-003:013, 014 DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

We reviewed the subject application and have the following comments:

Comment from the Development Services Administration (DSA) Plans Review Section:

1. The proposed building straddles two properties which do not comply with the County Building Code.

If you have any questions regarding this memorandum, please call Stephen Welling at 270-7845.

RMDA:SW:da
xc: Highways Division
Engineering Division
S:\DSA\Engr\CZM\Draft Comments\53003013_014_molokai_education_cntr_dba_ciz_sm1.rtf

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

☐ RUSH (308)

DEPT. OF PUBLIC WORKS

INFO | ACTION | SEE ME | COMMENTS | COPY | SCAN | FILE

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2019 APR -8 PM 3:

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DEPT. OF PUBLIC WORKS
ENGR.
HWY.
SECTY.

Return to _____ Date
By: _____ Date

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL April 4, 2019

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Rowena Dagdag-Andaya, Director
Department of Public Works
County of Maui
200 S. High Street, Room 434
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Dagdag-Andaya,

Thank you for your memo (addressed to Michele McClean, Planning Director) dated April 26, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comment.

The MEC Expansion will require the consolidation of the TMKs (2) 5-3-003:013 and 014, as noted in the DEA. The DEA figures show both parcels to represent current conditions.

On July 17, 2019, ControlPoint Surveying Inc., the project surveyor, submitted a subdivision application for the consolidation of the parcels to the Department of Public Works Development Services Administration. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA and other necessary land use approvals.

Thank you for participating in the environmental review process. Your memo will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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W. FRANK BRANDT, FASLA
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Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

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NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

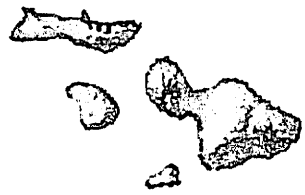
HONOLULU OFFICE
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MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
www.mauiwater.org

May 3, 2019

Ms. Sybil Lopez, Staff Planner
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: TMKs: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Molokai Education Center Expansion, Draft Environmental Assessment (DEA), State Land Use District Boundary Amendment (DBA 2019/0002), Change in Zoning (CIZ 2019/0002), and Special Management Area (SM1 2019/0002) Applications

Dear Mr. Schnell,

Thank you for the opportunity to comment on the Molokai Education Center Expansion DEA, DBA, CIZ, and SM1.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 2,566 gallons per day (gpd) based on FY2018 County of Maui Department of Water Supply consumption records. According to Water System Standards, 2002, State of Hawaii, projected water demand for the expansion is 21,000 gpd for as many as 350 Students per day. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water.

The Department wishes to notify the applicant of the following recommended pollution prevention and conservation Best Management Practices from the attached signed comment letter dated February 13, 2017. Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

Jeffrey T. Pearson, P.E.
Director
apd
cc: DWS engineering division
attachment

"By Water All Things Find Life"

ALAN M ARAKAWA
Mayor

DAVID TAYLOR, P.E
Director

GLADYS C.BAISA
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

February 13, 2017

Ms. Keli'i Kapali
PBR HAWAII &Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: TMK: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition Located In Kaunakakai, Island of Molokai, Maui County

Dear Ms. Kapali,

Thank you for your request for a pre-assessment consultation on the Molokai Education Center Addition Project.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 3,213 gpd based on FY2016 consumption records. With the project addition and an increased student capacity, water demand is anticipated to increase.

Pollution Prevention
In order to protect groundwater resources and the aquifer, Best Management Practices should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.

- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

Conservation
The DWS recommends the following conservation measures for implementation in the project.
Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Dust control: Reclaimed water should be considered as an alternative source for dust control during construction.

Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director
apd

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

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Cultural Sustainability Planner

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Senior Associate

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Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

Jeffrey T. Pearson, P.E., Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, HI 96793-2155

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Pearson,

Thank you for your letter dated May 3, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

Thank you for confirming:

- The project overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management (CWRM);[1]
- The property is served by a 2-inch meter;
- Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street;
- Two fire hydrants are located on the property; and
- Current water use at the facility is 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records.

In your letter you state:

> *"According to Water System Standards. 2002, State of Hawaii, projected water demand for the expansion is 21,000 gpd for as many as 350 Students per day. The project could be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water."*

HONOLULU OFFICE
1001 Bishop Street, Suite 650
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[1] In addition, CWRM data shows that the existing water use of Kamiloloa aquifer is 0.04 million gpd, which is 1.3% of the sustainable yield. Factoring in existing permit allocations, the unallocated sustainable yield of the Kamiloloa aquifer is 2.789 million gpd. (Source: CWRM (2018) Hawai'i Water Plan: Water Resource Protection Plan 2019 Update Public Review Draft October 2018; see Appendix H Table H-8)

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The Water System Standards. 2002, State of Hawai'i (Water System Standards) include Table 100-8, titled "Domestic Consumption ***Guidelines***" [emphasis added]. In this table the consumption guideline for schools in Maui County is 1,700 gals/acre or 60 gals/student. It appears that you have applied the 60 gals/student guideline to calculate the projected water demand of 21,000 gpd for as many as 350 students per day (60 gallons x 350 students = 21,000 gpd).

Note that Water System Standards Section 111.02, Domestic Consumption Guideline, states: "*These guidelines may be revised by the Manager based on variable factors that influence water consumption rates.*" Per the Water System Standards "Manager" means "*the Manager, Director, or Manager and Chief Engineer of the Department of Water Supply or his authorized representative.*"

The draft EA notes that MEC currently serves approximately 250 students that the expansion will allow MEC to serve up to 350 students. However, not all students attend classes on campus daily, as MEC has distance-learning technology, which allows students to participate in classes and learn and remotely.

MEC estimates that currently approximately 150 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, may be on-campus Monday – Thursday. With the expansion, MEC estimates approximately 220 total people per day (students, lecturers, and staff), disbursed throughout a 12-hour period, visit the campus Monday – Thursday. This represents an increase of approximately 70 people (47%) over existing conditions.

As your letter stated, current water use at the facility is 2,566 gpd based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. The campus does not have a cafeteria or food service facility. Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the site, the site is served by a two-inch meter and there are two fire hydrants on the Site.

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area. AECOM, the project civil engineer, suggests that, based on the anticipated campus expansion use disbursed throughout a 12-hour period, what would be more appropriate is to utilize a standard of 5 gallons per capita per day (gpcd). At 5 gpcd, 1,750 gdp (5 gallons x 350 students = 1,750 gdp) is a more appropriate potable water estimate. AECOM, projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and approximately 2,445 gpd will be for irrigation use.

With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

Based on the current water use and the total projected water use of 4,195 gpd after the expansion, it seems that use of a guideline of 60 gals/student is not appropriate. As allowed under the Water System Standards, water use daily demand may be revised based on variable factors that influence water consumption rates. It seems that the MEC expansion, where, as under existing conditions students and facility will be disbursed throughout a 12-hour period, meets this criterion.

Based on the above, it seems unlikely the MEC expansion would be subject to the limitations set forth in Title 16, Chapter 201, of the County Administrative Rules, Rules Relating to Water Service and Large Quantities of Water.

Thank you for attaching the Department of Water Supply's letter from 2017 providing pollution prevention and conservation measures for implementation into the MEC Expansion. The measures pertinent to the MEC expansion were included in DEA and will be retained in the Final EA.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

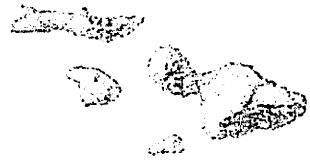
Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 1, 2019

Mr. Tom Schnell, AICP, PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: MOLOKAI PLANNING COMMISSION COMMENTS ON THE DRAFT ENIVORNMENTAL ASSESSMENT (DEA) FOR THE PROPOSED CONSTRUCTION OF A 1,100 SQ. FT. MULTI-PURPOSE CLASSROOM AND SITE IMPROVEMENTS OFA FIRE LANE, OUTDOOR COURTYARD, AND RESTROOM FACILITIES OF THE MOLOKAI EDUCATION CENTER ON 3.23 ACRES LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 AND 014 (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

At its regular meeting on April 24, 2019, the Molokai Planning Commission (MoPC) reviewed the Draft Environmental Assessment for the Molokai Education Center expansion. The MoPC offered the following comments:

1. Sea Level Rise/Climate Change: Please provide information on sea level and climate change and how it may affect the project within the 3.2 sea level rise exposure in a 50 year analysis. The analysis would include the challenges of other stresses including but not limited, to wind, wave action, tide, and considerations of potential mitigation measures.

2. Wastewater: Please discuss the Department of Health is 2019 report which concluded that the wastewater treatment facility was at an "unacceptable" rate being that the facility is at 100% capacity.

3. Flora/Fauna: The Palapalai mentioned in the environmental assessment refers to the proposed plant palette to reflect the new landscaping should be reconsidered. The plant is mentioned as not being a drought tolerant type of a plant, found in higher elevations, and should be revisited as part of the proposed plant palette. In addition, the Kioea bird with the long beak was not included in the Flora and Fauna section as well as in the report appendices. The Kioea bird with the long beak should be discussed in the draft Environmental Assessment.

Thank you for your cooperation. If you have any questions, please contact me by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachment
xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Jeffrey Dack
Sybil K. Lopez, Staff Planner (PDF)

MCM:CIY:SKL:xx
K:\WP_DOCS\PLANNING\SM1\2019\0002_MolokaEudcationCenterExpansion\CommentsforEA.doc

PBR HAWAII
& ASSOCIATES, INC.

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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Vice-President / Principal

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January 9, 2020

Sybil Lopez, Staff Planner
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Lopez,

Thank you for your letter dated May 1, 2019 regarding the Moloka'i Planning Commission's (Commission) comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA).

The Commission reviewed the Draft EA at its regular meeting on April 24, 2019. As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the Commission's comments. The pertinent information from the responses below will be incorporated into the Final EA.

1. *Sea Level Rise/Climate Change: Please provide information on sea level and climate change and how it may affect the project within the 3.2 sea level rise exposure in a 50 year analysis. The analysis would include the challenges of other stresses including but not limited, to wind, wave action, tide, and considerations of potential mitigation measures.*

   Response: The Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100.

   The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." While the Report used the best available data and methods in Hawai'i, not all hazards were modeled for each island due to limited historical information and geospatial data. For the island of Moloka'i the SLR-XA was only based on modeling passive flooding, meaning that other hazards that can affect chronic flooding, such as high wave flooding and coastal erosion, were not modeled. As of October 2019, due to limited data, no local SLR studies or models include challenges of other stresses, such as wind, wave action, tide or others, for the island of Moloka'i.

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs and capital improvement decisions.

SLR of 3.2 feet is not anticipated to have a significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site is located in Flood Insurance Rate Maps (FIRM) Zone AE which is considered a flood fringe area and the Base Flood Elevation (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR-XA scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south part of the property) is currently undeveloped/vacant land, and no changes are proposed to the west-south end of the property as part of the current expansion covered under this EA.

Given the Site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom at elevation +9 feet, impacts to the building due to SLR of 3.2 feet is not anticipated.

2. *Wastewater: Please discuss the Department of Health is 2019 report which concluded that the wastewater treatment facility was at an "unacceptable" rate being that the facility is at 100% capacity.*

Response: The State Department of Health (DOH) sent a letter dated February 7, 2019 to the County of Maui Department of Environmental Management (DEM) regarding an inspection and data review of the Kaunakakai Wastewater Reclamation Facility (WWRF) for 2018. In the letter DOH stated that the facility was rated "Unacceptable" and noted that the average flow is currently at 100% of design capacity.

However, DEM, in a transmittal dated May 8, 2019 providing their comments on the Draft EA, stated: "Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, MEC's architect or civil engineer will provide wastewater contribution calculations to DEM for the MEC Expansion as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;
c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

3. *Flora/Fauna: The Palapalai mentioned in the environmental assessment refers to the proposed plant palette to reflect the new landscaping should be reconsidered. The plant is mentioned as not being a drought tolerant type of a plant, found in higher elevations, and should be revisited as part of the proposed plant palette. In addition, the Kioea bird with the long beak was not included in the Flora and Fauna section as well as in the report appendices. The Kioea bird with the long beak should be discussed in the draft Environmental Assessment.*

Response: The palapalai plant was included in the plant palette because it is a culturally significant plant. With cultural activities and education planned for the MEC spaces, plants were deliberately selected to support educational and cultural use. Palapalai is sacred to the hula goddess Laka, is important in hula, and is used to adorn hula altars. Hula dancers sometimes wear palapalai plant on their head, wrists, and ankles.

As part of the landscape design there will be a Native Hawaiian Garden located between the existing building and the new Multi-Purpose Classroom building. Micro-climatic conditions in this area will allow the palapalai plant to adapt. The buildings will provide shade from the sun and protection from the wind. The ground will be covered with inert mulch which retain moisture and be kept cool from a drip irrigation system. Also,

combination with other native plant species can create favorable environments for palapalai. Of note is that palapalai is grown in a Native Plant Garden at Leeward Community College on O'ahu, which is in a dry and hot area and provides an example of the adaptability of the plant and evidence that it can thrive at the MEC.

Thank you for noting the need to include discussion of the Kioea (Bristle-thighed Curlew) bird in the Fauna section of the EA.

It is likely that Kioea bird was not detected during the biological survey because it is a migratory bird and the biological survey was conducted during September. However, Kelley Dudoit from MEC consulted with Arleone Dibben-Young, a Moloka'i local bird expert, to get more information about the bird.

Ms. Dibben-Young confirmed that Kioea birds use the MEC parking lot and lawn. In the last year she has not received reports of the Kioea on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana. In addition, Ms. Dibben-Young noted:

- "No negative impact is expected on any endangered, threatened or such candidate species"
- "The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area.
- "Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time"

Thank you for participating in the environmental review process. Your letter with the Commission's comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
May 8, 2019

Mr. Tom Schnell, AICP
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED CONSTRUCTION OF AN APPROXIMATELY 3,150 SQ. FT. EXPANSION OF THE MOLOKAI EDUCATION CENTER CONSISTING OF A NEW MULTI-PURPOSE CLASSROOM BUILDING WITH OPERABLE PARTITIONS BETWEEN THREE APPROXIMATELY 800 SQ. FT. CLASSROOMS AND SITE IMPROVEMENTS ON 3.23 ACRES LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 AND 014 (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

The Department of Planning (Department) is in receipt of the above-referenced DEA for the proposed construction of an approximately 3,150 sq. ft. expansion of the Molokai Education Center consisting of a new multi-purpose classroom building with operable partitions between three approximately 800 sq. ft. classrooms and site improvements. We offer the following comments:

1. Was a well noticed community meeting held within the DEA comment period?

2. EA require the legitimate analysis of alternatives. The area is in flood zone AE, and in an area affected by anticipated sea-level rise. Considering this is a long term State facility, the alternative of obtaining and building on either the property abutting mauka, or across Alanui Kamaike to the south should be analyzed.

3. Required permits should address flood zone designation.

4. What is the estimated cost of the proposed action?

5. Will sea level rise affect the current base flood elevation? Is there an anticipated change in frequency of flooding in this location? Is that factored into design and usability for the life of the facility? Is that duration sufficient for the anticipated usable life of a State facility? Is a more conservative approach warranted?

6. Directly across Kamehameha V Highway, TMK (2) 5-3-007:039 appears to be a wetland today. Will the facility be located within the shoreline setback within its usable life?

7. Is PacIOOS data available for this parcel?

8. Why is there no Cultural Impact Assessment Report?

9. Why is there no AIS and no subsurface testing for this project?

10. Why is there no Preliminary Drainage & Engineering Report? Will the subsurface storm water infrastructure referenced in the DBA work at this site over the long term? Will Low Impact Design features be included?

11. Students should be expected to walk to, from, and around the facility. General pedestrian connectivity features should be included.

12. What is the status of the drainage culvert called for in the State Special Permit (SUP2 98/0010), condition #7?

13. Prime agricultural land should be identified as an irrevocable commitment of resources for documentation purposes.

14. Is a cumulative impact analysis necessary?

15. Label the grass parking area in the revised site plan included in the Final EA;

16. Include a detailed landscaping and parking plan in the Final EA;

17. That the scope of the project in each application shall be consistent to include the lot consolidation;

18. That the Final EA shall include elevations and drawing plans for all new structures;

19. That the Final EA shall include the "Mo'olelo" or the story describing the design of the existing building and how the design of the new building

complements both the story and the existing building and also describe the reason for the building to be oriented towards the mountain and not the highway;

20. That the Applicant addresses the Department of Health 2019 report which concluded that the wastewater treatment facility was operating at an "unacceptable" rate being that the facility is at 100% capacity in the Final EA.

Thank you for your cooperation. If you have any questions, please contact Staff Planner Sybil Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

FOR MICHELE MCLEAN, AICP
Planning Director

xc: Jordan Hart, Deputy Director (PDF)
Danny Dias, Acting Planning Program Administrator (PDF)
Jennifer Mayden, Long Range Staff Planner, Molokai Community Plan (PDF)
Jeffrey Dack, Planning Supervisor (PDF)
Sybil K. Lopez, Staff Planner (PDF)

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PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Michelle Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. McLean,

Thank you for your letter dated May 8, 2019 regarding the Planning Department's comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments. The pertinent information from the responses below has also been incorporated into the Final EA.

1. *Was a well noticed community meeting held within the DEA comment period?*

   Response: During the DEA comment period two meetings that were open to the public where held:

   1. The Moloka'i Planning Commission regular meeting on April 24, 2019; and
   2. The Urban Design Review Board meeting on May 7, 2019.

   At these meetings public testimony was allowed, and the applicant gave a presentation about the MEC expansion. Neither Hawai'i Revised Status (HRS) Chapter 343 nor Hawai'i Administrative Rules (HAR) Chapter 11-200 require a community meeting to be held during the DEA comment period.

   Before the DEA public comment period there were opportunities for community input:

   - On October 12, 2018 a neighborhood open house meeting was held at the Molokai Education Center where the UHCC representatives presented an overview of the proposed plans, the permitting requirements and process, and the project's timeline. After the presentation the floor was open for questions and comments from the attendees.
   - On December 11 and December 21, 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC.

   In addition, there have been notices informing neighbors and the public about the MEC expansion:

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
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RAYMOND T. HIGA, ASLA
Senior Associate

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MARC SHIMATSU, ASLA
Senior Associate

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MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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- On March 26, 2019 notice of the Change in Zoning was mailed to owners and lessees of property within 500 feet of the MEC property (TMKs (2) 5-3-003:013 and (2) 5-3-003:014); and
- On June 26, 2019 notice of the Special Management Area Use Permit was published in *The Molokai Dispatch.*

As the process moves forward other required notices will be: 1) mailed to owners and lessees of property within 500 feet of the MEC property; and 2) published in *The Molokai Dispatch.*

2. *EA require the legitimate analysis of alternatives. The area is in flood zone AE, and in an area affected by anticipated sea-level rise. Considering this is a long term State facility, the alternative of obtaining and building on either the property abutting mauka, or across Alanui Kamaike to the south should be analyzed.*

Response: The Draft EA includes a legitimate analysis of alternatives within the property that the University of Hawai'i Community Colleges owns (TMKs (2) 5-3-003:013 and (2) 5-3-003:014). The University of Hawai'i Community Colleges does not own the property abutting mauka, or across Alanui Kamaike Street and thus: 1) re-location of the MEC on land that the University of Hawai'i Community Colleges does not own is not practical or feasible in the foreseeable future; and 2) is not a legitimate alternative.

The Draft EA addresses that the MEC site is within: 1) the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Zone AE; 2) an area that may be impacted by sea-level rise (SLR). The Final EA will include additional information regarding these issues.

Regarding the potential for flooding, educational facilities are permitted in Zone AE, per Chapter 19.62, Maui County Code (MCC); however: 1) the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance; and 2) a Special Food Hazard Area Development Permit must be obtained. In compliance with Chapter 19.62, MCC and Title 44 of the Code of Federal Regulations (CFR), the new MEC Multi-Purpose Classroom building will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. In addition, the MEC will apply for a Special Food Hazard Area Development Permit.

Regarding the potential impact of SLR, given site elevations and the anticipated finished floor of the MEC Multi-Purpose Classroom building at elevation +9 feet, impacts to the building due to SLR rise of 3.2 feet are not anticipated. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

3. *Required permits should address flood zone designation.*

   Response: The design and construction of the MEC expansion will comply with the requirements of: 1) the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations; and 2) County flood zone requirements (Chapter 19.62 MCC). Per Chapter 19.62 MCC, a Special Flood Hazard Area Development Permit must be obtained before construction of any development in Zone AE begins. The Draft EA notes that a Special Flood Hazard Area Development Permit will be required. The Final EA will also note that a Special Flood Hazard Area Development Permit will be required.

4. *What is the estimated cost of the proposed action?*

   Response: The MEC expansion is estimated cost approximately $3.7 million. This will be noted in the Final EA.

5. *Will sea level rise affect the current base flood elevation? Is there an anticipated change in frequency of flooding in this location? Is that factored into design and usability for the life of the facility? Is that duration sufficient for the anticipated usable life of a State facility? Is a more conservative approach warranted?*

   Response: Questions such as "will sea level rise affect the base flood elevation?" and "is there is an anticipated change in frequency of flooding?" are questions FEMA or other Federal, State, or County agencies may address in the future through revised FIRMs, regulations, or policies. Note that FEMA provided updated FIRMs for Moloka'i in 2018. FEMA also provided an updated digital version of the FIRM, cited as FEMA National Flood Hazard Layer, Version 1.1.1.0, in June 2019.

   The design and construction of the MEC expansion will comply with the requirements of: 1) the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations; and County flood zone requirements (Chapter 19.62 MCC).

   Regarding sea level rise, impacts to the Multi-Purpose Classroom building due to a SLR rise of 3.2 feet are not anticipated. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report), chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of SLR to "depict hazards that may occur in the mid to latter half of this century." Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR-XA model of 3.2 feet and directs County Departments to use the Report in plans, programs, and capital improvement decisions.

6. *Directly across Kamehameha V Highway, TMK (2) 5-3-007:039 appears to be a wetland today. Will the facility be located within the shoreline setback within its usable life?*

Response: The U.S. Fish and Wildlife Service identifies the area directly south of Kamehameha V Highway, across the street from the MEC property as a Freshwater Emergent Wetland, the Koheo Wetland. The MEC property (including the location of the proposed Multi-Purpose Classroom building) is not within the shoreline setback area. The design and construction of the MEC expansion will comply with all Federal, State, and County requirements at the time it is permitted.

A question such as "Will the facility be located within the shoreline setback within its usable life?" is unanswerable as there are many uncertain and unknowable variables that would play into an analysis of the location of shoreline setback area at any point in the future. The future location the shoreline setback area should be more appropriately addressed by Federal, State, or County agencies through regulations or policies at the appropriate time should the existing shoreline recede. If the existing shoreline recedes and Federal, State, or County requirements pertaining to the shoreline setback area change (and thus the MEC expansion would be within the shoreline setback area) before the permitting for the MEC expansion is completed, then the MEC expansion will comply with all applicable requirements.

7. *Is PacIOOS data available for this parcel?*

Response: The Pacific Islands Ocean Observing System (PacIOOS) website includes information for Maui County, but after reviewing, most of the online data online concerns short-term weather and oceanic forecasts. Besides sea level rise data, there is no other data specific to Moloka'i. We contacted PacIOOS to inquire regarding additional data for Molokai and they responded that the model used for the *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* is the best data available at this moment for the island of Moloka'i. They have no plans at this time to expand their modeling for erosion or wave runup for Moloka'i.

8. *Why is there no Cultural Impact Assessment Report?*

Response: The Draft EA addresses cultural resources as required under HRS Chapter 343 and HAR Chapter11-200. HRS Chapter 343 and HAR Chapter11-200 do not require a separate Cultural Impact Assessment (CIA) report as an appendix to an EA. HRS Section 343-2, Definitions, defines: 1) "environmental assessment" as "a written evaluation to determine whether an action may have a significant effect; and 2) states that effects "may include ecological effects (such as effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic effects, historic effects, cultural effects [emphasis added], economic effects, social effects, or health effects, whether primary, secondary, or cumulative."

Section 4.2 of the Draft EA addresses cultural resources, including potential impacts (effects) and mitigation measures. The information was derived from review of previous historical research, records, and cultural studies conducted for Molokai and in the vicinity of the MEC property (site). Based on this information it was concluded that: 1) there are no indications of traditional and customary practices, such as gathering, access, or religious traditions known

to be associated with the property (site) and 2) no adverse impact to cultural resources, practices, and traditions is anticipated regarding the MEC expansion. Of note is that during the Draft EA comment period no comments were provided that countered the cultural resources conclusions.

In the Final EA Section 4.2 regarding cultural resources will be revised to: 1) include more complete reference citations; 2) include cultural references and symbolism of the existing MEC Main Building; and 3) delete wording that erroneously inferred that a cultural impact assessment report was conducted specifically for the MEC property (site).

9. *Why is there no AIS and no subsurface testing for this project?*

Response: There is no Archeological Inventory Survey (AIS) and no subsurface testing because the State Historic Preservation Division (SHPD) determined these were not warranted in several determinations regarding the property.

In 1997, in its review of the original development of the MEC, SHPD stated "we believe that the proposed undertaking will have 'no effect' on significant historic sites."

In 2014, related to the construction of the cell phone antenna on the MEC property, SHPD stated "no historic properties will be affected by this undertaking."

In 2017, project archeologist TCP Hawaii, LLC conducted a site inspection of the MEC property, reviewed previous archaeological studies in the vicinity of the property, and conducted relevant archival research. Based on this work, TCP Hawaii, LLC provided a detailed letter report to SHPD on March 14, 2017 to request a HAR §13-275-3 Letter of Determination of "No Historic Properties Affected" for the MEC expansion project.

In response, in a letter dated September 7, 2017 SHPD stated: "based upon review of the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project."

Subsequently, on April 18, 2019 TCP Hawaii, LLC completed and submitted a SHPD HRS 6E Submittal Form to SHPD. In response, in a letter dated August 5, 2019 SHPD stated "SHPD's determination is no historic properties affected."

In subsequent letter dated August 22, 2019 SHPD again made a determination of no historic properties affected for the following applications:

- State Land Use District Boundary Amendment Application – DBA 2019/0002
- Change of Zoning Permit Application – CIZ 2019/0002
- Special Management Area Application – SM1 2019/0002

In its August 22, 2019 letter SHPD also stated: "SHPD hereby notifies the County that the HRS 6E-8 historic preservation review process is ended."

10. *Why is there no Preliminary Drainage & Engineering Report? Will the subsurface storm water infrastructure referenced in the DBA work at this site over the long term? Will Low Impact Design features be included?*

Response: The Final EA will include preliminary calculations for water, wastewater, and drainage for the MEC expansion prepared by the current project civil engineering firm, AECOM Pacific, Inc. (AECOM). The Draft EA included information from a previous Preliminary Engineering Report (PER) prepared in 2014 by Warren S. Unemori Engineering, Inc. (Unemori) for the campus Long-Range Development Plan (LRDP). As the design of the new Multi-Purpose Classroom building proceeded, the architect contracted with AECOM for civil engineering services specific to the current design.

Under existing conditions, the majority of onsite surface runoff from Parcel 14, which is the parcel where the existing MEC facility is located, is captured by drain inlets and swales. The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway.

To address runoff generated by the new Multi-Purpose Classroom building and other new impervious surfaces, a new detention basin and other drainage improvements will be included as part of the overall MEC expansion. All drainage improvements will comply with the Maui County Department of Public Works standards for flood control and water quality. The final design of the detention basin is expected to exceed the required drainage flow capacity. Low impact development features are unlikely to be effective for the property since the ground is generally saturated.

11. *Students should be expected to walk to, from, and around the facility. General pedestrian connectivity features should be included.*

Response: The MEC expansion addresses connectivity within the campus as per the MEC LRDP which envisions a campus with buildings facing each other with a central focal point to increase interaction. It is beyond the scope of the MEC expansion to implement regional pedestrian improvements leading to the campus. The MEC is in a rural area and there are no pedestrian facilities on any of the abutting properties: vacant land, a wetland, and Duke Maliu Regional Park. While there are no paved walkways or sidewalks between the park and the MEC campus, there are no barriers impeding pedestrian access between the park and the campus.

The Traffic Impact Analysis Report (TIAR) prepared for the MEC expansion evaluated not only automobile-related traffic impacts, but also potential transit, pedestrian, and bicycle impacts. The TIAR concludes that because of the low level of traffic generated by the MEC

expansion and the resultant low levels of impacts, the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations.

12. *What is the status of the drainage culvert called for in the State Special Permit (SUP2 98/0010), condition #7?*

Response: To understand the situation regarding drainage culvert referred to in the State Special Permit (SUP2 98/0010), Condition #7, the project architect (GD Design) and civil engineer (AECOM):

1) Checked previous civil engineering surveys and plans of the MEC property and surrounding properties;
2) Inspected the existing site conditions; and
3) Met with the Maui Department of Public Works (DPW) and the State Department of Transportation (DOT).

Based on this research, GD Design and AECOM learned that:

- Runoff from the existing MEC facility (TMK (2) 5-3-003:014) is captured by drain inlets and swales;
- The runoff is then conveyed through an underground drainage system to the inlet of a box culvert near the corner of Kamehameha V Highway and Alanui Ka'imi'ike Street that conveys runoff under Kamehameha V Highway;
- The box culvert is within the Kamehameha V Highway right-of-way and is under the jurisdiction of DOT; it is not under the jurisdiction of DPW or University of Hawai'i Community Colleges;
- There is an existing swale along the mauka side of Kamehameha V Highway extending from and Duke Maliu Regional Park, along the edge of TMK (2) 5-3-003:013 (site of the MEC expansion), and to the box culvert;
- The swale captures runoff from Duke Maliu Regional Park and the MEC parcels (TMK (2) 5-3-003:013 and TMK (2) 5-3-003:014);
- At times, ponding may occur at both the box culvert inlet and outlet (across Kamehameha V Highway);
- Ponding occurs because:
  - The highway embankment and the culvert are slightly elevated above the adjacent land (on both the mauka and makai sides of the highway), so runoff reaching the box culvert may initially pond at the box culvert inlet, then build up sufficient headwater to discharge through the culvert under the highway, where it may pond again at the culvert outlet before building up sufficient headwater to eventually drain downstream; and
  - Due to very flat topography, silt may have accumulated over the years upstream, through the culvert, and downstream of the culvert;

Since the culvert is under the jurisdiction of DOT, DOT could clean the silt from the culvert, but that will not reduce the ponding or increase the flow as elevations on both the mauka and makai sides of the highway are higher than the culvert. GD Design and AECOM conclude that because the highway embankment and the culvert are slightly elevated above the adjacent land, the ponding may be an intentional "holding" design.

13. *Prime agricultural land should be identified as an irrevocable commitment of resources for documentation purposes.*

Response: The *Moloka'i Island Community Plan* designates the MEC property as Public/Quasi Public, which demonstrates the community's intent and vision for the MEC property. Also, the MEC land has not been in agricultural use for over 20 years. The following statements will be added to Section 5.2, Irreversible and Irretrievable Commitment of Resources:

The MEC Expansion, and the change in the State Land Use District designation of the Site from Agricultural to Urban, will effectively remove the Site from future agricultural use. Although the five-acre Site is classified as "Prime" agricultural land under the State DOH ALISH system (Figure 10), the Site represents a relatively small portion (less than 0.07 percent) of the total "Prime" agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. In addition, the Site has not been in agricultural use for over 20 years.

While the Site will be removed from future agricultural use, the use of the land for the MEC will provide new opportunities for training in, among other things, agricultural science, an important component of agricultural production that may otherwise not be available to the residents of Moloka'i.

Further, the Moloka'i Island Community Plan designates the Site as Public/Quasi Public, which demonstrates the community's intent and vision for the Site.

Also note that at the request of the Department of Land and Natural Resources (DLNR) Commission on Water Resource Management (CWRM) on June 10, 2019 we sent a letter to the Hawai'i Department of Agriculture (DOA) to inform them that a District Boundary Amendment (DBA) is being sought to reclassify the five-acre MEC property from the State Land Use Agricultural District to the State Land Use Urban District. We noted that the CWRM suggested that DOA incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan.

14. *Is a cumulative impact analysis necessary?*

Response: The DEA analyzes cumulative and secondary impacts in Section 5.3.

15. *Label the grass parking area in the revised site plan included in the Final EA;*

    Response: The grass parking area will be labeled in the revised site plan in the Final EA.

16. *Include a detailed landscaping and parking plan in the Final EA;*

    Response: A landscaping and parking plan will be included in the Final EA.

17. *That the scope of the project in each application shall be consistent to include the lot consolidation;*

    Response: The scope of the project has been updated for consistency and to include the lot consolidation in the District Boundary Amendment (DBA), the Change of Zoning (CIZ), and the Special Management Area (SMA) applications. The revised and updated application was sent to the Planning Department on June 10, 2019.

    A subdivision application for the consolidation was submitted to the Department of Public Works Development Services Administration on July 17, 2019. In a letter dated August 30, 2019 (Subdivision File No. 5.693), the Department of Public Works granted preliminary approval of the subdivision (consolidation) based on Section 18.12050 of the Maui County Code. The letter notes that final approval shall be contingent upon compliance with several conditions, one of which is the approval of the Special Management Area Use Permit, which is being processed in concert with the EA.

18. *That the Final EA shall include elevations and drawing plans for all new structures;*

    Response: The Final EA will include elevations and drawings plans for all new structures.

19. *That the Final EA shall include the "Mo'olelo" or the story describing the design of the existing building and how the design of the new building complements both the story and the existing building and also describe the reason for the building to be oriented towards the mountain and not the highway;*

    Response: The Final EA will include an explanation of the cultural significance of the existing building and how the new Multi-Purpose Classroom building will compliment it.

    As noted on the Molokai Education Center website, the architects of the existing MEC building have explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." The peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The mauka-facing orientation of the new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's LRDP. The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

20. *That the Applicant addresses the Department of Health 2019 report which concluded that the wastewater treatment facility was operating at an "unacceptable" rate being that the facility is at 100% capacity in the Final EA.*

Response: The State Department of Health (DOH) sent a letter dated February 7, 2019 to the County of Maui Department of Environmental Management (DEM) regarding an inspection and data review of the Kaunakakai Wastewater Reclamation Facility (WWRF) for 2018. In the letter DOH stated that the facility was rated "Unacceptable" and noted that the average flow is currently at 100% of design capacity.

However, DEM, in a transmittal dated May 8, 2019 providing their comments on the Draft EA, stated: "Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit."

While statements provided by the DEM and DOH regarding the capacity of the Kaunakakai WWRF are not consistent, MEC's architect or civil engineer will provide wastewater contribution calculations to DEM for the MEC expansion as part of the building permit process. If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;
b) If wastewater capacity is not available when the MEC expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;

c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

May 6, 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu HI 96813

Re: Molokai Education Center Expansion

Dear Ms. Uchiyama:

This is in response to your letter dated April 5, 2019 requesting comments on a Draft Environmental Assessment (EA) for the Molokai Education Center Expansion.

In review of the submitted documents, we have no comments or recommendations as long as proper precautions are taken to address the ingress and egress of any construction materials or equipment onto public roadways, as well as minimizing noise and dust pollution.

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

Sincerely,

Acting Assistant Chief Everett Ferreira
for: TIVOLI S. FAAUMU
Chief of Police

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Tivoli S. Faaumu, Chief of Police
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SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Chief Faaumu,

Thank you for the Police Department's letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding the Police Department's letter.

Proper precautions will be taken to address the ingress and egress of construction materials or equipment onto public roadways. In addition, appropriate measures will also be undertaken to minimize short-term noise and dust pollution as discussed in the Draft EA.

Standard best management practices will be used during construction to minimize impacts to adjacent roadways. These include the use of appropriate methods to minimize the tracking of material from the construction site onto roadways. Care will also be taken to minimize construction vehicle ingress and egress during commuter traffic peak periods. Appropriate measures will also be undertaken to minimize short-term noise as discussed in the Draft EA (see Section 4.4, Noise and Section 4.5, Air Quality).

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

Thank you for participating in the environmental review process. The Police Department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

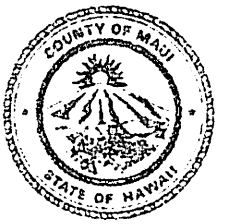
cc: Shawn Kodani, University of Hawai'i Community Colleges

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MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director





DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 31, 2019

Mr. Tom Schnell, AICP,
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: THE URBAN DESIGN REVIEW BOARD COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) AND SPECIAL MANAGEMENT AREA USE PERMIT (SM1) FOR THE PROPOSED CONSTRUCTION OF AN APPROXIMATELY 3,150 SQ. FT. EXPANSION OF THE MOLOKAI EDUCATION CENTER CONSISTING OF A NEW MULTI-PURPOSE CLASSROOM BUILDING WITH OPERABLE PARTITIONS BETWEEN THREE APPROXIMATELY 800 SQ. FT. CLASSROOMS LOCATED AT 375 KAMEHAMEHA V HIGHWAY, KAUNAKAKAI, MOLOKAI, HAWAII; TMKS: (2) 5-3-003:013 AND 014 (5.269 ACRES TOTAL AREA) (SM1 2019/0002) (CIZ 2019/0002) (DBA 2019/0002)

At a regular meeting held on May 7, 2019, the Urban Design Review Board (UDRB) reviewed the May 2019 UDRB submittal, presentation, and power point prepared by the Consultant regarding the DEA and the SM1 application for the above project.

While the UDRB did not receive the DEA, they commented on the May 2019 UDRB submittal (which included preliminary architectural plans), presentation, and power point by the Consultant and provided comments within the DEA comment period, which ended May 8, 2019. The UDRB issued comments as stated below:

1. That plans and elevation drawings of the proposed storage building shown on the site plan were not included in the UDRB submittal and should be provided in the Final Environmental Assessment (FEA);

2. That if photovoltaic (PV) panels are planned for the roof of the new multi-purpose classroom building, then the architect should consider the integration of the PV panels as part of the roof design;

3. That plans for new structures (new multi-purpose classroom building and storage structure) should include fenestration, detail, or other attractive design elements on the side of the structures facing Kamehameha V Highway so it does not appear that the new structures are "turning their backs" to the highway;

4. That the architect should consider a roof framing design for the new multi-purpose classroom building such as: a) a design with vertical lines similar to the roof lines of the existing Molokai Education Center structure; or b) an asymmetrical hip roof pattern;

5. That the applicant should provide a more detailed landscaping plan for the entire site including the Native Hawaiian garden in the FEA;

6. That the design of the project should be in harmony with the Kaunakakai design guidelines and the Molokai Island Community Plan;

7. That if grass parking for the additional parking required for the new multi-purpose classroom building is being requested, then: a) a soil type analysis should be provided to ensure that the grass parking area will not become muddy when it rains; or b) the applicant should consider grass paving to lessen potential muddy conditions, lessen runoff and flooding, and to avoid increased impervious surfaces that would result from a paved parking area;

8. That the green pallet of the exterior of the existing Molokai Education Center structure should be continued for the new multi-purpose classroom building as opposed to beige colors to offset the red dirt within the area; and

9. That the applicant should provide an alternative solution for wastewater disposal in the event that the County's wastewater treatment plant cannot accommodate the wastewater flows from the new multi-purpose classroom building.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Sybil Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

for BRANDIS SARICH
Chair, Maui County Urban Design Review Board

xc: Michele Chouteau McLean, AICP, Planning Director (PDF)
Clayton I. Yoshida, Planning Program Administrator (PDF)
Jeffrey P. Dack, AICP, Current Planning Supervisor (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Annalise Kehler, Cultural Resource Planner (PDF)
Project File

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PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Brandis Sarich, Chair
Maui County Urban Design Review Board
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Sarich,

Thank you for your letter dated May 31, 2019 regarding the Urban Design Review Board's (UDRB) comments on the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA).

While the UDRB did not receive the Draft EA, they commented on the UDRB submittal (which included preliminary architectural plans and was distributed to the UDRB before the UDRB's May 7, 2019 meeting) and the PowerPoint presentation by MEC's consultants at the UDRB's regular meeting on May 7, 2019.

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the UDRB's comments.

The pertinent information from the responses below has been incorporated into the Final EA. In addition, revised plans and elevations based on the UDRB's comments are attached with this letter and will be included in the Final EA.

1. *That plans and elevation drawings of the proposed storage building shown on the site plan were not included in the UDRB submittal and should be provided in the Final Environmental Assessment (FEA).*

   Response: The Final EA will include plans and elevation drawings of the proposed storage building shown on the site plan. These plans and drawings are also attached with this letter.

2. *That if photovoltaic (PV) panels are planned for the roof of the new multi-purpose classroom building, then the architect should consider the integration of the PV panels as part of the roof design.*

   Response: The single slope roof of the new Multi-Purpose Classroom is designed for optimum solar exposure for a future PV system installation as part of UH Maui College's Energy Net Zero goal. The roof maximizes solar exposure area and the 2:12 slope is optimal for solar exposure. In the future, should integrated

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BLAINE ONISHI, ASLA
Associate

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printed on recycled paper

thin film PV[1] be used, it can be installed easily over the metal standing seam roof. Since Hawai'i has the highest dollar per kilowatt hour in the nation, energy efficiency was a high priority in the design of the new Multi-Purpose Classroom building. The potential for energy savings along with cultural considerations (see response to #4 below) shaped the roof design.

3. *That plans for new structures (new multi-purpose classroom building and storage structure) should include fenestration, detail, or other attractive design elements on the side of the structures facing Kamehameha V Highway so it does not appear that the new structures are "turning their backs" to the highway.*

Response: Revised plans for the Multi-Purpose Classroom building include vertical elements such as standing seam metal panels on the south (makai) facing façade. The design also includes guardrails and staircases at the corridor and lanai on the south (makai) side of the building. These design elements will be visible from Kamehameha V Highway and will add architectural interest and detail to the façade facing the highway. The railings will also serve as student hang-out areas and are designed to be leaned against for casual conversation and viewing makai.

The mauka-facing orientation new Multi-Purpose Classroom building is consistent with the existing MEC building orientation and the Molokai Education Center's Long Range Development Plan (LRDP). The LRDP envisions creating a campus community where buildings face a central focal point and each other to increase interaction. In the LRDP the kukui grove, located mauka of the existing building, is the focal point of the campus functioning as a unifying element and providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded MEC campus. The poetic phrase 'kukui malamalama' combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, future buildings are intended to be oriented facing the kukui grove. In addition, the new Multi-Purpose Classroom building faces mauka to diminish distractions for students from traffic from Kamehameha V Highway.

Regarding the new storage building, alternate locations were studied, including near the existing parking lot. However, in the LRDP that location is slated to be a student gathering space and a turn-around space. Having a storage building near the center of the campus would be detrimental to the LRDP's future development of the campus and challenge new elements to tie-in to the existing features. Moreover, functional reasons the MEC's maintenance team urged that the new storage building be away from areas which are quiet learning spaces, but along a major path so the storage building is convenient and easy to reach from many areas. Considering the LRDP and the MEC maintenance team's recommendation, the preferred location of the new storage building is on the makai side of the expansion. A revised site plan and elevations of the storage building are attached

[1] Integrated thin film PV is flexible solar cell material that ranges in thickness from a few nanometers (nm) to tens of micrometers (μm).

with this letter. The architectural aesthetic of the storage building will complement the existing MEC building and the new Multi-Purpose Classroom building.

4. *That the architect should consider a roof framing design for the new multi-purpose classroom building such as: a) a design with vertical lines similar to the roof lines of the existing Molokai Education Center structure; or b) an asymmetrical hip roof pattern.*

Response: The architects of the existing MEC building explained the concept and design of the existing building as "representing a milestone in the continuing effort to define a modern and future Hawaiian architecture" that "attempts to combine native Hawaiian and future-oriented technological architectural features." In addition, as explained during the UDRB meeting, peak roof shapes of the existing MEC building represent summits. In Hawaiian culture, people would often go to high summits to seek knowledge. The two roof peaks are at the Administration wing and the Learning Resource Center.

For the design of new Multi-Purpose Classroom building, the architect and MEC wanted to keep the design and cultural significance focus on the existing MEC building, therefore the new Multi-Purpose Classroom building purposely has a different roof line. However, the slope and color of the new Multi-Purpose Classroom roof provides continuity with the existing MEC building roof along the makai side.

The Multi-Purpose Classroom roof framing design will use glulam beams with stacked heavy timber cross-framing members. This design highlights the glulam beams while simplifying the framing plan. The simple, yet open wood framing will offer a rural warmth to the interior design appropriate to the vicinity and its use. Vertical heavy timber framing will also be prominent on the north facing façade. On the south (makai) facing façade vertical elements include standing seam metal panels.

5. *That the applicant should provide a more detailed landscaping plan for the entire site including the Native Hawaiian garden in the FEA.*

Response: The Final EA will include a more detailed landscaping plan for the entire site including the Native Hawaiian garden. See the revised landscape plan attached.

6. *That the design of the project should be in harmony with the Kaunakakai design guidelines and the Molokai Island Community Plan.*

Response: The MEC Expansion conforms to the objectives and policies of the *Moloka'i Island Community Plan* noted below.

Moloka'i Island Community Plan
Chapter 7. Community Design:
Design Principles

- *Preserve and maintain the traditional features of the built and natural landscape that reflect Moloka'i's history and give the island its distinctive character. Some*

of the character-defining features include the wide-open spaces between communities, unobstructed views of the ocean, access to the shoreline, and simple, understated buildings.

- *Preserve and enhance the historic character of Moloka'i. Renovate historic structures as a way of maintaining Moloka'i's history. Design new buildings and other improvements to complement and enhance the town's historic character.*

Policies

7. *Encourage creative innovative approaches to site design, subdivision layout, and architecture to maintain the island's rural character and to protect coastal areas, natural resources, and cultural/historic resources.*
9. *Promote the use of sustainable building and development practices, such as those presented in the Leadership in Energy and Environmental Design (LEED) standards.*

The purpose of the Moloka'i Community Design Guidelines is to establish architectural, landscape, and design guidelines for the business/commercial areas subject to zoning B-CT Country Town Business District. Although the Site is located outside the Kaunakakai Town Business District and the guidelines are specific to and "old town", pedestrian, retail type streetscape, the MEC's design took in considerations the following Kaunakakai Guidelines.

The MEC Expansion landscaping uses a variety of native plants. A native Hawaiian garden featuring Kupukupu ferns, Palapalai, 'Uki'uki and dryland Taro will be located between the existing building and the MEC Expansion building. Additionally, 'A'ali'i and Kou will be planted on the makai side of the building and visible from Kamehameha V Highway.

The single-story design with low sloped roof aligns with the overall characteristics of Kaunakakai town. Keeping with the rural character and old town feel of Kaunakakai, the exterior of the building will include more green tones. The simple color pallet features two shades of green and a neutral gray tone, the dark gray color previously shown in the design has been revised to a dark green color. The green and grey matches that of the existing structure.

7. *That if grass parking for the additional parking required for the new multi-purpose classroom building is being requested, then: a) a soil type analysis should be provided to ensure that the grass parking area will not become muddy when it rains; or b) the applicant should consider grass paving to lessen potential muddy conditions, lessen runoff and flooding, and to avoid increased impervious surfaces that would result from a paved parking area.*

Response: The additional parking required for the new multi-purpose classroom building will use the existing grass parking area. The existing grass parking has already been regularly utilized as additional parking spaces and has a permanent irrigation system. No

work will be done in the area other than repairing bare spots, adding trees, and planting hedge. Currently bare spots are found by the entry point off of Alanui Ka'imi'ike Street. A new hedge along Alanui Ka'imi'ike Street is intended to prevent cars from accessing from the street, which will reduce soil compaction and wear and tear of grass. The contractor will also be required to take representative soil samples from the existing grass area for soil analysis to ensure grass growth. By improved establishment of grass coverage, concerns for the area becoming muddy during a heavy rain should be reduced.

8. *That the green pallet of the exterior of the existing Molokai Education Center structure should be continued for the new multi-purpose classroom building as opposed to beige colors to offset the red dirt within the area.*

Response: Revised versions of the building envelope utilize a dark green colored cementitious plank siding toward the lower portions of the walls. This is also in consideration of dirt that would accumulate on the building's exterior. The cementitious panel siding above the building's "base" is intended to be white in color. Upon further review of site conditions, most of the red dirt particles accumulate on the existing building's roof rather than the walls. However, to address concerns, the design team increased the height of the cementitious plank siding increasing area of darker tones on the walls. The revised transition occurs at 9'-0" above finished floor.

9. *That the applicant should provide an alternative solution for wastewater disposal in the event that the County's wastewater treatment plant cannot accommodate the wastewater flows from the new multi-purpose classroom building.*

Response: The Department of Environmental Management provided comments on the Draft EA in a transmittal to the Planning Department dated May 8, 2019. In this transmittal DEM stated that wastewater capacity at the Kaunakakai Wastewater Reclamation Facility (WWRF) is available (as of May 8, 2019), however that wastewater system capacity cannot be ensured until the issuance of the building permit. Thus, MEC's architect or civil engineer will provide wastewater contribution calculations for the MEC Expansion to DEM as part of the building permit process.

If wastewater capacity at the Kaunakakai WWRF is not available, the following alternatives to address wastewater for the MEC Expansion are being explored:

a) The MEC restrooms will be build, however wastewater lines will not be connected to the County wastewater system until the County upgrades their system and wastewater capacity is available;

b) If wastewater capacity is not available when the MEC Expansion construction is finished and the building is ready for use, porta potties may be used until capacity is available in the County wastewater system;

c) As a last alternative a constructed wetland with a septic system will be considered as a temporary alternative. The proposed constructed wetland system would

incorporate primary treatment tanks, an equalization tank, subsurface flow constructed wetland(s), turbidity filters, and UV disinfection. This alternative wastewater treatment system produces effluent that exceeds DOH R-2 standards for increased water reuse flexibility for the site and building.

Wastewater plans will conform to applicable provisions of the DOH Administrative Rules, Chapter 11-62, "Wastewater Systems."

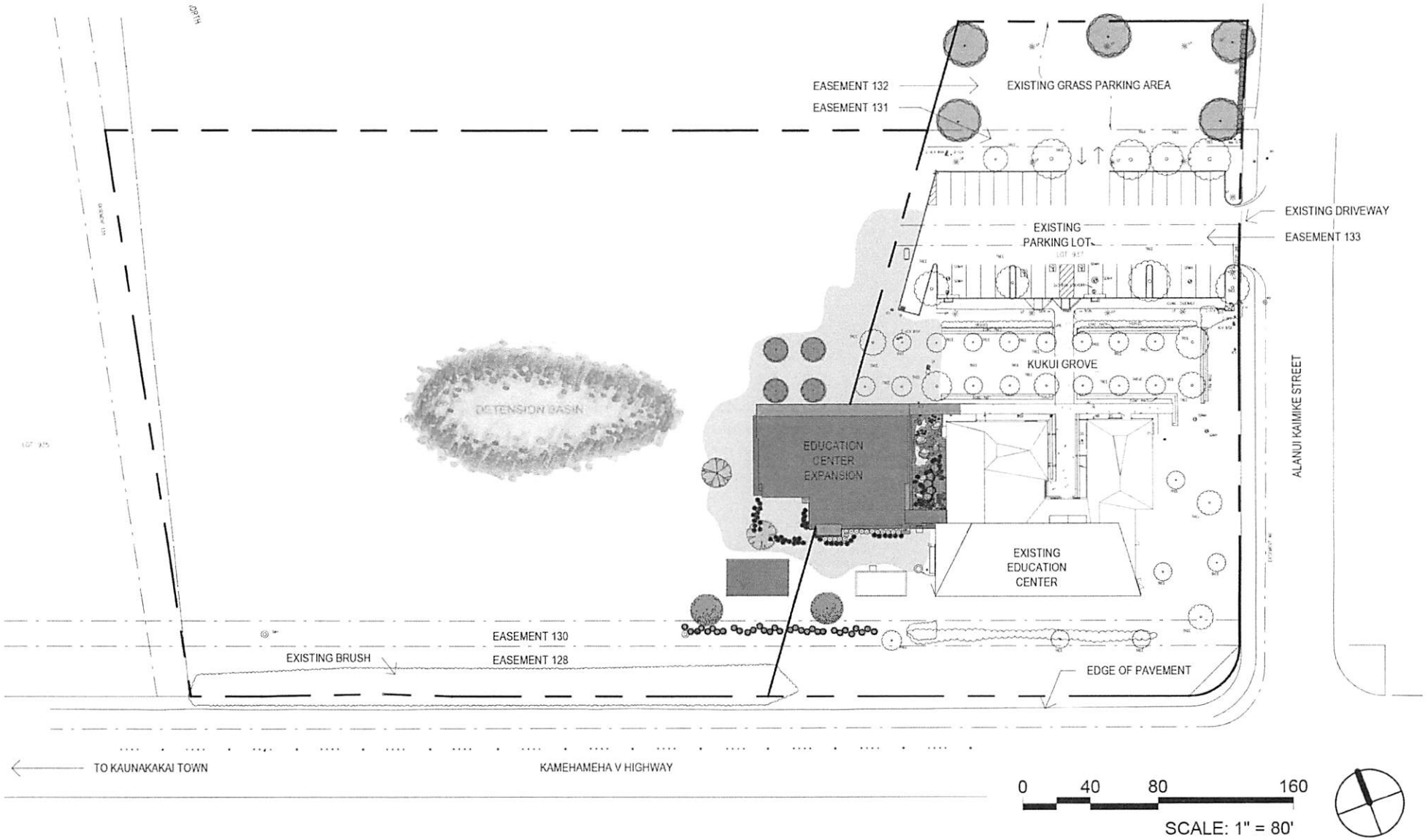
Thank you for participating in the environmental review process. The UDRB's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges



SITE PLAN

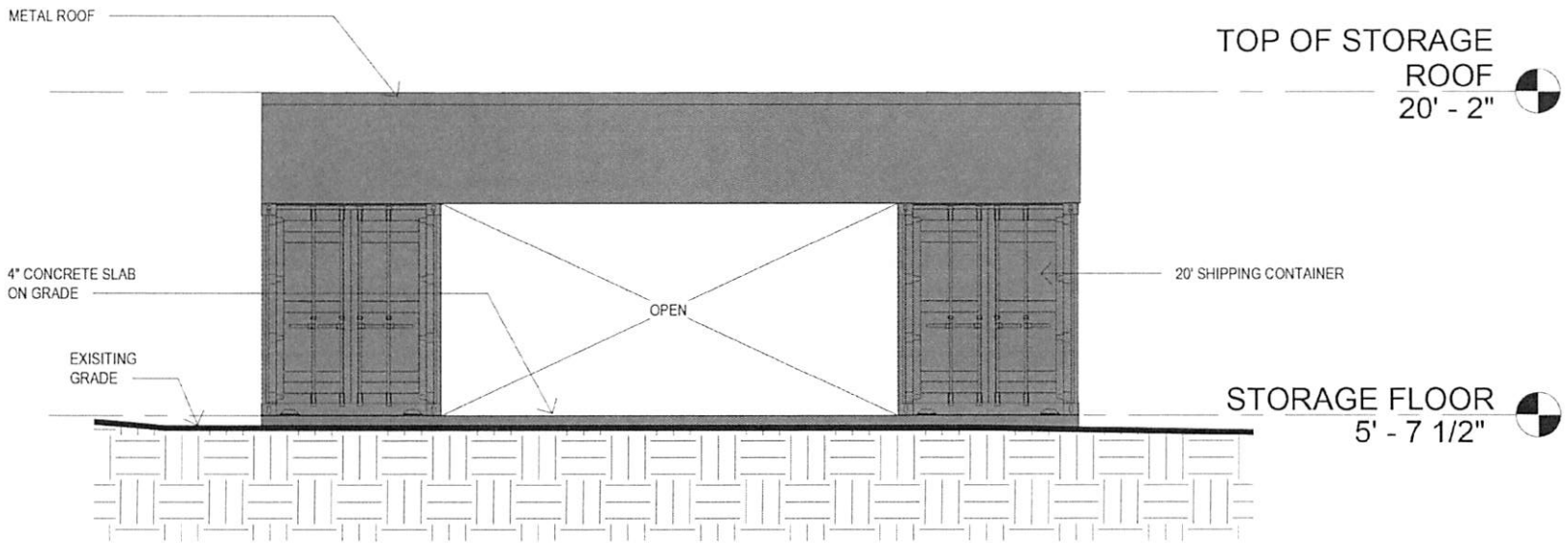
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - NORTH ELEVATION

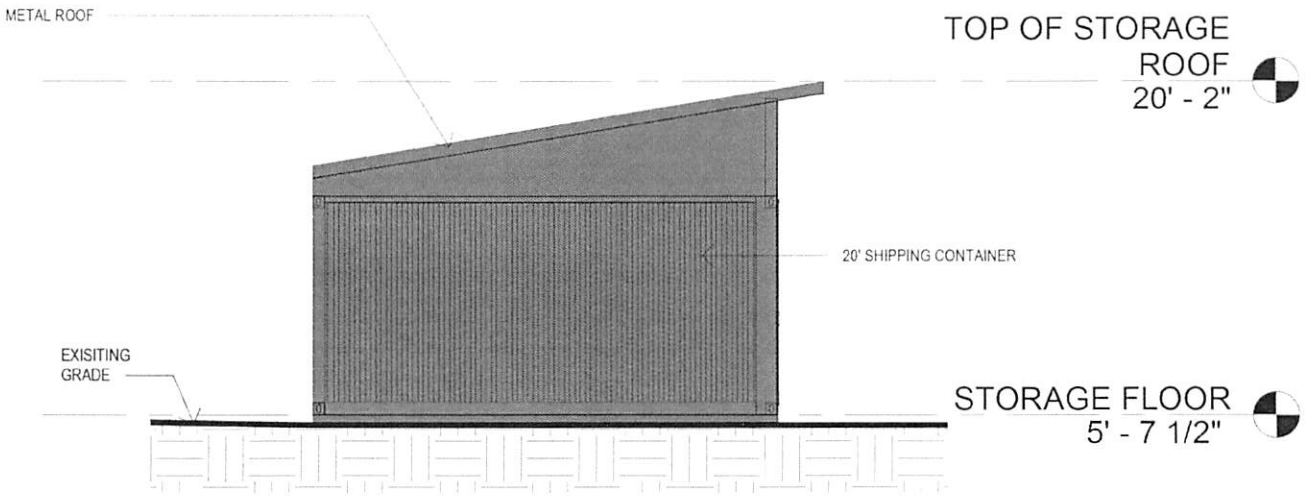
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

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0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - EAST ELEVATION

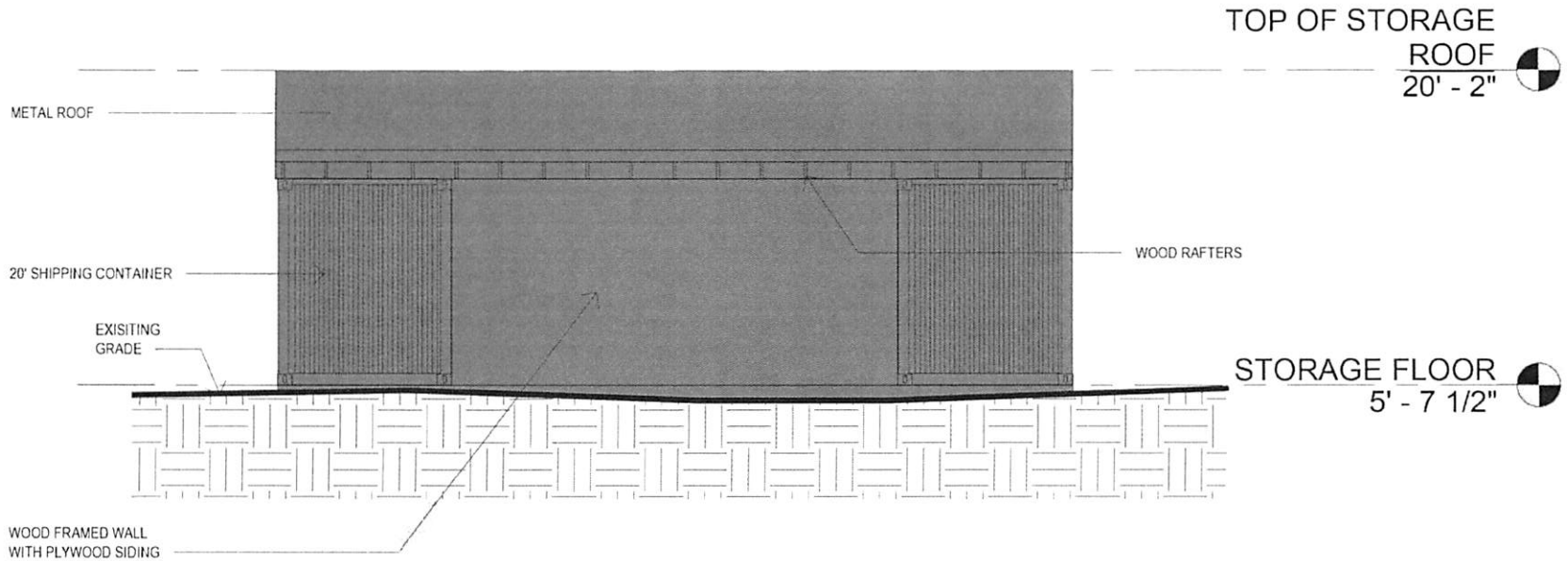
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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0 4' 8' 16'

SCALE: 1/8" = 1'-0"

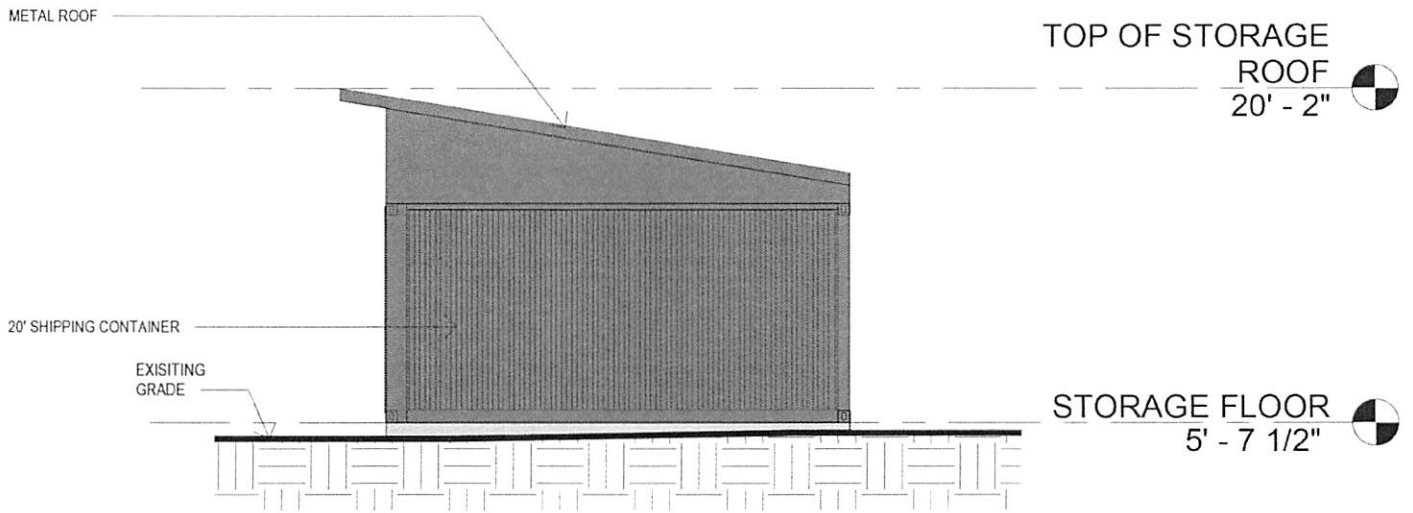
STORAGE - SOUTH ELEVATION

Molokai Education Center

University of Hawai'i Island of Moloka'i

Source: CD Design Hawaii, LLC (2019).

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



0 4' 8' 16'

SCALE: 1/8" = 1'-0"

STORAGE - WEST ELEVATION

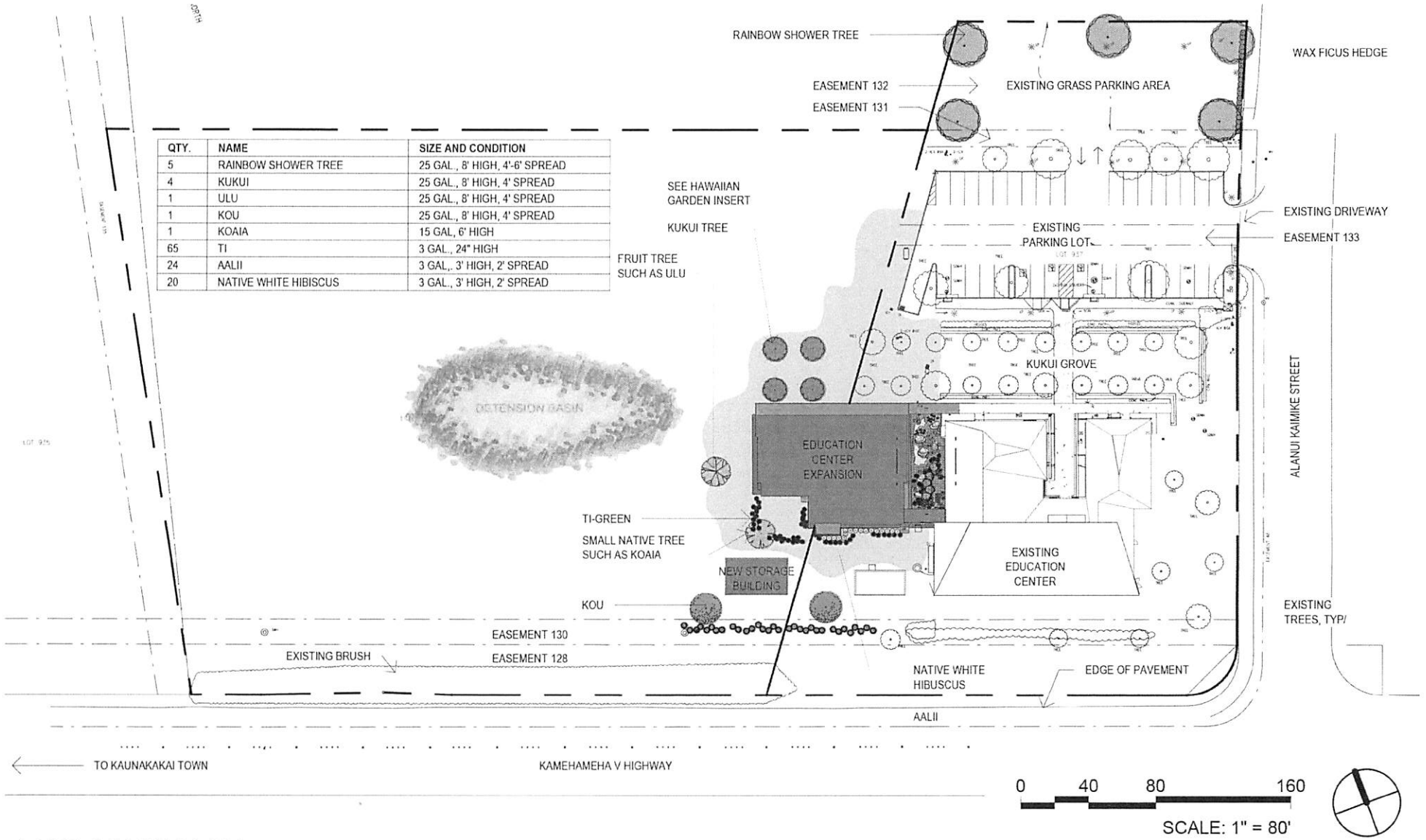
Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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QTY.	NAME	SIZE AND CONDITION
5	RAINBOW SHOWER TREE	25 GAL., 8' HIGH, 4'-6' SPREAD
4	KUKUI	25 GAL., 8' HIGH, 4' SPREAD
1	ULU	25 GAL., 8' HIGH, 4' SPREAD
1	KOU	25 GAL., 8' HIGH, 4' SPREAD
1	KOAIA	15 GAL, 6' HIGH
65	TI	3 GAL., 24" HIGH
24	AALII	3 GAL,. 3' HIGH, 2' SPREAD
20	NATIVE WHITE HIBISCUS	3 GAL., 3' HIGH, 2' SPREAD

LANDSCAPE PLAN

Molokai Education Center

University of Hawai'i — Island of Moloka'i

PBR HAWAII

Source: GD Design Hawaii, LLC (2019)

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

AHA KIOLE O MOLOKAI
P.O. Box 173 - Kualapuu, Hawai'I 96757
(808) 658-6010 - ahakiole.molokai@gmail.com

TO: PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631

May 8, 2019

RE: Solicitation for agency comments regarding the Molokai Education Center Expansion project

Aloha PBR Hawaii,

Mahalo for the opportunity to provide comments regarding the Molokai Education Center expansion project proposal.

The Aha Kiole o Molokai advisory council utilizes generational native Hawaiian knowledge, traditional management philosophies and methodologies for the purpose of perpetuating traditional protocols, caring for and protecting the environment, ensuring future sustainability of natural resources, and strengthening cultural and spiritual connections. The Aha Kiole o Molokai advisory council is in full support of providing our Molokai people with optimal opportunities for higher education. Please consider the following comments as you move forward with the proposed expansion project.

Secure Future Sustainability of Resources

Comment: Consider designing the new building to be mobile/movable. Consider ways to maximize lifespan and usability of the new structure beyond 50 years. The proposed project building may be exposed to impacts of sea level rise and climate change within the lifespan of the structure. Should it eventually be necessary to retreat, a movable structure would extend the usable life of the building and reduce future landfill contributions that would result from the complete demolition of a fixed structure.

Protection and Preservation of Environment

Comment: The native and rare Kioea bird (Bristle-Thighed Curlew) is not accounted for in the Draft EA. It is strongly suggested that this be corrected before moving forward and provisions be made if necessary to minimize potential negative impacts. The kioea is one of the rarest shoreline birds in the world and was declared in 2011 by Mayor Arakawa to be the official bird of Kaunakakai, Molokai. The proposed expansion project is located directly across the street from a designated Kioea wetland habitat. Because these birds are seasonal and migratory it is possible that kioea may not have been present at the time of fauna data collection.

Respectfully submitted on behalf of Aha Kiole o Molokai by Mahina Poepoe, Secretary

PBR HAWAII
& ASSOCIATES, INC.

April 5, 2019

THOMAS WITTEN, FASLA

RUSSELL Y. J. CHONG, FASLA, LEED® AP BD+C

JACLYN SHIGEKURI

CLAYTE. HUPPATZ, AICP, LEED® AP BD+C

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BRIAN WOLF, ASLA, LEED® AP

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Dear Participant:

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

Notice of publication of the Draft EA will be provided in the April 8, 2019 edition of *The Environmental Notice* and will be available for public review at the Office of Environmental Quality Control's website: [illegible]. The link will be active when the comment period begins on the afternoon of April 8, 2019.

Written comments must be postmarked, and emailed comments received, by May 08, 2019.

Name of Project: Molokai Education Center Expansion

Location: Kaunakakai **Island:** Molokai **District:** Kaunakakai

Tax Map Keys: (2) 5-3-003:013 and 014

Agency Action: ___X___ **Applicant Action:** _____

Proposing / Determining Agency: University of Hawai'i Community Colleges
ATTN: Shawn Kodani
University of Hawaii - Community Colleges
Facilities & Environmental Health
2327 Dole Street
Honolulu, Hawaii 96822
Phone: (808) 956-0864
Email: [illegible]

Consultant: PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631
Email: [illegible]

Please send written or emailed comments to the Consultant and provide a physical mailing address to receive a response to your comments.

Thank you for participating in the environmental review process.

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL April 4, 2019

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	MOLOKAI EDUCATION CENTER (MEC) EXPANSION
APPLICANT:	University of Hawaii
CONSULTANT:	Tom Schnell (PBR Hawaii & Associates)
PROJECT ADDRESS:	Kaunakakai Town, Island of Molokai, Hawaii
PROJECT DESCRIPTION:	State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities
TMK:	(2) 5-3-003:013 and (2) 5-3-003:014
PERMIT NO.:	DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002

AGENCY NAME		PHONE	

TRANSMITTED TO YOU ARE THE FOLLOWING:

Xx	Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

Xx	For your Comment and Recommendation

Please separate your comments into 1. A list of those you would like the Department of Planning to propose as conditions of project approval, and 2. Those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. When commenting on a Special Management Area (SMA) Use Permit application, please address the maintenance, restoration, and enhancement of the SMA consistent with the objectives, policies and guidelines of Chapter 205A, HRS, amended. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **May 8, 2019.** Boxes for Recommended Conditions and General Comments are also provided to assist you. If you have no comment, please sign the "No Comment" box. Please reply either by email or regular mail. You may fill out this form and email to me as a PDF if that is more convenient.. Thank you for your time and assistance. For additional clarification, please contact me via email at sybil.lopez@mauicounty.gov or at (808) 270-5229.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachments:

xc. Jeffrey Dack, AICP, (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File

SKL:SKL:xx
K:\WP_DOCS\PLANNING\RFC\2019\0023_MolokaiEducationCenter\AgencyTransmittal.doc

AGENCY NAME	AHA KULE O MOLOKAI	PHONE	808-658-6010

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Please see enclosed letter			
Signed:		Dated:	5/8/19
Print Name:	MAHINA M. POEPOE	Title:	Secretary

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

Mahina Poepoe, Secretary
Aha Kiole o Molokai
P.O. Box 173
Kualapuu, HI 96757

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Poepoe,

Thank you for submitting a letter on behalf of Aha Kiole o Molokai dated May 8, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge and appreciate that the Aha Kiole o Molokai advisory council is in full support of providing Moloka'i people with optimal opportunities for higher education.

Secure Future Sustainability of Resources

Thank you for your thoughtful comments regarding future sustainability of resources, sea level rise (SLR), and designing the new building to be movable.

The Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Report) (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100. The Report chose the Sea Level Rise Exposure Area (SLR-XA) scenario of 3.2 feet of sea level rise (SLR) to "depict hazards that may occur in the mid to latter half of this century."

Maui County formally accepted the findings of the Report through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the SLR Exposure Area (SLR-XA) model of 3.2 feet and directs Maui County Departments to use the Report in plans, programs and capital improvement decisions.

SLR of 3.2 feet is not anticipated to a have significant immediate impact to the new Multi-Purpose Classroom by the year 2100 (in the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to SLR based on the 3.2 feet scenario, where the new Multi-Purpose Classroom is proposed, is unlikely. In addition, the final floor elevation of the new Multi-Purpose Classroom will be +9 feet, decreasing the potential impacts of SLR.

The majority of the Site in Flood Insurance Rate Maps (FIRM) Zone AE which is considered a flood fringe area and the Base Flood Elevation (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC, the finished floor of the new Multi-Purpose Classroom will be constructed at elevation 9 feet. The new Multi-Purpose Classroom will be placed at 1 vertical foot above the BFE of 8 feet (+9 feet), and over 4 feet above the SLR-XA scenario. Thus, the final floor elevation of the new Multi-Purpose Classroom (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100 (in the next 80 years).

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

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E-mail: sysadmin@pbrhawaii.com

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An alternative of a movable structure has not been included in the Final EA given the above analysis and finding that SLR is not expected to impact to the new Multi-Purpose Classroom within the next 80 years. However, the architect analyzed the implications of a movable structure and noted that a movable structure would: 1) add tremendous cost to the design and construction of the building; and 2) present significant structural challenges; and 3) create design challenges related to compliance with the Americans with Disabilities Act (ADA).

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

Protection and Preservation of Environment

Thank you for providing information on the native and rare Kioea Bristle-thighed Curlew bird.

It is likely that Kioea bird was not detected during the biological survey because it is a migratory bird and the biological survey was conducted during September. However, Kelley Dudoit from MEC consulted with Arleone Dibben-Young, a Moloka'i local bird expert, to get more information about the bird.

Ms. Dibben-Young confirmed that Kioea birds use the MEC parking lot and lawn. In the last year she has not received reports of the Kioea on the MEC lawn, but the bird was spotted nearby at the Duke Maliu Regional Park and under the monkeypods at the Hale Mahaolu Home Pumehana. In addition, Ms. Dibben-Young noted:

- "No negative impact is expected on any endangered, threatened or such candidate species"
- "The Bristle-thighed Curlew (*Numenius tahitiensis*, kioea and/or kiowea) nests in Alaska and no record is known to exist that the species has nested outside of this area.
- "Other than landscaping with native trees that grow tall enough to force shorebirds up and over Kamehameha V Hwy, no other action is necessary to mitigate negative impact to shorebirds is known at this time"

The Final EA will include this information about the Kioea bird in section 3.7.2 "Fauna".

Thank you for participating in the environmental review process. The Aha Kiole o Molokai advisory council's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

April 29, 2019

PBR Hawaii & Associates, Inc.
Attn: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell,

Subject: Molokai Education Center Expansion
Draft Environmental Assessment (EA)
Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-003:013 and 014

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

In reviewing our records and the information received, Maui Electric Company, Limited has no objection or comments to the project at this time.

Should you have any other questions or concerns, please feel free to call me at 871-2340.

Sincerely,

Ray Okazaki
Engineer II, Engineering

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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Ray Okazaki, Engineer II
Maui Electric Company, Limited
P.O. Box 398
Kahului, HI 96733

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Okazaki,

Thank you for your letter dated April 29, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that Maui Electric Company, Limited has no objection or comments at this time.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\Public MECO Response.doc

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

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

(P)19.075

APR 30 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment (EA)
Molokai Education Center Expansion
Kaunakakai, Molokai, Hawaii
TMK: (2) 5-3-003:013 and 014

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

If you have any questions, your staff may call Ms. Dora Choy of the Public Works Division at 586-0488.

Sincerely,

CURT T. OTAGURO
Comptroller

c: Mr. Shawn Kodani, UH-Community Colleges

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

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Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

Curt Otaguro, Comptroller
Department of Accounting and General Services
State of Hawai'i
P.O. Box 119
Honolulu, HI 96810-0019

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Otaguro,

Thank you for your letter ((P) 19.075) dated April 30, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA).

As the planning consultant for the applicant, University of Hawai'i Community Colleges, we acknowledge that the Molokai Education Center Expansion project does not impact any of the Department of Accounting and General Services' (DAGS) projects or existing facilities, and the DAGS has no additional comments at this time.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DAGS Response.doc

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Honolulu, Hawai'i 96813-3484
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Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII

WILLIAM J. AILA, JR
ACTING CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

May 6, 2019

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Aloha Mr. Schnell:

Subject: Draft Environmental Assessment for Moloka'i Education Center Expansion

The Department of Hawaiian Home Lands acknowledges receiving the request for comments on the above-cited project and offers the following comments.

1. After reviewing the materials submitted, the proposed expansion is located near the Department of Hawaiian Home Lands' (DHHL) Kapa'akea landholdings. As described in the DEA, construction activities may result in short-term noise, air quality and traffic impacts. Due to the close proximity to beneficiaries living in Kapa'akea, DHHL recommends coordination with DHHL Molokai District Office staff, and the Kapa'akea Homestead Community prior to commencing high impact construction activities.

2. The promotion of native and canoe plants is commendable. However, the Rainbow Shower tree identified in the proposed plant palette is neither native, nor a canoe plant. In addition, this recent introduction is not typically utilized in modern lei-making activities. When developing the plant palate for MEC, DHHL encourages the use of shade trees that are culturally relevant or native to the area.

3. The Construction of both new buildings, the Education Center Expansion and the New Storage Building are both proposed within the flood zone, while the new parking lot is proposed in Zones X and XS. In addition, the proposed New Storage Building appears to be located very near the extent of the sea level rise exposure area. DHHL recommends an evaluation of the current site plan and a consideration of an alternative that sites the new facilities to reduce the potential impacts of flooding and sea-level rise.

4. The expansion of the MEC has the potential to benefit DHHL beneficiaries on Molokai by providing expanded educational opportunities as well as meeting space. However, as

described in the DEA there is a potential to impact traffic long-term. A system should be developed to monitor increases in use (i.e. use of facility for community gatherings rather than for educational purposes) above those described in the DEA and identify levels that would require additional monitoring of traffic.

5. We highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.

Mahalo for the opportunity to provide comments. If you have any questions, please call Malia Cox, at 620-9485 or contact via email at malia.m.cox@hawaii.gov.

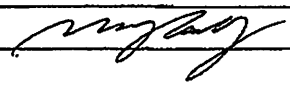
Aloha,

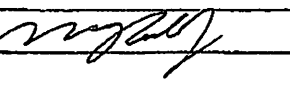
William J. Aila Jr., Acting Chairman
Hawaiian Homes Commission

c: Ms. Sybil Lopez, Department of Planning, County of Maui, 2200 Main Street, Suite 315, Wailuku, Maui 96793

AGENCY NAME	Department of Hawaiian Home Lands	PHONE	POC: Malia Cox 620-9485

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
No Conditions Recommended			
Signed:		Dated:	4/30/19
Print Name:		Title:	

GENERAL COMMENTS BOX			
See Attached letter, Subject: Draft Environmental Assessment for Moloka'i Education Center Expansion, dated May 6, 2019			
Signed:		Dated:	4/30/19
Print Name:		Title:	

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

William Ailā, Jr., Acting Chairman
Hawaiian Homes Commission
State of Hawai'i
91-5420 Kapolei Parkway
Honolulu, HI 96707-3256

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Ailā,

Thank you for your department's letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. *After reviewing the materials submitted, the proposed expansion is located near the Department of Hawaiian Home Lands' (DHHL) Kapa'akea landholdings. As described in the DEA, construction activities may result in short-term noise, air quality and traffic impacts. Due to the close proximity to beneficiaries living in Kapa'akea, DHHL recommends coordination with DHHL Molokai District Office staff, and the Kapa'akea Homestead Community prior to commencing high impact construction activities.*

   Response: The Kapa'akea Homestead Association and neighbors have been involved in the consultation process. On December 2018 representatives of the MEC and the project architect canvased the nearby Kapa'akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC. In addition, the Kapa'akea Homestead Association was sent a letter informing them of the Draft EA comment period on April 2019. No comments were received from the Kapa'akea Homestead Association. The MEC or their contractors will coordinate with the DHHL Moloka'i District Office staff prior to commencing construction activities.

2. *The promotion of native and canoe plants is commendable. However, the Rainbow Shower tree identified in the proposed plant palette is neither native, nor a canoe plant. In addition, this recent introduction is not typically utilized in modern lei-making activities. When developing the plant palate for MEC, DHHL encourages the use of shade trees that are culturally relevant or native to the area.*

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
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TOM SCHNELL, AICP
Principal

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NATHALIE RAZO
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Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

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Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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Response: Rainbow Shower trees are only proposed in the new grass parking area, which also has Rainbow Shower trees that provide good canopy coverage and shade. Matching the existing parking lots trees ties the parking areas together seamlessly.

Native Hawaiian coastal trees such as Milo, Kou, and Kamani, were considered, however for the new grass parking area they were determined not suitable due to the hard and round seeds which could create hazardous conditions. The University of Hawai'i now discourages the use of these trees within parking areas or near pedestrian pathways.

Kou, Kukui, and 'Ulu are proposed in other areas of the expansion. In addition, the MEC features a kukui grove, located mauka of the existing building, as the focal point of the campus functioning as a unifying element but providing shaded student areas. The MEC website notes that "In the future this kukui-shaped Mall will stretch the entire length of an expanded Molokai Education Center campus." The poetic phrase "kukui malamalama" combines the floral symbol of Moloka'i with the University of Hawai'i motto "caring for the light of knowledge." As such, the future buildings are intended to be oriented facing the kukui grove.

The MEC expansion will also incorporate a Hawaiian Plant garden courtyard area featuring Kupukupu fern, 'uki'uki, and dryland taro.

3. *The Construction of both new buildings, the Education Center Expansion and the New Storage Building are both proposed within the flood zone, while the new parking lot is proposed in Zones X and XS. In addition, the proposed New Storage Building appears to be located very near the extent of the sea level rise exposure area. DHHL recommends an evaluation of the current site plan and a consideration of an alternative that sites the new facilities to reduce the potential impacts of flooding and sea-level rise.*

Response: The current in effect Flood Insurance Rate Maps (FIRM) for the County of Maui place majority of the Site within Zone AE (EL 8), which is considered a flood fringe area. As noted in your letter, the existing paved parking lot and other areas are in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE that will have habitable structures will be built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE. The MEC expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations and will follow local community ordinances. In compliance with Chapter 19.62, MCC requirements, the finished floor of the MEC Expansion will be constructed at elevation 9 feet. The MEC Expansion will be placed at 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario.

Regarding sea level rise (SLR), the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise by the year 2100. The findings of the Hawai'i Sea Level Rise Vulnerability and

Adaptation Report were formally accepted by the Maui County through a proclamation of Mayor Arakawa, on February 2018. The proclamation acknowledges the Sea Level Rise Exposure Area (SLR-XA) model of 3.2 feet and directs Maui County Departments to use the Report in plans, programs and capital improvement decisions.

The Hawai'i Sea Level Rise Vulnerability and Adaptation report used the best available data and methods in Hawai'i. The final floor elevation of the proposed MEC Expansion (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The new storage building will be constructed slightly above the existing elevation to avoid flood damage. Since it will not be habitable, if SLR where to affect the storage building in the future the MEC can take appropriate action when necessary.

The west-south end of TMK (2) 5-3-003:013 is shown within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south end of the Site) is currently undeveloped/vacant land, and no changes are proposed as part of the current expansion covered under the EA.

Given the Site elevations and the anticipated finished floor of the MEC Expansion, impact to the MEC Multi-Purpose Classroom building due to sea level rise of 3.2 feet is not anticipated.

4. *The expansion of the MEC has the potential to benefit DHHL beneficiaries on Moloka'i by providing expanded educational opportunities as well as meeting space. However, as described in the DEA there is a potential to impact traffic long-term. A system should be developed to monitor increases in use (i.e. use of facility for community gatherings rather than for educational purposes) above those described in the DEA and identify levels that would require additional monitoring of traffic.*

Response: Thank you for your comment regarding potential traffic impacts. The DEA notes that no significant impacts to peak hour intersection operations are anticipated due to the proposed MEC expansion and that should community use of the MEC building (for larger events) increase in the future, traffic operations should be monitored. The Department of Transportation on a letter dated April 23, 2019 agreed that based on the Transportation Impact Assessment Report (TIAR) the project won't have significant traffic impacts to the State highway facilities and recommended to implement a traffic control plan for special events.

The MEC has relatively few large events. The largest event the MEC hosts is its graduation ceremony once every 4 years, which brings about 350 guests. The MEC has effective traffic management mechanisms and procedures to ensure orderly traffic flow and public safety during the graduation ceremony that could be put in place for other large events, if needed. During the graduation ceremony three or more parking

attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

Smaller events MEC hosts, such as the Molokai Business Conference, Scholarship AHA, and Pā'ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka'i is a small community, events are either advertised in the Moloka'i Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

In summary, the MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

5. *We highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.*

   Response: We acknowledge that Hawaiian Homestead community associations and other (N)native Hawaiian organizations should be consulted. We have consulted with organizations such as the Kapa'akea Homestead Association and Aha Kiole o Molokai.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL **April 4, 2019**

	STATE AGENCIES
X	DAGS
X	DBEDT (3)
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	Dept of Human Services
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOE, Maui
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	Land Use Commission (Hard Copy)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
X	Civil Defense
X	DLIR
	OTHER
X	Hawaiian Telcom (Hard Copy)
X	Maui Electric Company
X	Kapaakea Homestead Association
X	Hale Mahaoulu Home Pumehana Center
X	AHA Kiole
X	Molokai Land Trust

	COUNTY AGENCIES
X	Civil Defense
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department
	FEDERAL AGENCIES
X	FEMA
X	EPA, Pacific Islands, (Region 9)
X	Fish & Wildlife
X	Molokai-Lanai Soil & Water Conservation
X	NRCS-USDA-Maui
X	U.S. Army Corp. of Engineers (Hard Copy)
X	U.S. Coast Guard

PROJECT:	**MOLOKAI EDUCATION CENTER (MEC) EXPANSION**
APPLICANT:	**University of Hawaii**
CONSULTANT:	**Tom Schnell (PBR Hawaii & Associates)**
PROJECT ADDRESS:	**Kaunakakai Town, Island of Molokai, Hawaii**
PROJECT DESCRIPTION:	**State Land Use District Boundary Amendment, Change of Zoning, Special Management Area, and Draft Environmental Assessment for the proposed construction of 1,100 sq.ft. of multi-purpose classroom and site improvements such as fire lane, outdoor courtyard, and restroom facilities**
TMK:	**(2) 5-3-003:013 and (2) 5-3-003:014**
PERMIT NO.:	**DBA 2019/0002, CIZ 2019/0002, SM1 2019/0002**

AGENCY NAME		PHONE	

TRANSMITTED TO YOU ARE THE FOLLOWING:

Xx	Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

Xx	For your Comment and Recommendation

Please separate your comments into 1. A list of those you would like the Department of Planning to propose as conditions of project approval, and 2. Those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. When commenting on a Special Management Area (SMA) Use Permit application, please address the maintenance, restoration, and enhancement of the SMA consistent with the objectives, policies and guidelines of Chapter 205A, HRS, amended. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **May 8, 2019.** Boxes for Recommended Conditions and General Comments are also provided to assist you. If you have no comment, please sign the "No Comment" box. Please reply either by email or regular mail. You may fill out this form and email to me as a PDF if that is more convenient.. Thank you for your time and assistance. For additional clarification, please contact me via email at sybil.lopez@mauicounty.gov or at (808) 270-5229.

Sincerely,

SYBIL K. LOPEZ
Staff Planner

Attachments:
xc: Jeffrey Dack, AICP, (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Project File
General File
SKL:SKL:xx
K:\WP_DOCS\PLANNING\RFC\2019\0023_MolokaiEducationCenter\AgencyTransmittal.doc

AGENCY NAME		PHONE	

NO COMMENT			
Signed:		Dated:	
Print Name:		Title:	

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Department of Human Services (DHS) has reviewed the map of the proposed area for the Molokai Education Center Expansion. A check on DHS' internal data system and Google Maps found one DHS licensed group child care center within the .05 mile radius that maybe affected by the construction phase. If you should have any questions regarding this matter, please contact Ms. Lisa Galino, Child Care Program Specialist at (808)586-5712.			
Signed:	Scott Nakasone	Dated:	4/30/19
Print Name:	Scott Nakasone	Title:	Assistant Division Administrator

PBR HAWAII
& ASSOCIATES, INC.

19 0169

April 5, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

J. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice President / Principal

VINCENT SHIGEKUNI
Senior Vice President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice President / Principal

TOM SCHNELL, AICP
Principal

JIMI MIKAMI YUEN, LEED® AP BD+C
Principal

V. FRANK BRANDT, FASLA
Chairman Emeritus

JAN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

KATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

JIACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

Dear Participant:

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

Notice of publication of the Draft EA will be provided in the April 8, 2019 edition of *The Environmental Notice* and will be available for public review at the Office of Environmental Quality Control's website: http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-04-08-MO-DEA-Molokai-Education-Center-Expansion.pdf. The link will be active when the comment period begins on the afternoon of April 8, 2019.

Written comments must be postmarked, and emailed comments received, by May 08, 2019.

Name of Project: Molokai Education Center Expansion

Location: Kaunakakai **Island:** Molokai **District:** Kaunakakai

Tax Map Keys: (2) 5-3-003:013 and 014

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

Proposing / Determining Agency:
University of Hawai'i Community Colleges
ATTN: Shawn Kodani
University of Hawaii - Community Colleges
Facilities & Environmental Health
2327 Dole Street
Honolulu, Hawaii 96822
Phone: (808) 956-0864
Email: kodani@hawaii.edu

Consultant:
PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, Principal
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Phone: (808) 521-5631
Email: tschnell@pbrhawaii.com

Please send written or emailed comments to the Consultant and provide a physical mailing address to receive a response to your comments.

Thank you for participating in the environmental review process.

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

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NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

Pankaj Bhanot, Director
Department of Human Services
State of Hawai'i
P.O. Box 339
Honolulu, HI 96809-0339

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Bhanot,

Thank you for your department's email dated May 1, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

We acknowledge that the Department of Human Services (DHS) found one DHS licensed group childcare center within the .05-mile radius of the MEC. Prior to commencing construction activities, the MEC or their contractors will conduct efforts to notify the group childcare center and the neighboring community about potential short-term impacts.

The MEC Addition may generate some short-term construction-related impacts during construction, such as noise, dust and traffic, however, appropriate engineering, design, and construction measures will be undertaken to minimize short-term construction-related activities.

Noise from construction activities will be short-term and will comply with Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit will be obtained from the DOH.

All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from windblown emissions.

Thank you for participating in the environmental review process. Your department's letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State DHS Response.doc

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 10, 2019

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion** located at Kaunakakai, Island of Molokai; Hawaii; TMK: (2) 5-3-003:013 and 014

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated May 8, 2019, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure
cc: Central Files

19663

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
LAND DIVISION
2019 MAY -8 AM 10: 33
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

April 15, 2019

MEMORANDUM

TO: ~~FROM~~

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

~~FROM:~~ TO:
Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: _____

Print Name: **DAVID G. SMITH, Administrator**

Date: 5/6/19

Attachments
cc: Central Files

14663

DAVID Y. IGE
GOVERNOR OF HAWAII

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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

MAY - 7 2019

MEMORANDUM

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife

SUBJECT: **Division of Forestry and Wildlife Comments on the Draft Environmental Assessment for the Proposed Moloka'i Education Center Expansion**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comments on the Draft Environmental Assessment for the proposed Moloka'i Education Center Expansion at Kaunakakai on the island of Moloka'i, TMKs: (2) 5-3-003:013 and (2) 5-3-003:014. Proposed work would include the construction of a multi-purpose classroom and associated facilities including restrooms, storage spaces, a mechanical room, and a multi-purpose room, and landscaping on five acres of disturbed former agricultural land.

We appreciate the measures identified in the Draft Environmental Assessment to avoid and minimize impacts during design and construction to State listed species including the Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*), the Blackburn's Sphinx Moth (*Manduca blackburni*), waterbirds, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

Further, DOFAW appreciates that the project proponent prioritizes the use of native plant species suitable for local climate conditions in the post-construction landscaping plan.

DOFAW recommends establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. For instance, any off-island heavy machinery should be power washed and free of debris and mud inside and outside of the vehicle before transportation to Moloka'i. Soil and plant material may have fungi (e.g. Rapid 'Ōhi'a Death), non-native species, and pathogens that could harm our native species and ecosystems.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Jim Cogswell, Wildlife Program Manager at (808) 587-4187 or James.M.Cogswell@hawaii.gov.

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 8, 2019

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion** located at Kaunakakai, Island of Molokai; Hawaii; TMK: (2) 5-3-003:013 and 014

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

At this time, enclosed are comments from the (a) Engineering Division, (b) Commission on Water Resource Management, and (c) Land Division – Maui District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

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

RECEIVED
LAND DIVISION
2019 APR 25 AM 10: 35
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 15, 2019

MEMORANDUM

FROM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: 4/24/19

Attachments
cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

Ref: Draft Environmental Assessment for the Proposed Molokai Education Center Expansion
Location: Kaunakakai, Island of Molokai
TMK(s): (2) 5-3-003:013 and 014
Applicant: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 4/24/19

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

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HONOLULU, HAWAII 96809

RECEIVED
LAND DIVISION
2019 MAY -6 AM 10:42
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

April 15, 2019

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

RECEIVED
COMMISSION ON WATER RESOURCE MANAGEMENT
2019 APR 16 AM 10:49

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oegc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: /s/ M. Kaleo Manuel

Print Name: Deputy Director

Date: May 1, 2019

Attachments
cc: Central Files

FILE ID: RFD. 4555.4
DOC ID: 21490

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

BRUCE S. ANDERSON, PH.D.
WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

May 2, 2019

REF: RFD.4555.4

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director
Commission on Water Resource Management

SUBJECT: Draft Environmental Assessment for the Proposed Molokai Education Center Expansion

FILE NO.: RFD.4555.4
TMK NO.: (2) 5-3-003:013, (2) 5-3-003:014

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

- [ ] 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- [X] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- [X] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- [X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.
- [X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/
- [X] 6. We recommend the use of alternative water sources, wherever practicable.
- [X] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.
- [X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

☐ 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

☐ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☒ OTHER: The Draft Environmental Assessment should disclose the projected water demands, both potable and non-potable, associated with the proposed project and provide the calculations used to estimate demands.

We commend the indoor and outdoor conservation measures proposed for implementation.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.

DAVID Y. IGE
GOVERNOR OF HAWAII

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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2019 APR 26 PM 4:41
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

RECEIVED
MAUI DISTRICT
LAND DIVISION
2019 APR 18 PM 1:10

April 15, 2019

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division
_X_ Div. of Forestry & Wildlife
___Div. of State Parks
_X_ Commission on Water Resource Management
___Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the Proposed **Molokai Education Center Expansion**
LOCATION: Kaunakakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **May 6, 2019.**

The DEA can be found on-line at: http://health.hawaii.gov/oegc/ (Click on The Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: [signature]
Print Name: Daniel Ornellas
Date: 4/26/19

Attachments
cc: Central Files

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

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

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Tsuji,

Thank you for the Department of Land and Natural Resources' (DLNR) letters dated May 8 and 10, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to the comments provided by the Engineering Division, the Commission on Water Resource Management, the Land Division – Maui District, and the Division of Forestry and Wildlife.

Engineering Division

> *The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44 CFR regulations as stipulated in Section 60.12. Be advised that 44 CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards. The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project.*

Response: In preparing the Draft EA we researched the Flood Hazard Zone designation for the project and have reviewed the current effective Flood Insurance Rate Maps (FIRM) for the County of Maui. The majority of the Site is within Zone AE (EL 8), which is considered a flood fringe area. The existing paved parking lot and other areas are in Zones X and XS, or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE.

The MEC expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations and will follow local community ordinances.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

Response: The Final EA will include discussion of water demand and infrastructure required for the MEC Expansion.

Two 12-inch waterlines run along Kamehameha V Highway and Alanui Ka'imi'ike Street adjacent to the site. The site is served by a two-inch meter. There are two fire hydrants on the Site. The waterline and meter along Alanui Ka'imi'ike Street provide domestic water service and fire flow protection to the site. There are no non-potable water resources available for the site.

In 2018, water use at the MEC facility was 2,566 gallons per day (gpd) based on FY2018 County of Maui Department of Water Supply consumption records. This includes water for: 1) domestic use (water fixtures such as toilets, sinks, drinking fountains, etc.); and 2) landscape irrigation. AECOM, the project civil engineer, projects that the daily water demand for the MEC with the expansion is expected to average 4,195 gpd. Of this total approximately 1,750 gpd will be for domestic use and 2,445 gpd will be for irrigation use.

The MEC Expansion will include three new restrooms (each with a toilet and a sink), a utility room sink, a water cooler, and new landscaped area (see Section 2.2.1 and Appendix A). Water for the expansion will be provided from the existing two-inch water meter servicing the existing building. The meter's adequacy will be determined as part of the building permit application process. The fire protection system will connect to the existing 12-inch waterline stub on Alanui Ka'imi'ike Street. The MEC Expansion will feature an automatic fire sprinkler system. A remote fire department connection monument will be added on the mauka side of the highway to facilitate Maui County Fire Department connection requirements. Fire flow requirements will be determined as part of the building permit process.

With the new landscaped area, the total amount of irrigation water used on campus is expected to decrease because the entire campus irrigation system will be upgraded with water-efficient irrigation fixtures, including drip irrigation in some areas. The upgraded irrigation system irrigation will be automated, and various areas will be irrigated separately based on the type of plants in specific areas.

The Final EA will include water calculations summarized in the main text of the Final EA and in detail in a new Appendix.

We understand that projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge and Water Facilities Charges for transmission and daily storage. Note that we also received comments on the Draft EA from the County of Maui Department of Water Supply (DWS). The Final EA will include DWS's comments and our response.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Response: Water demand and calculations have been provided with this letter.

Commission on Water Resource Management (CWRM)

Below we respond to the CWRM's standard comments checked off in CWRM's letter.

2. *We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.*

   Response: See response to Engineering Division above. We have submitted information for the Engineering Division to include into the State Water Projects Plan.

3. *We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.*

   Response: The Hawai'i Department of Agriculture (DOA) was informed of the DEA comment period. In addition, on June 10, 2019 we sent the attached letter to the DOA to inform them that a District Boundary Amendment (DBA) is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District. We noted that the CWRM's letter suggested that DOA incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP).

4. *We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.*

5. *We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/*

6. *We recommend the use of alternative water sources, wherever practicable.*

7. *We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.*

8. *We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at https://www.hawaiiscape.com/wp-content/uploads/2013/04/LIC11_Irrigation_Conservation_BMPs.pdf*

Responses 4–8: Thank you for providing recommendations and information on sustainable practices including water fixtures and irrigation for water efficiency and best management practices (BMP) to address stormwater management. We acknowledge that CWRM strongly promotes the efficient use of Hawai'i's water resources through conservation measures and appropriate resource management. To protect groundwater resources and the aquifer, BMPs will be implemented as needed to:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off;
- Keep run-off on site.

The Final EA will include discussion of the ground and surface water resources of the area and identifie water conservation and efficiency measures to be implemented. Conservation measures may include:

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species;
- Using reclaimed water (if available) as an alternative source for dust control during construction.

Other: The Draft Environmental Assessment should disclose the projected water demands, both potable and non-potable, associated with the proposed project and provide the calculations used to estimate demands.

Response: See response to Engineering Division above. The Final EA will include water calculations summarized in the main text of the Final EA and in detail in a new Appendix.

Land Division – Maui District

We acknowledge that the Land Division – Maui District has no comments at this time.

Division of Forestry and Wildlife

We appreciate the measures identified in the Draft Environmental Assessment to avoid and minimize impacts during design and construction to State listed species including the Hawaiian Hoary Bat or 'Ope'ape'a (Lasiurus cinereus semotus), the Blackburn's Sphinx Moth (Manduca blackburni), waterbirds, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

Response: Thank you for providing information on seabird-friendly light styles. To minimize the threat of disorientation or downing of migratory birds after construction all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and

trespass through regulation of the type and use of outdoor lighting. All exterior luminaires will be designed so that no direct light will escape the property line, thus will not reach the shoreline / ocean water meeting the requirements of §205A-30.5 and 205A-71.

DOFAW recommends establishing inspection and decontamination protocols to avoid importing to Moloka'i soil or other plant material on any off-island equipment and team members. For instance, any off-island heavy machinery should be power washed and free of debris and mud inside and outside of the vehicle before transportation to Moloka'i. Soil and plant material may have fungi (e.g. Rapid 'Ohi'a Death), non-native species, and pathogens that could haim our native species and ecosystems.

Response: MEC and its consultants are aware of the importance of protecting Moloka'i's natural environment and ecosystem. It is intended that materials and labor be sourced from on-island resources as much as possible. Soil used for grading will come from the site. If materials, equipment, or manpower needs to be brought in, proper protocol will be included in contracts. From a landscape standpoint, on site soils striped from the ground during clearing and grubbing activities will be used as much as possible by amending the existing soils rather than bringing in topsoil from elsewhere. A provision for using imported soils is intended only if there is not enough onsite soil available to meet required finished grade or when existing soils are determined not suitable (which is unlikely per a Preliminary Geotechnical Investigation).

We thank the Department of Land and Natural Resources for participating in the environmental review process. Your department's letters will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

PBR HAWAII
& ASSOCIATES, INC.

June 10, 2019

Phyllis Shimabukuro-Geiser, Board of Agriculture Chairperson
Department of Agriculture
State of Hawai'i
1428 S. King Street
Honolulu, HI 96814

SUBJECT: MOLOKAI EDUCATION CENTER EXPANSION, LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Shimabukuro-Geiser,

PBR Hawaii is the planning consultant for the University of Hawai'i Community Colleges (UHCC) proposed expansion to the Molokai Education Center (MEC). The MEC is located at 375 Kamehameha V Highway, Kaunakakai Molokai, Hawaii (TMKs (2) 5-3-003:013 and 014 with a total area of 5.27 acres).

As part of the Draft Environmental Assessment (EA) process, the Department of Land and Natural Resources, recommended we reach out to the Department of Agriculture regarding the State Land Use District Boundary Amendment (DBA) from the State Agricultural District to the State Urban District necessary for the expansion. Because the DBA area is less than 15 acres, the DBA will be processed through the County of Maui, with the Maui County Council having the authority to approve the DBA.

The MEC expansion is proposed as an addition to the existing MEC building, involving a new multi-purpose classroom that will add capacity to the campus to provide more classes, lectures, and community events. The expansion will extend from the existing MEC building on parcel (2) 5-3-003:014 by way of a covered walkway to the west to the adjacent parcel (2) 5-3-003:013. Both parcels are currently located within the State Land Use Agricultural District, with the existing MEC building operating under a Special Use Permit (SUP2 980010).

We understand that the reclassification of the property from the State Agricultural District to the State Urban District might be of relevance for the State's Agricultural Water Use and Development Plan (AWUDP).

Please contact Caterine Picardo from our team at cpicardo@pbrhawaii.com or (808) 521-5631 if you have questions or would like additional information. While the comment period on the Draft EA ended on May 8, 2019, you can download the Draft EA from the Office of Environmental Control website using this link: http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-04-08-MO-DEA-Molokai-Education-Center-Expansion.pdf.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

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GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

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

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

May 6, 2019

Mr. Tom Schnell
Principal
PBR Hawaii & Associates, Inc.
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for Molokai Education Center Expansion
TMK: (2) 5-3-003:013 and 014

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

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

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

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

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c Alec Wong, Acting EMD Administrator {Via Email}

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Patti Kitkowski, District Environmental Health Program Chief
Department of Health
State of Hawai'i
Maui District Health Office
54 South High Street, Room 300
Wailuku, HI 96796-3378

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Kitkowski,

Thank you for your letter dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. A National Pollutant Discharge Elimination System (NPDES) Permit (§11-55 Hawai'i Administrative Rules) will be obtained for the development of the MEC Expansion as required. All NPDES permit requirements will be implemented.

2. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, Hawai'i Administrative Rules). When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a noise permit will be obtained from the DOH.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

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Deputy Director
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DEREK J. CHOW
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EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 0338
HWY-PS 2.9706

April 23, 2019

Mr. Tom Schnell
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Draft Environmental Assessment (DEA)
Molokai Education Center Expansion
University of Hawaii – Community Colleges
Molokai, Kaunakakai, TMK: (2) 5-3-003: 013, 014

The University of Hawaii – Community Colleges (UHCC) proposes to expand the classroom facilities at its Molokai Education Center (MEC) to accommodate a rising number of students from a current enrollment of 250 students to 450 students.

The facility is located along Kamehameha V Highway, State Route 450, with access via a driveway from a side street Alanui Kaimike Street which connects to Kamehameha V at a stop-controlled intersection.

A DEA was prepared under Hawaii Revised Statutes 343 due to the use of State Lands and Funds. It is anticipated that the DEA would be in support of County-level District Boundary Amendment, Change in Zoning, and Special Management Area Use Permit.

The DEA Traffic Impact Assessment Report (TIAR) by AECOM, dated July 2017, concluded that there would be no significant impact of the expansion.

The Hawaii Department of Transportation has the following comments:

1. Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities.

2. MEC should implement special events traffic control plans to handle larger than anticipated events.

It there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Planning Branch at (808) 587-1830. Please reference file review number: 2019-033.

Sincerely,

JADE T. BUTAY
Director of Transportation

c: Shawn Kodani, UHCC

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

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Jade Butay, Director of Transportation
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Honolulu, HI 96813-5097

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Butay,

Thank you for your letter (DIR 0338 HWY-PS 2.9706) dated April 23, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i Community Colleges, we are responding to your comments.

1. We acknowledge your comment that "Based upon the information provided in the TIAR, the project does not have significant traffic impacts to the State highway facilities."

2. The MEC has relatively few large events. For the graduation ceremony MEC has effective traffic management mechanisms and procedures to ensure orderly traffic flow and public safety. During the graduation ceremony three or more parking attendants: 1) direct traffic and ingress and egress of vehicles; and 2) assist with parking. The main parking lot is reserved for special guests and guests with a handicap placard. In previous years, the MEC utilized the property across the street (east) to stage overflow parking, however, that property is overgrown with trees now. At future ceremonies, the remaining vacant area on the State could be used as an overflow parking space for large events.

   Smaller events MEC hosts, such as the Molokai Business Conference, Scholarship AHA, and Pā'ina Panikau, accommodate 100 people or less because the existing MEC capacity. These smaller events have not yet generated traffic impacts that affect the public roads but might require some traffic management in the future. Since Moloka'i is a small community, events are either advertised in the Molokai Dispatch or the community usually is aware of events expected to draw crowds and is able to plan accordingly.

   The MEC currently has an effective traffic management plan for their largest event, the graduation ceremony, which happens every 4 years. The MEC could implement similar traffic management efforts if additional special events made possible with the expansion where to impact traffic.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

DAVID Y. IGE
Governor

MIKE MCCARTNEY
Director

DANIEL E. ORODENKER
Executive Officer

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

April 11, 2019

Mr. Tom Schnell, Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813

Dear Mr. Schnell:

Subject: Moloka'i Education Center Expansion
Draft Environmental Assessment (DEA)
Kaunakakai, Moloka'i, Hawai'i
TMK: (2) 5-3-003: 013 and (2) 5-3-003: 014

We are in receipt of the DEA for the subject project forwarded by your firm's letter of April 5, 2019.

We understand that the subject project involves the expansion of the existing Moloka'i Education Center to include the building of additional classroom space to accommodate the increasing student population. The existing facility is located within the State Land Use Agricultural District and has been permitted pursuant to a special use permit (SUP2 980010). We further understand that the DEA has been prepared in support of applications for a land use district boundary amendment (less than 15 acres) as well as for a change in zoning and special management area use permit. The boundary amendment is required to comply with Condition No. 8 of the aforementioned special use permit and will encompass the entire 5-acre site of the Moloka'i Education Center. Based on the nature of the expansion, an Anticipated Finding of No Significant Impact is expected.

With this understanding, we offer the following comments:

235 SOUTH BERETANIA STREET ○ SUITE 406 ○ HONOLULU, HAWAI'I 96813 ○ TEL: (808) 587-3822 ○ FAX: (808) 587-3827
EMAIL: dbedt.luc.web@hawaii.gov
MAILING ADDRESS: P. O. Box 2359, Honolulu, Hawai'i 96804

1) We confirm that the project site, as represented in Figure 5, is designated within the State Land Use Agricultural District. We note that the legend in said figure incorrectly labels the district as "Agriculture."

2) The tax map, labeled as Figure 3, in the DEA, incorrectly identifies the project site. Instead of 5-3-0-030-130 and 5-3-0-030-140, it should read 5-3-003: 013 and 5-3-003: 014 to be consistent with the numbering and formatting of the tax map parcels used elsewhere in the DEA.

3) The discussion of Public Services and Facilities, Section 4.9, should include an assessment of the emergency management facilities in the region, including existing conditions and potential impacts and miitigation measures.

We request that these matters be addressed in the Final Environmental Assessment. We have no further comments at this time.

Should you have any questions or require further clarification, please call our office at 587-3822.

Sincerely,

Daniel E. Orodenker
Executive Officer

c: Shawn Kodani
Michele Chouteau Mclean

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

BLAINE ONISHI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

Daniel E. Orodenker, Executive Officer
Land Use Commission
State of Hawai'i
P O Box 2359
Honolulu, HI 96804

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Mr. Orodenker,

Thank you for your letter dated April 11, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

In the Final EA:

- Figure 5, State Land Use District, will be revised to correctly label the State Land Use District as "Agricultural" rather than "Agriculture."
- Figure 3, Tax Map Key, will be revised to correctly label the Tax Map Key numbers of the MEC parcels as 5-3-003:013 and 5-3-003:014 rather than 3-003:0130 and TMK 5-3-003:0140.

Thank you for bringing these items to our attention.

As suggested, in the Final EA Section 3.6, Natural Hazards, will include information about the Statewide Outdoor Warning Siren System, and Section 4.9, Public Services and Facilities, will include an assessment of the emergency management facilities in the region.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA & Applications\Draft EA\DEA Comments\Responses\MEC Final Responses\State LUC Response.doc

19/2489

OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

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

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

DTS201905031009NA

May 6, 2019

Ms. Michele Chouteau McLean, Director
Department of Planning
County of Maui
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

RECEIVED
MAY 14 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

Attention: Ms. Sybil K. Lopez

Dear Ms. McLean:

Subject: State Land Use District Boundary Amendment (DBA 2019/0002), Change of Zoning (CIZ 2019/0002), Special Management Area (SM1 2019/0002), and Draft Environmental Assessment for the Molokai Education Center Expansion, Kaunakakai, Molokai; Tax Map Key: (2) 5-3-003: 013 and 014

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the Molokai Education Center Expansion, located in Kaunakakai, Molokai, Hawaii, transmitted via memorandum received April 8, 2019.

According to the Draft EA, the University of Hawaii proposes to add a new multi-purpose classroom to the Molokai Education Center (MEC) building. The proposed MEC expansion will extend from the existing building on parcel TMK (2) 5-3-003: 014 to the adjacent parcel TMK (2) 5-3-003: 013, and require consolidation of the two parcels. Both parcels are located within the State Agricultural District. A State Land Use District Boundary Amendment is required to reclassify the approximately 5-acre land from the State Land Use Agricultural District to the State Land Use Urban District. Given that parcel 13 is in the Special Management Area (SMA) under Hawaii Coastal Zone Management (CZM) Act, Hawaii Revised Statutes (HRS) Chapter 205A, a SMA Use Permit is required for the proposed expansion.

The subject EA will serve as a supporting document for the applications for a State Land Use District Boundary Amendment, Change in Zoning, and SMA Use Permit for the proposed MEC expansion project.

The Office of Planning (OP) has reviewed the Draft EA and has the following comments to offer.

1. Sea level rise increases the risk of flooding and coastal inundation. Pages 28-30, **3.6.2 Sea Level Rise**, the Draft EA states that direct inundation of the buildings due to a sea level rise of 3.2 feet is not anticipated to be likely in the next 50 years. According to the Draft EA, the proposed action is to implement an increment of the MEC Long Range Development Plan. OP suggests that the Final EA apply 75 years or more as the expected life of the MEC expansion to consider mitigation measures in sitting and design for the proposed structure and related improvements to mitigate potential impacts of sea level rise by referring to the findings of the Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017, accepted by the Hawaii Climate Change Mitigation and Adaptation Commission.

2. The land area to be disturbed by the proposed action is more than one acre. OP concurs that a National Pollutant Discharge Elimination System Permit needs to be obtained for the proposed construction to prevent discharges of storm water associated with construction activities from affecting the State waters as specified in Hawaii Administrative Rules Chapter 11-54.

3. Several species of migratory seabirds may fly over the property area at night between May and November. OP recommends that the exterior lighting and lamp posts associated with the proposed project shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841.

Sincerely,

Mary Alice Evans
Director

PBR HAWAII
& ASSOCIATES, INC.

January 9, 2020

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

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Mary Alice Evans, Director
Office of Planning
State of Hawai'i
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA'I, MAUI COUNTY

Dear Ms. Evans,

Thank you for your letter (DTS201902031009NA) dated May 6, 2019 regarding the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (DEA). As the planning consultant for the applicant, University of Hawai'i, we are responding to your comments.

1. Upon review of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017) we realize that the report provides a picture of the potential future exposure of each island as a result of sea level rise (SLR) by the year 2100, while our analysis incorrectly assumed that the 3.2 feet scenario was based on a 100-year timeframe.

   SLR of 3.2 feet is not anticipated to have significant immediate impacts to the MEC expansion by the year 2100 (within the next 80 years). With Site elevations ranging from 4 to 11 feet above mean sea level, the property elevation is high enough that direct inundation due to sea level rise based on the 3.2 feet scenario, where the expansion is proposed, is unlikely. The MEC Multi-Purpose Classroom building will have a floor elevation of e +9 feet, decreasing potential SLR impacts to the building.

   The majority of the Site is in FIRM Zone AE which is considered a flood fringe area and the Base Flood Elevations (BFE) within the Site is 8 feet. In compliance with Chapter 19.62, MCC requirements, the finished floor of the MEC Expansion will be constructed at elevation 9 feet. The MEC Expansion will be 1 vertical foot above the BFE of 8 feet, and over 4 feet above the SLR scenario. The final floor elevation of the proposed MEC Expansion (+9 feet) is high enough that direct inundation of the building due to SLR of 3.2 feet is not anticipated by the year 2100.

The west-south end of TMK (2) 5-3-003:013 is shown within the SLR exposure area; however, TMK (2) 5-3-003:013 (the west-south end of the Site) is currently undeveloped/vacant land, and no changes are proposed as part the current expansion covered under the EA. Given the site elevations and the anticipated finished floor of the MEC Expansion, impact to the MEC Expansion due to sea level rise of 3.2 feet is not anticipated.

2. A National Pollutant Discharge Elimination System (NPDES) Permit (§11-55 Hawai'i Administrative Rules) will be obtained for the development of the MEC Expansion if needed. All NPDES permit requirements will be implemented.

3. We acknowledge your recommendations regarding light pollution and direction of lighting. To minimize impacts to migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. The artificial light provisions in HRS § 205A-30.5(b) and 205A-7l(b) will be followed by designing all exterior lighting so that no direct light will escape the property line, thus light will not reach the shoreline/ocean water.

Thank you for participating in the environmental review process. Your letter will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai'i Community Colleges

EXHIBIT 4: APPLICATION FORMS

DBA Application Form

COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 MAIN STREET, SUITE 619
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-8205 FAX: (808) 270-7634

APPLICATION TYPE: LAND USE COMMISSION DISTRICT BOUNDARY CHANGE/RECLASSIFICATION

DATE: 03/27/2019 VALUATION: $3,000,000

PROJECT NAME: Molokai Education Center Expansion

PROPOSED DEVELOPMENT: An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms. Lot consolidation of TMKs 013 & 014 is being sought as part of the project. Total area for TMKs (2) 5-3-003:013 and 014 is 5.27 acres.

TAX MAP KEY NO.: (2) 5-3-003:013 & 014 CPR/HPR NO.: _____ LOT SIZE: 5.27 acres

PROPERTY ADDRESS: 375 Kamehameha Highway, Kaunakakai, HI 96748

OWNER: University of Hawaii PHONE:(B) _____ (H) _____

ADDRESS: 2444 Dole Street, Bachman Hall 109H

CITY: Honolulu STATE: Hawaii ZIP CODE: 96822

OWNER SIGNATURE: (See letter of authorization - Exhibit E)

APPLICANT: University of Hawaii (Jan Gouveia)

ADDRESS: 2444 Dole Street, Bachman Hall 109H

CITY: Honolulu STATE: Hawaii ZIP CODE: 96822

PHONE (B): (808) 956-6405 (H): _____ FAX: (808) 956-3763

APPLICANT SIGNATURE: (See letter of authorization - Exhibit E)

AGENT NAME: Tom Schnell (PBR Hawaii & Associates)

ADDRESS: 1001 Bishop Street Suite 650

CITY: Honolulu STATE: Hawaii ZIP CODE: 96813

PHONE (B): (808) 521-5631 (H): _____ FAX: (808) 523-1402

EXISTING USE OF PROPERTY: Undeveloped, vacant land & educational facility

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Agricultural

COMMUNITY PLAN DESIGNATION: Public/Quasi ZONING DESIGNATION: Interim

OTHER SPECIAL DESIGNATIONS: Special Management Area

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-013

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☒ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES & BASE FLOOD ELEVATIONS:[3] Zones X, AE (8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.

2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.

4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]

REVIEWED & CONFIRMED BY:

Sheila Wakayama (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii **TELEPHONE** (808) 521-5631

PROJECT NAME Molokai Education Center Expansion **E-MAIL** tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 **TAX MAP KEY** 5-3-003-014

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☐ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary: [2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area: [2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN: [2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: X, XS, AE (8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature)
☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).
☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).
☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.
☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:
1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

_____ (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

PLANNING DEPARTMENT
2200 MAIN STREET, SUITE 619
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-8205 FAX: (808) 270-7634

STATE LAND USE DISTRICT BOUNDARY AMENDMENT/RECLASSIFICATION

SOURCE OF LEGAL AUTHORITY: Chapter 205, Hawaii Revised Statutes and Title 19, Maui County Code

INFORMATIONAL SHEET

The purpose of this application is to establish procedures for implementing the provisions of Section 205-3.1, HRS, pertaining to applications for boundary amendment/reclassification of State Land Use District boundaries involving lands fifteen acres or less presently classified in the Agricultural, Rural or Urban Districts. Applicants applying for lands over fifteen acres or classified as Conservation District, should contact the State Land Use Commission for appropriate procedures.

Upon submittal of a State District Boundary Amendment/Reclassification Application, it will be reviewed for completeness.

Upon certification of completeness, a hearing will be scheduled with the appropriate Planning Commission to review. The Commission shall make a recommendation to the County Council. Approval of the application is through adoption by ordinance.

Between the date of certification of completeness and the Planning Commission hearing, the following must be completed:

APPLICANT:

1. Notification of property owners and lessees of hearing date by certified mail or registered mail, return receipt requested. (Notification letter to owners and lessees are to be mailed after listing and map are checked and verified, application accepted and public hearing scheduled. A location map of the proposed project shall be sent with the notice. Said notification shall be made 30 days prior to the public hearing.) The applicant shall submit an affidavit of mailing to the Director on a form provided by the Department certifying that notice, as required herein has been provided.

2. Publication of the notice in a newspaper of general circulation in the county, once a week for three consecutive weeks prior to any public hearing.

PLANNING DEPARTMENT:

1. Published notice in a newspaper of general circulation within the County of the scheduled hearing.

2. Preparation of report and recommendation to the Commission.

LAND USE COMMISSION DISTRICT BOUNDARY CHANGE/RECLASSIFICATION
REQUIRED SUBMITTALS

District Boundary Change/Reclassification:

From: Agricultural To: Urban

☑ 1. Evidence that the applicant is the owner or lessee of record of the real property to be reclassified.

☑ 2. A notarized letter of authorization from the legal owner if the applicant is not the owner.

☑ 3. List of owners and lessees of real property within a 500 feet radius of the subject parcel should be obtained from the most current available list at the Maui County Department of Finance, Real Property Tax Division. This list should include the tax map key numbers and the names and addresses of all owners, lessees, and members of the Board of Directors or managing agents to be notified, including a map drawn to scale, clearly defining the 500 feet notification boundary and the parcels affected.

☑ 4. A non-refundable filing fee (See Fee Schedule, Table A); payable to *County of Maui, Director of Finance.*

☑ 5. **Zoning & Flood Confirmation form** (pg 2) completed and signed by Planning Dept.

(One Original and One copy)

☑ 1. Legal Description and map drawn to scale of the subject property.

☑ 2. Reason (s) justifying the request.

☑ 3. Report addressing how the proposed district change conforms to the standards establishing the use district as identified in Chapter 15, Land Use Commission Rules, Subchapter 2 Establishment of State Land Use Districts.

☑ 4. Map of site and proposed land use.

After reviewing these documents for completeness, the department will notify the applicant of the number of additional copies needed to be provided for agency transmittal.

DATE:

TO: Owners/Lessees

Please be informed that the undersigned has applied to the Maui Planning Commission of the County of Maui for a State Land Use District Boundary Amendment/Reclassification for the following parcel(s):

1. Tax Map Key: (2) 5-3-003:013 & 014

2. Location: In the vicinity of Kamehameha V Hwy and Alanui Kaimiike Street

3. Area of parcel: 5.27 acres

4. Reclassified from Agricultural to Urban

5. Proposed Development: An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date:

Time:

Place:

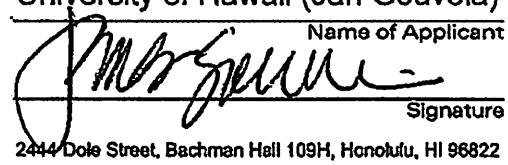
Attached please find a map identifying the location of the specific parcel(s) being considered in the request for State Land Use District Boundary Amendment/Reclassification.

The hearing is held under the authority of Chapter 92, Hawaii Revised Statutes, Title 19 of the Maui County Code, and the appropriate Commission rules.

Testimony relative to this request may be submitted in writing prior to the hearing to the appropriate Planning Commission c/o the Maui Planning Department, 2200 Main Street, Wailuku, Maui, Hawaii 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Planning Department, 2200 Main Street, Wailuku, Maui, Hawaii, Telephone (808) 270-8205; toll free from Molokai 1-800-272-0117, Extension 8205; and toll free from Lanai 1-800-272-0125, Extension 8205.

University of Hawaii (Jan Gouveia)
Name of Applicant


Signature

2444 Dole Street, Bachman Hall 109H, Honolulu, HI 96822
Address

(808) 956-6405
Telephone

NOTARIZED AFFIDAVIT OF MAILING

_____, being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a __ for land situated at 375 Kamehameha Highway, Kaunakakai, HI 96748, TMK: (2) 5-3-003:013 & 014

2. Affiant did on _____, 20 , deposit in the United States mail, post paid, by certified or registered mail and delivery to addressee, a copy of a Notice of Hearing, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified on "Exhibit B," attached hereto and made a part hereof.

3. Thereafter there was returned to the Office of Affiant the United States Post Office Certified or Registered Mail Receipts, which are attached hereto as "Exhibit C" and made a part hereof.

Further Affiant sayeth naught:

_____

DBA - Map of Site

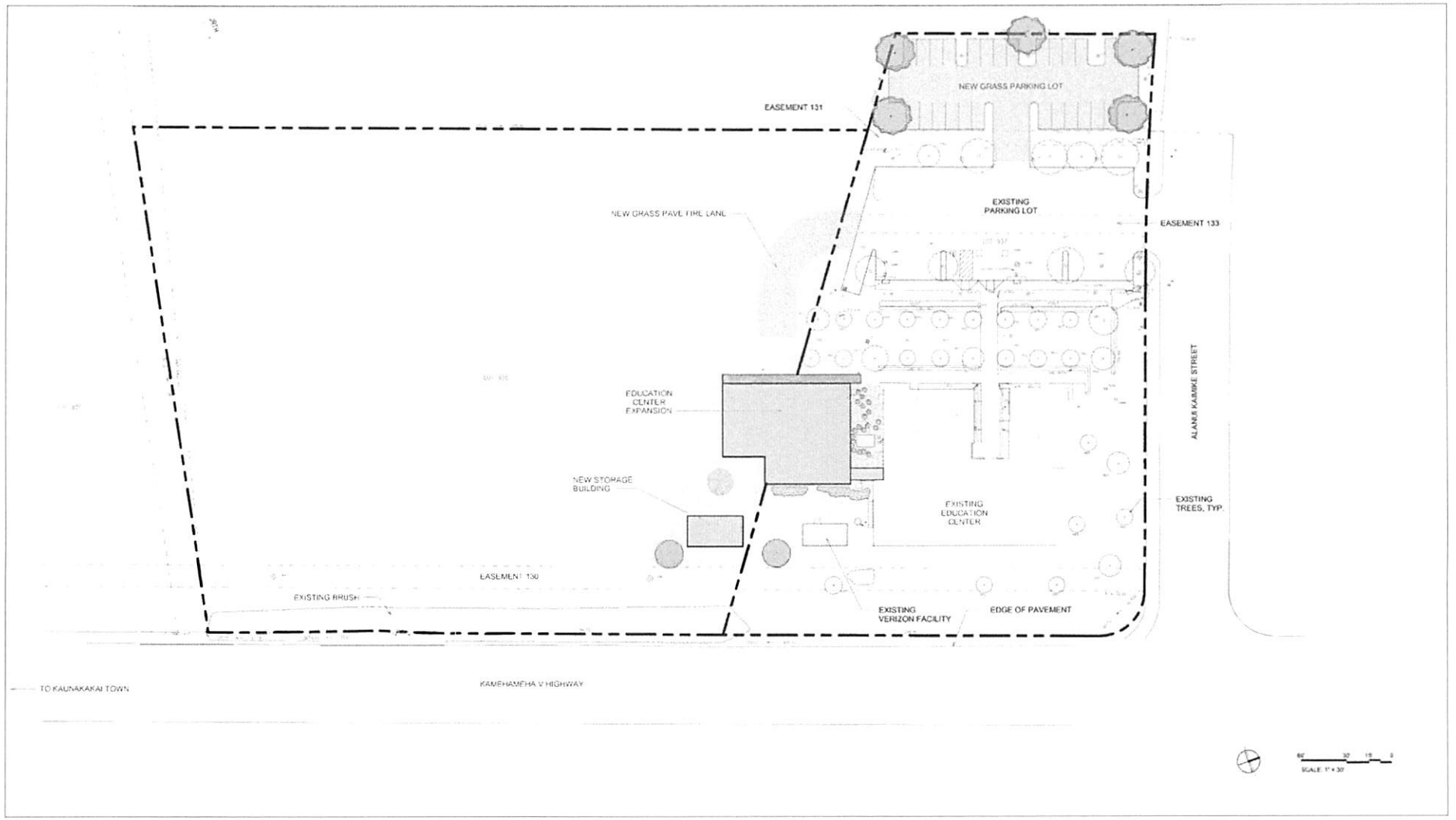


FIGURE:
Map of Site (Site Plan)

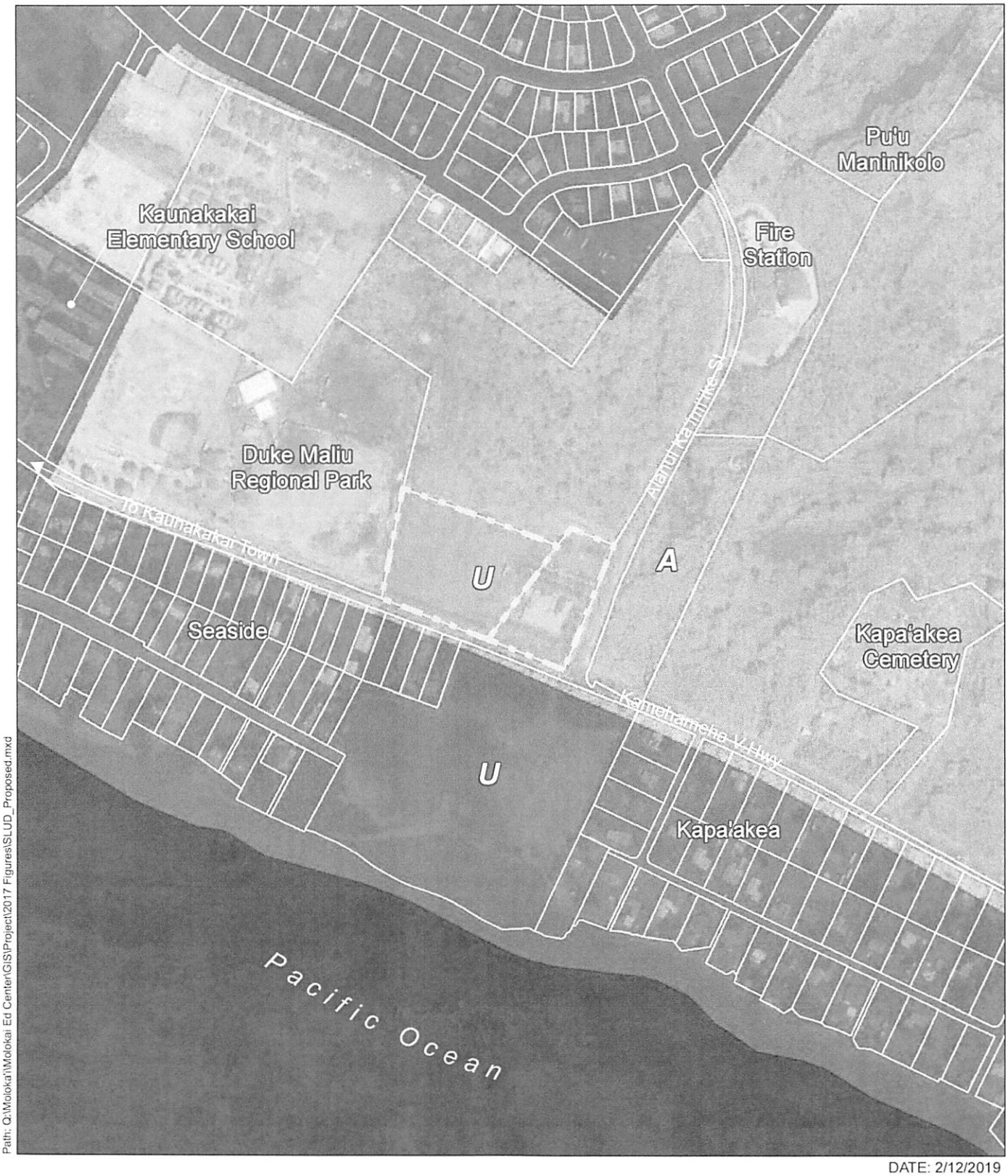
Molokai Education Center
University of Hawaii — Island of Molokai

PBR HAWAII & ASSOCIATES, INC.

Source: GD Design Hawaii, LLC (2019).

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

DBA - Map of Proposed Land Use



PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\2017 Figures\SLUD_Proposed.mxd

DATE: 2/12/2019

Legend

- Molokai Education Center
- A - Agricultural
- U - Urban
- Proposed U - Urban

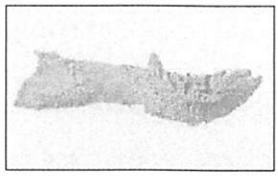


Figure:
Proposed Land Use

MOLOKAI EDUCATION CENTER

University of Hawai'i
North

Island of Molokai

Linear Scale (feet)
0 100 200 400

PBR HAWAII
& ASSOCIATES, INC.

Source: County of Maui (May 2013); ESRI (2016)

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

CIZ Application Form

COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 MAIN STREET, SUITE 619
WAILUKU, HI 96793
(Office) 270-8205 (Fax) 270-1775
email: planning@mauicounty.gov

Application for
CHANGE OF ZONING
(CIZ)

I. SOURCES OF AUTHORITY

The sources of authority for a **Change Of Zoning** are as follows:

Maui County Code (MCC) Chapter 19.510 and 19.510.040

Copies can be obtained in the Planning Department or downloaded from the Maui County website at: www.mauicounty.gov

II. PURPOSE

A Change Of Zoning (CIZ) may be requested when a property is proposed to be used in a manner not allowed under the current zoning. A CIZ may be granted, provided the following criteria are met:

- The proposed request meets the intent of the General Plan and the objectives and policies of the applicable County community plan.
- The proposed request is consistent with the applicable community plan land use map of the County.
- The proposed request meets the intent and purpose of the district being requested.
- The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.
- The application, if granted, would not adversely impact the social, cultural, economic, environmental and ecological character and quality of the surrounding area; and
- If the application involves the establishment of an agricultural district with a minimum lot size of two (2) acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and U.S. Natural Resources Conservation Service.

Copies of the CIZ application can be obtained from the Planning Department. A form fillable PDF version is available from the **Zoning and Land Use Plans** section of the Maui County website at: http://www.mauicounty.gov/index.asp?NID=1251

III. APPLICATION CONTENTS

This application packet contains the following documents each of which shall be complete at the time of submittal:

Change Of Zoning Application Form (see Page 4)
Zoning and Flood Confirmation Form (see Page 5)
Required Submittals Checklist (see Page 6)
Project Assessment Requirements Checklist (see Pages 7-8)
Notice of Application (see Page 9)
Notarized Affidavit of Mailing of Notice of Application (see Page 10)
Notice of Public Hearing (see Page 11)
Notarized Affidavit of Mailing of Notice of Public Hearing (see Page 12)
Long Range Division-Project Database Form (see Pages 13-14)
Sample Map (See Page 15)

IV. SUBMITTAL AND REVIEW PROCESS

Refer to Chapter 19.510, MCC. In summary the submittal and processing procedures are as follows:

1. Applicant submits application.
2. Applicant mails out *Notice of Application* (See Page 9) with a *location map* to all owners and recorded lessees within 500 feet of the subject project site property boundaries. (The *location map* is an accurately scaled map depicting the project site in relation to adjacent parcels and landmarks. It is used in notices to the public to clearly portray the location of the proposed project.) A copy of the *Notice of Application*, *location map*, and *Notarized Affidavit of Mailing of Notice of Application* (See Page 10) shall be submitted as part of the application. (In the event that the application is only to amend text and is not associated with a land use or development application on a project site, contact Planning Department staff for guidance.)
3. The Department of Planning transmits legal description and map to Department of Finance for its Real Property Assessment Division to reconcile metes and bounds with their data
4. Provided that the application is adequate and no additional information is required, the application will be transmitted to reviewing agencies for comments, recommendations and conditions.
5. Upon receipt of agency comments, a public hearing is scheduled for Planning Commission for review and recommendation to County Council.
   Note: Protests may be filed with the appropriate planning commission prior to or on the public hearing date. If forty percent (40%) of the owners/lessees within five hundred feet (500') of the property file written protests, the ordinance must be approved by a vote of six (6) members of the County Council, in order to become effective.
6. Needed adjustments will be made to the map by Department staff, who will perform an integrity check and assign a map number.
7. The Planning Director transmits the Planning Commission's findings, conclusions, and recommendations to the County Council.
8. The County Council reviews and acts upon the application. Any CIZ must be adopted by County ordinance by the County Council and Mayor.
9. A copy of the ordinance, with exhibits, is transmitted to the Real Property Assessment Division for their information and action.

V. PUBLIC HEARING REQUIREMENTS BEFORE THE PLANNING COMMISSION

The **Applicant** is responsible for the following public hearing requirements:

1. Mail ***Notice of Public Hearing*** by certified or registered mail, return receipt requested, to owners/lessees of record within 500 feet of the Parcel boundaries not less than 30 calendar days prior to the public hearing (see Page 11).
2. Submit certified mail return receipts and ***Notarized Affidavit of Mailing of Notice of Public Hearing*** to the Department at least 10 business days prior to the public hearing (see Page 10).
3. Publish the ***Notice of Public Hearing*** and **location map** once a week for three consecutive weeks prior to the date of the public hearing in a newspaper which is printed and issued at least twice weekly in the County and which is generally circulated throughout the County (see Page 9).
4. Submit certified copy of published notice to the Director of Planning at least six (6) days prior to the date of public hearing (see Page 10).
5. The applicant applicant may need to prepare documents, such as amendments to land use maps, unilateral agreements, etc.

The **Planning Department** is responsible for the following public hearing requirements:

1. Notify the applicant and appropriate state and county agencies of the date of the public hearing not less than 45 days prior to the public hearing.
2. Publish the notice of the date, time, place and subject matter of the public hearing once in a newspaper printed and issued at least twice weekly in the county and which is generally circulated throughout the county at least thirty calendar days prior to the date of the public hearing.
3. Transmit a report on the application to the Planning Commission, applicant and appropriate State and County agencies not less than six days prior to the date of the public hearing.
4. Following a recommendation by the appropriate Planning Commission, transmit necessary documents to the County Council.

CHANGE OF ZONING APPLICATION

Please print legibly or type the following.

Permit Number(s): CIZ _____ - _____

PROPERTY ADDRESS & INFORMATION

Project Name: Molokai Education Center Expansion	**Tax Map Key No.:** (2) 5-3-003:013 & (2) 5-3-003:014
Total Area: 5.27 acres	**Valuation*:** $3,000,000

Physical Address/Location of Project:
375 Kamehameha Highway, Kaunakakai, HI 96748

** Total cost or fair market value, as estimated by an architect, engineer, or contractor licensed by the State of Hawaii Dept. of Commerce and Consumer Affairs; or, by the administrator of Dept. of Public Works, Development Services Administration.*

DESCRIPTION OF PROPOSED ACTIVITY OR DEVELOPMENT

Describe the existing use:

(2) 5-3-003:014: Existing use includes an education center building and paved parking lot with access from Alanui Ka'imi'ike Street.

(2) 5-3-003:013: Existing conditions include a vacant lot of undeveloped land adjacent to TMK (2) 5-3-003:014

Describe the proposed use: Proposed use for TMK (2) 5-3-003:014 remains unchanged. An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms to provide opportunities for classes and community events is proposed. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.

LAND USE DESIGNATIONS	Existing	Proposed
State Land Use District Boundary	Agricultural	Urban
Maui Island Plan	N/A	N/A
Community Plan	Public/Quasi Public	Public/Quasi Public
County Zoning	Interim	P-1 Public/Quasi Public
Other (i.e. SMA)	Portion within SMA	Portion within SMA

CONTACT INFORMATION

APPLICANT INFORMATION

Name(s): University of Hawaii (Jan Gouveia)
Email: kodani@hawaii.edu

Mailing Address: 2444 Dole Street, Bachman Hall 109H, Honolulu, HI 96822

Phone Number(s **(bus)** (808) 956-6405 **(hm)** **(cell)** **(fax)** (808) 956-3763

Signature(s): (See letter of authorization - Exhibit E) **Date:** 03/27/2019

CONSULTANT INFORMATION

Name(s): Tom Schnell (PBR HAWAII & Associates)
Email: tschnell@pbrhawaii.com

Mailing Address: 1001 Bishop Street Suite 650, Honolulu, HI 96813

Phone Number(s **(bus)** (808) 521-5631 **(hm)** **(cell)** **(fax)** (808) 523-1402

Signature(s): **Date:** 03/27/2019

OWNER INFORMATION

Name(s): University of Hawaii (Jan Gouveia)
Email: kodani@hawaii.edu

Mailing Address: 2444 Dole Street, Bachman Hall 109H, Honolulu, HI 96822

Phone Number(s **(bus)** (808) 956-6405 **(hm)** **(cell)** **(fax)** (808) 956-3763

Signature(s): (See letter of authorization - Exhibit E) **Date:** 03/27/2019

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii TELEPHONE (808) 521-5631

PROJECT NAME Molokai Education Center Expansion E-MAIL tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 TAX MAP KEY 5-3-003-013

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

☒ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN
Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries
Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: Zones X, AE (8')

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature)
☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).
☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).
☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.
☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:
1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]

REVIEWED & CONFIRMED BY:

Sheila Wakayama (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

RECEIVED
MAR 29 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME University of Hawaii **TELEPHONE** (808) 521-5631

PROJECT NAME Molokai Education Center Expansion **E-MAIL** tschnell@pbrhawaii.com

PROPERTY ADDRESS 375 Kamehameha V Hwy, Kaunakakai 96749 **TAX MAP KEY** 5-3-003-014

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from** Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

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☐ (SMA) Special Management Area

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

MAUI ISLAND PLAN — Growth Boundary:[2] ☐ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

MAUI ISLAND PLAN — Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☐ Outside Protected Areas

COMMUNITY PLAN:[2] Public/Quasi-Public

COUNTY ZONING: Interim District

OTHER/COMMENTS:

☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: X, XS, AE (8')

☐ FEMA DESIGNATED FLOODWAY | For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.

2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.

4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Sheila Nakagawa (Signature) 3/29/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

REQUIRED SUBMITTALS CHECKLIST

☑ 1. This **Change Of Zoning Application** with all pages completed.

☑ 2. Evidence that the Applicant is the owner of the real property to be reclassified; OR, if the Applicant is not the owner, a notarized letter of authorization from the owner authorizing the applicant to act on the owner's behalf AND evidence that identify the legal owner.

☑ 3 A copy of the ***Notice of Application,*** **location map** and ***Notarized Affidavit of Mailing of Notice of Application.***

☑ 4. List of owners and lessees of real property within a 500 feet radius of the subject parcel boundaries shall be obtained from the most current available list at the Maui County Department of Finance, Real Property Tax Division. This list should include the tax map key numbers and the names and addresses of all owners, lessees, and members of the Board of Directors or managing agents to be notified, including a *parcel notification map* (The *parcel notification map* is a map drawn to scale, clearly identifying the 500 foot boundary surrounding the subject parcel and the parcels within the notification boundary).

☑ 5. ***Zoning and Flood Confirmation form*** (pg 5) completed and signed by Planning Dept.

☑ 6. Legal metes and bounds description of the subject property.

☑ 7. Map of the subject property and its surrounding properties, including their Tax Map Key numbers, on regular paper (8 ½" x 11" format). The map will not include the metes and bounds on it, nor signature lines or dates for any approvals (see sample on page 15).

☑ 8. Two (2) hard copies of a ***Project Assessment*** document which contains all the items listed in the *Project Assessment Requirements Checklist.*
Note: The Department will review the application and request additional copies for agency transmittal.

☑ 9. Any other information, as may be required.

☑ 10. A copy of the ***Notice of Public Hearing.***

☑ 11. An electronic copy in PDF format of the entire application package on a compact disk or flash drive.

☑ 12. A **non refundable** filing fee payable to *County of Maui, Director of Finance.*
(see Fee Schedule, Table A found on the Maui County website)

After reviewing the application packet and certifying that it is ready for processing the Applicant will be notified of the number of additional hard and digital copies to be provided for agency review.

PROJECT ASSESSMENT REQUIREMENTS CHECKLIST

*Refer to Chapter 19.510, MCC. Compile the items listed below into a Project Assessment document, which may include elements of the Chapter 343, HRS environmental assessment or impact statement. In the "**Location**" column list the document and page number where each item is found.*

D#	Assessment Content Description	Location
D1	Owner identification and signature or written authorization documents.	DEA 1.1 & SINFO* Ex. D,E
D2	Owner's name, address, and phone number.	DEA 1.2
D3	Agent's name, address, and phone number, if applicable.	DEA 1.4
D4	Tax map key and street address, if available.	DEA 2.1.1
D5	*Locational map* identifying the site, adjacent roadways, and landmarks (The purpose of *locational map* is to give an overview depicting the project site in relation to adjacent landmarks and geographic features. Possible formats include marked-up aerial photographs and the *location map* described on Page 2, among others.).	DEA Fig. 2
D6	List of owners and lessees of record within 500 feet and the *parcel notification map* (described on Page 5).	SINFO Ex.G
D7	Analysis of ways in which application conforms to policies and objectives of General Plan, Community Plan and applicable district.	DEA 6.2
D8	Detailed land use history of parcel(s) to include former and existing state and county land use designations, violations and uses.	DEA 2.1.4
D9	Preliminary archaeological and historical data and comments from the Department of Land and Natural Resources (DLNR) and Office of Hawaiian Affairs (OHA). If applicable, a preservation /mitigation plan approved by DLNR and OHA.	DEA 4.1
D10	Analysis of secondary impacts of the proposed use on surrounding uses.	DEA 5.3
D11	Traffic impact analysis and, if applicable, a traffic master plan with comments from the Department of Transportation (DOT) and the Department of Public Works (DPW).	DEA App. D
D12	If applicable, an assessment of the impact the proposed use may have on agricultural use of the property with comments from The Department of Agriculture (DOA) and Natural Resources Conservation Service (NRCS).	DEA 3.3
D13	Water source, supply and distribution analysis, and, if applicable, a water master plan which includes comments from the DLNR, Department of Water Supply (DWS), and DPW.	DEA 3.5, 4.7
D14	Sewage disposal analysis, and comments, if applicable, from the Department of Health (DOH), DLNR, Department of Environmental Management (DEM), and DWS.	DEA 4.7.2
D15	Solid waste disposal analysis and comments, if applicable, from DOH, DLNR, DEM, and DWS.	DEA 4.7.4

*SINFO = Molokai Education Center Supplemental Information

PROJECT ASSESSMENT REQUIREMENTS CHECKLIST

D#	Assessment Content Description	Location
D16	Identification of environmentally sensitive areas, habitat and botanical features, such as wetlands, streams, endangered plants, etc., and comments, if applicable, from DLNR, US Fish and Wildlife Service (USFWS), and US Army Core of Engineers (USACE).	DEA 3.7
D17	Identification of the existing topographical and drainage patterns and any alterations proposed.	DEA 3.5, 4.7.3
D18	Identification and summary of all meetings held between Applicant and any community group.	DEA Ch. 9
D19	Dated photographs of site or structure.	DEA Fig. 4
D20	Development schedule.	DEA 2.2.5
D21	Schematic site development plans, if applicable, drawn to scale, which identify property lines and easements; location, size, spacing, setback and dimensions of all existing and proposed building, structures, improvements and uses; existing and proposed building elevations, sections, floor plans and site sections; topographic information showing existing features and conditions and proposed grading; existing and proposed landscaping which depicts open spaces, plantings and trees; existing and proposed roadways and accesses to the project and parking layout with dimensions; and shoreline, shoreline setback lines, stream and other setback lines.	DEA App. A
D22	Operations and management of proposed use which may include: number of employees, housing plan, hours of operation, provisions for off-site parking.	DEA 2.2
D23	Identification of traditional beach and mountain access trails and additional trails which may be required for public access, and, if applicable, a preservation/mitigation plan and comments from DLNR and OHA.	DEA 4.2
D24	Identification and assessment of chemicals and fertilizers used, and, if applicable, a mitigation plan and maintenance program and schedule, and comments from DOH, DLNR, USFWS, and US Environmental Protection Agency (USEPA).	DEA 3.4
D25	Any other information necessary to assess the application.	

NOTICE OF APPLICATION

Date: 3-26-19

TO: OWNERS/LESSEES

Please be advised that the undersigned has filed an application for a Change Of Zoning to change the land use designation(s) (and/or plain text) for the following parcel:

1. Tax Map Key Number: (2) (2) 5-3-003:013 & (2) 5-3-003:014
2. Location (street address): 375 Kamehameha Highway, Kaunakakai, HI 96748
3. Change of Zoning from: Interim

   to: P-1 Public/Quasi Public

   Other (i.e. SMA):
4. Description of the existing uses on the Property:

   (2) 5-3-003:014: Existing use includes an education center building and paved parking lot with access from Alanui Ka'iml'ike Street. (2) 5-3-003:013: Existing conditions include a vacant lot of undeveloped land adjacent to TMK (2) 5-3-003:014
5. Description of the proposed uses on the Property:

   Proposed use for TMK (2) 5-3-003:014 remains unchanged. Proposed use for TMK (2) 5-3-003:013 includes developing an ~~addition to the existing education center to provide multi-purpose classrooms to provide opportunities for classes and~~ community events.

The Applicant is responsible for ensuring accuracy of the information.

University of Hawaii (Jan Gouveia)

Owner/Applicant	Applicant (if not also Owner)
Signature	Signature
2444 Dole Street, Bachman Hall 109H	1001 Bishop St Suite 650
Mailing Address, No. & Street or PO Box	Mailing Address, No. & Street or PO Box
Honolulu, HI 96822	Honolulu HI 96813
City, State, Zip Code	City, State, Zip Code
(808) 956-6405	808 521-5631
Telephone	Telephone

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION

Thomas Schnell , being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a **Change Of Zoning** for land situated at 375 Kamehameha Highway, Kaunakakai, HI 96748 , TMK (2): (2) 5-3-003:013 & (2) 5-3-003:0014

2. Affiant did on March 26 . 2019 , deposit in the United States mail, postage prepaid, a copy of a Notice of Filing of Application with a location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.

Further, Affiant sayeth naught.

subscribed and sworn to before me this
26 day of MARCH , 20 19 .

MICHAEL ISARA NOTARY PUBLIC [Stamp or Seal] No. 16-277 STATE OF HAWAII

Notary Public, State of Hawaii

Print Name: MICHAEL ISARA

My commission expires: 9/14/2020

NOTARY PUBLIC CERTIFICATION

Doc. Date:	3/26/19	# Pages:	9
Notary Name:	MICHAEL ISARA	Judicial Circuit:	1st
Doc. Description:	AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION		
Notary Signature:			
Date:	3/26/19		

MICHAEL ISARA [Stamp or Seal] NOTARY PUBLIC No. 16-277 STATE OF HAWAII

PBR HAWAII
& ASSOCIATES, INC.

March 26, 2019

Surrounding Property Owners
of the Molokai Education Center

SUBJECT: UNIVERSITY OF HAWAII MAUI COLLEGE (UHHC) MOLOKAI EDUCATION CENTER
ADDRESS: 375 Kamehameha Highway, Kaunakakai, HI 96748
TMK: (2) 5-3-003:013 and (2) 5-3-003:014

Dear UHHC Molokai Education Center Neighbor,

As UHHC Molokai Education Center's planning consultant, I am sending you this letter and attached Notice of Application as part of the process of the proposed expansion of the UHHC Molokai Education Center.

UHHC Molokai Education Center proposes to add a multi-purpose classroom to the campus. The classroom is proposed to be connected to the existing building and would provide more space for classes, lectures, and community events.

As part of the permitting process UHHC Molokai Education Center seeks a Change in Zoning of the property (Tax Map Key (TMK) (2) 5-3-003:013 and TMK (2) 5-3-003:014) from Interim to Public/Quasi-Public (P-2). The attached Notice of Application is required to be mailed to all owners and lessees of record located within a 500-foot distance from the TMK parcels. Your address was derived from the most current list of owners and lessees of record available from the Real Property Tax Division of the County of Maui Department of Finance.

As part of the permitting process UHHC Molokai Education Center will also be seeking a: 1) State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District; and 2) Special Management Area (SMA) Use Permit. Notices of hearings for these permits (and the Change in Zoning) will be mailed to you at the appropriate times.

A Draft Environmental Assessment (EA) has also been prepared which includes more information about the proposed UHHC Molokai Education Center expansion. We will send you a notice of the publication of the Draft EA within the next several days, along with information regarding how you can review and provide comments on the Draft EA.

Should you have any questions, please contact me at (808) 521-5631 or Kelley Dudoit from the UHHC Molokai Education Center at kelleyt@hawaii.edu or (808) 553-4490.

Sincerely,

PBR HAWAII,

Tom Schnell, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

KATIE CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

JIACHENG DONG, LEED® AP
Senior Associate

MICAH McMILLEN, ASLA, LEED® AP
Associate

NATHALIE RAZO
Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Associate

BRIAN WOLF, ASLA, LEED® AP
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
e-mail: sysadmin@pbrhawaii.com

Printed on recycled paper

NOTICE OF APPLICATION

Date: 3-26-19

TO: OWNERS/LESSEES

Please be advised that the undersigned has filed an application for a **Change Of Zoning** to change the land use designation(s) (and/or plain text) for the following parcel:

1. Tax Map Key Number: (2) (2) 5-3-003:013 & (2) 5-3-003:014
2. Location (street address): 375 Kamehameha Highway, Kaunakakai, HI 96748
3. Change of Zoning from: Interim

   to: P-1 Public/Quasi Public

   Other (i.e. SMA):
4. Description of the existing uses on the Property:

   (2) 5-3-003:014: Existing use includes an education center building and paved parking lot with access from Alanui Ka'iml'ike Street. (2) 5-3-003:013: Existing conditions include a vacant lot of undeveloped land adjacent to TMK (2) 5-3-003:014
5. Description of the proposed uses on the Property:

   Proposed use for TMK (2) 5-3-003:014 remains unchanged. Proposed use for TMK (2) 5-3-003:013 includes developing an ~~addition to the existing education center to provide multi-purpose classrooms to provide opportunities for classes and~~ community events.

The Applicant is responsible for ensuring accuracy of the information.

University of Hawaii (Jan Gouveia)

Owner/Applicant

Signature

2444 Dole Street, Bachman Hall 109H

Mailing Address, No. & Street or PO Box

Honolulu, HI 96822

City, State, Zip Code

(808) 956-6405

Telephone

Applicant (if not also Owner)

Signature

1001 Bishop St Suite 650

Mailing Address, No. & Street or PO Box

Honolulu HI 96813

City, State, Zip Code

808 521-5631

Telephone

Exhibit A

Location Map



PDF - Q:\Moloka'i\Moloka'i Ed Center\PDF\Regional Location.pdf
Path: Q:\Moloka'i\Moloka'i Ed Center\GIS\Project\Regional Location.mxd

DATE: 1/13/2017

Legend

Moloka' i Education Center

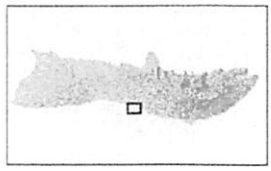


Figure:
Location Map

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

North

Linear Scale (feet)

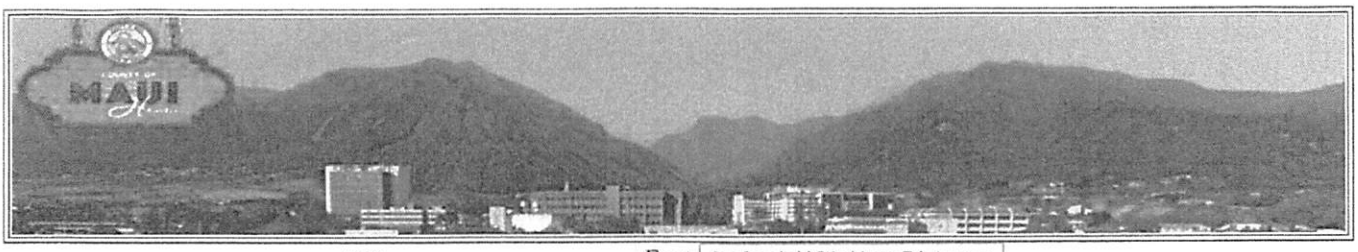
0 100 200 400

PBR HAWAII

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Exhibit B

List of Recorded Owners and Lessees within 500 feet

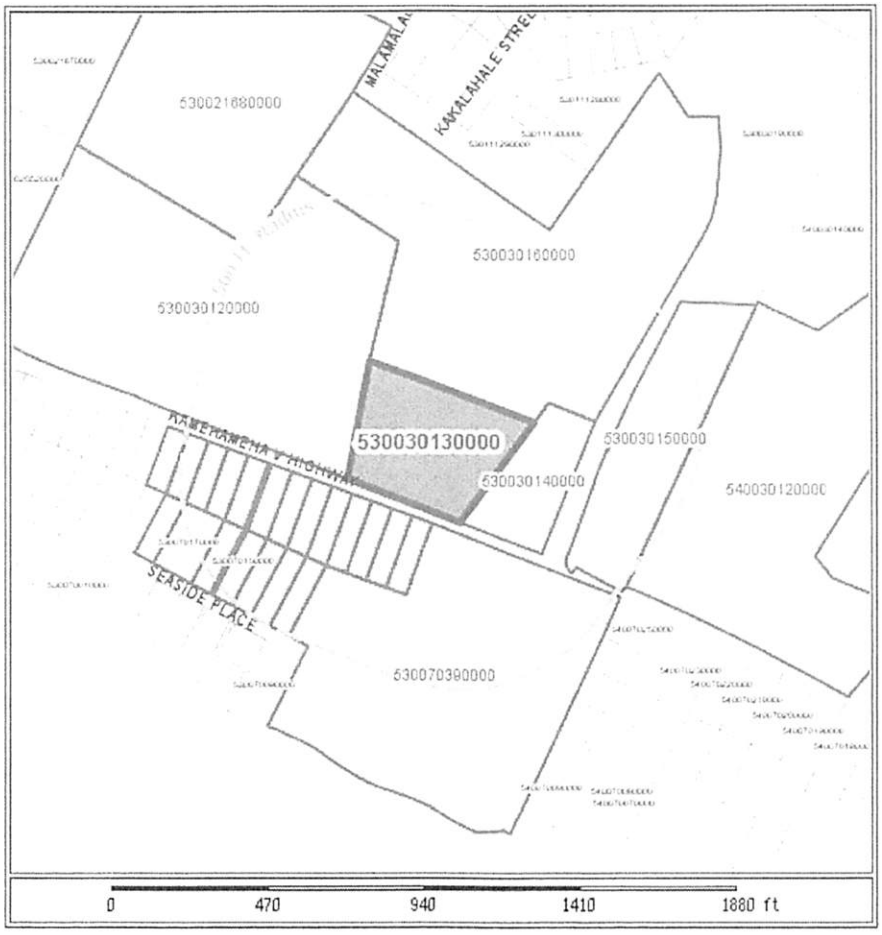


500 Feet Refresh With New Distance

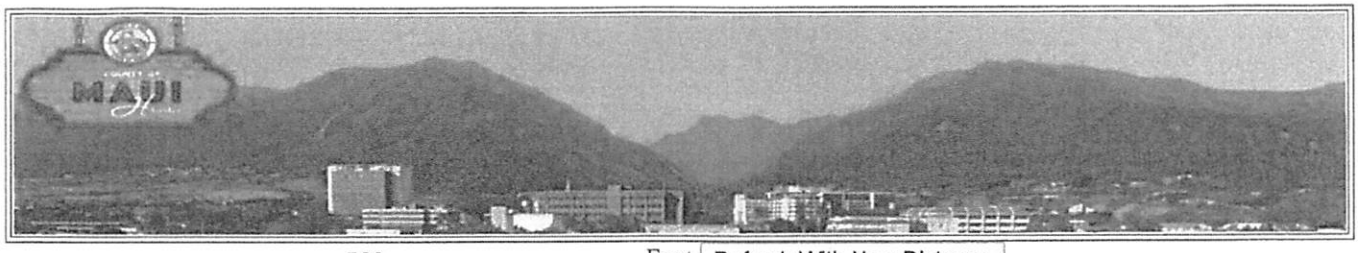
Print Mailing Labels at 500 Feet

Count	Parcel #	Owner	Address
1	530021680000	HALE MAHAOLU HOME PUMEHANA	200 HINA AVE KAHULUI HI 96732
2	530030130000	UNIVERSITY OF HAWAII	2444 DOLE ST HONOLULU HI 96822
3	530030140000	UNIVERSITY OF HAWAII	C/O RYAN KURASHIGE 2002 EAST WEST RD HONOLULU HI 96822
4	530030150000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
5	530030160000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
6	530070110000	BRYANT,ROY K TRUST	PO BOX 482249 KAUNAKAKAI HI 96748
7	530070120000	MONIZ,ESTHER JUDITH	128 E PAPA AVE KAHULUI HI 96732
8	530070130000	MONIZ,ESTHER JUDITH	128 E. PAPA AVENUE KAHULUI HI 96732
9	530070140000	OTSUKA,GARY GIICHI	PO BOX 244 KAUNAKAKAI HI 96748
10	530070150000	COUNTY OF MAUI	00000
11	530070160000	KEAHI,ALEXANDER TRUST	PO BOX 995 KAUNAKAKAI HI 96748
12	530070170000	KAWANO,NELSON S	PO BOX 351 KAUNAKAKAI HI 96748
13	530070190000	NEGRILLO,RICHARD JR	PO BOX 1492 KAUNAKAKAI HI 96748
14	530070250000	PLACE,WALLUMOORE JOSEPH	264 KAMEHAMEHA V HWY KAUNAKAKAI HI 96748
15	530070260000	OTO,VILIAMI KULIFEKAI	PO BOX 126 HOOLEHUA HI 96729
16	530070270000	YEDA,MILES MAMORU	5208 KOHI ST LAHAINA HI 96761
17	530070270000	TAMURA,TESUO	P O BOX 94 KAUNAKAKAI HI 96748
18	530070270000	YEDA,JEAN SHIGEYO	1615 SAINT LOUIS DR HONOLULU HI 96816
19	530070280000	NANOD,FILEMON MANILA TRUST	PO BOX 118 KAUNAKAKAI HI 96748
20	530070290000	KEANINI,ARLENE HATSUKO TRUST	290 KAMEHAMEHA V HWY KAUNAKAKAI HI 96748
21	530070300000	SIMON,SEAN KILPATRICK	P O BOX 1335 KAUNAKAKAI HI 96748
22	530070310000	TAKATA,GLENN KATSUMI	PO BOX 516 KAUNAKAKAI HI 96748
23	530070310000	TAKATA,LANE SADAO	PO BOX 331117 KAHULUI HI 96733
24	530070310000	TAKATA,MANDY CHIEMI	PO BOX 2043 KAUNAKAKAI HI 96748
25	530070320000	TAKAHASHI,DAVID M LVG TRUST	1727 PALAMOI ST

			PEARL CITY HI 96782
26	530070330000	TAKAHASHI,DAVID MIKIO TRS	1727 PALAMOI ST PEARL CITY HI 96782
27	530070340000	HIRATA,HARRY I DEC'D	P O BOX 750 KAUNAKAKAI HI 96748
28	530070350000	HIRATA,KAZUMI TR	C/O KAZUMI & SANDRA HIRATA TRS PO BOX 978 KAUNAKAKAI HI 96748
29	530070360000	HIRATA,KAZUMI TR	KAZUMI & SANDRA HIRATA TRS P O BOX 978 KAUNAKAKAI HI 96748
30	530070370000	ROCCOGRANDI,ROBERT DELANO - DEC'D	170 E 83RD ST APT 7P NEW YORK NY 10028
31	530070390000	GOODFELLOW BROTHERS INC	PO BOX 220 KIHEI HI 96753
32	540030120000	MOWAT,DELLDRENE K MOWAT	2100 DATE STR #1803 HONOLULU HI 96826



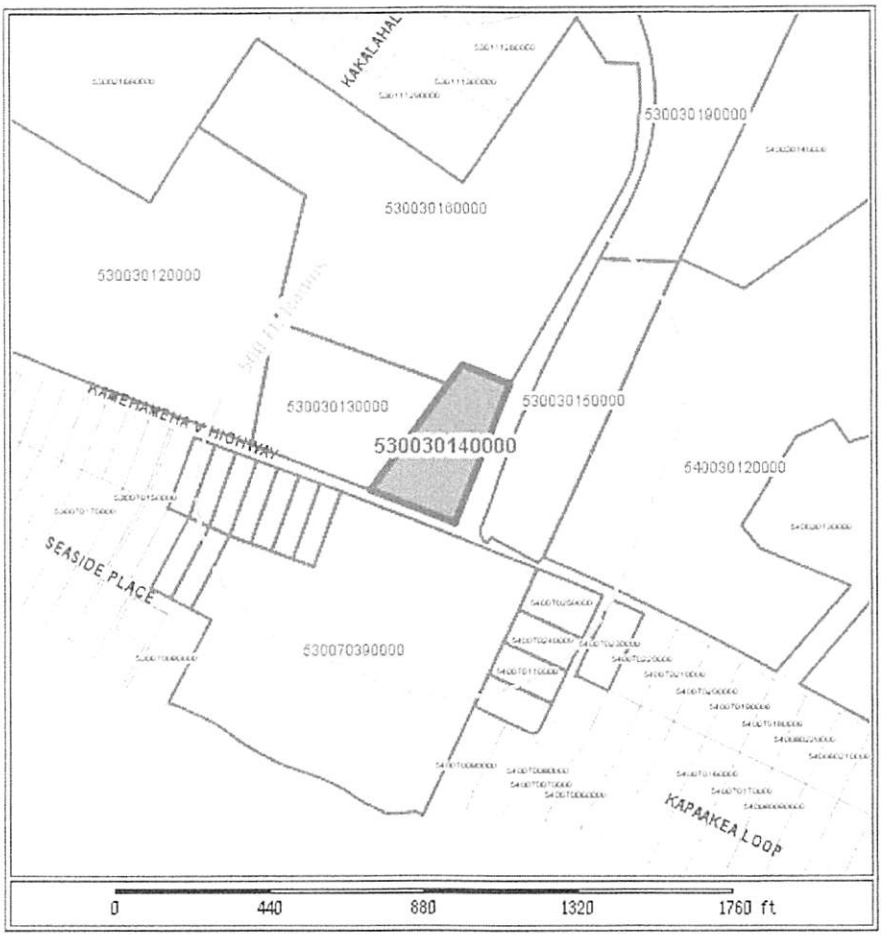
© and website design by qpublic.net



500 Feet Refresh With New Distance

Print Mailing Labels at 500 Feet

Count	Parcel #	Owner	Address
1	530030130000	UNIVERSITY OF HAWAII	2444 DOLE ST HONOLULU HI 96822
2	530030140000	UNIVERSITY OF HAWAII	C/O RYAN KURASHIGE 2002 EAST WEST RD HONOLULU HI 96822
3	530030150000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
4	530030160000	MOLOKAI PROPERTIES LIMITED	PO BOX 259 MAUNALOA HI 96770
5	530070110000	BRYANT,ROY K TRUST	PO BOX 482249 KAUNAKAKAI HI 96748
6	530070120000	MONIZ,ESTHER JUDITH	128 E PAPA AVE KAHULUI HI 96732
7	530070310000	TAKATA,GLENN KATSUMI	PO BOX 516 KAUNAKAKAI HI 96748
8	530070310000	TAKATA,LANE SADAO	PO BOX 331117 KAHULUI HI 96733
9	530070310000	TAKATA,MANDY CHIEMI	PO BOX 2043 KAUNAKAKAI HI 96748
10	530070320000	TAKAHASHI,DAVID M LVG TRUST	1727 PALAMOI ST PEARL CITY HI 96782
11	530070330000	TAKAHASHI,DAVID MIKIO TRS	1727 PALAMOI ST PEARL CITY HI 96782
12	530070340000	HIRATA,HARRY I DEC'D	P O BOX 750 KAUNAKAKAI HI 96748
13	530070350000	HIRATA,KAZUMI TR	C/O KAZUMI & SANDRA HIRATA TRS PO BOX 978 KAUNAKAKAI HI 96748
14	530070360000	HIRATA,KAZUMI TR	KAZUMI & SANDRA HIRATA TRS P O BOX 978 KAUNAKAKAI HI 96748
15	530070370000	ROCCOGRANDI,ROBERT DELANO - DEC'D	170 E 83RD ST APT 7P NEW YORK NY 10028
16	530070390000	GOODFELLOW BROTHERS INC	PO BOX 220 KIHEI HI 96753
17	540030120000	MOWAT,DELLDRENE K MOWAT	2100 DATE STR #1803 HONOLULU HI 96826
18	540070100000	CALAIRO,CLARA R	PO BOX 781 KAUNAKAKAI HI 96748
19	540070110000	PLACE,CHAD K	PO BOX 1740 KAUNAKAKAI HI 96748
20	540070230000	KAAI,SAMUEL	PO BOX 74 KAUNAKAKAI HI 96748
21	540070240000	DUDOIT,RODNEY	PO BOX 1443 KAUNAKAKAI HI 96748
22	540070250000	KAIAMA,FAYE	PO BOX 21 KALAUPAPA HI 96742



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NOTICE OF PUBLIC HEARING

DATE: _____

For: Mailing To Owners /Lessees and Publication in Newspaper

Please be informed that the undersigned has applied to the _____ Planning Commission for a **Change Of Zoning** for the following parcel(s):

a. Tax Map Key No: (2) 5-3-003:013 & (2) 5-3-003:014 Sq.Ft./Acreage: 5.27 acres

b. Street Address: 375 Kamehameha Highway, Kaunakakai, HI 96748

c. Land Use Designation:

County Zoning from: Interim

to: P-1 Public/Quasi Public

d. Proposed Development:

Proposed use for TMK (2) 5-3-003:014 remains unchanged and includes the existing education center and parking lot. An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms is proposed. Lot consolidation of TMK's 013 & 014 is being sought as part of the project.

TO BE COMPLETED BY THE DEPARTMENT OF PLANNING:

Public Hearing Date: _____ **Time:** _____

Place: _____

Attached please find a *location map* identifying the location of the specific parcel(s) being considered in the request for a **Change of Zoning.**

The public hearing is held under the authority of Chapter 92, Hawaii Revised Statutes, Title 19 of the Maui County Code, and the appropriate Planning Commission rules.

Testimony relative to this request may be submitted in writing prior to the hearing to the appropriate Planning Commission c/o the County of Maui, Department of Planning, 2200 Main Street Suite 315, Wailuku, Maui, Hawaii, 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Department of Planning, 2200 Main Street Suite 315, Wailuku, Maui, Hawaii; telephone (808) 270-7735; toll free from Molokai 1-800-272-0117 extension 7735; toll free from Lanai 1-800-272-0125, extension 7735.

University of Hawaii (Jan Gouveia) (808) 956-6405

Name of Applicant Telephone

Signature

2444 Dole Street, Bachman Hall 109H

Mailing Address, No. & Street or PO Box

Honolulu, HI 96822

City, State, Zip Code

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING

_____ , being first duly sworn, on oath, deposes and says:

1. Affiant is the applicant for a **Change Of Zoning** for land situated at 375 Kamehameha Highway, Kaunakakai, HI 96748 , TMK: (2) 5-3-003:013 & (2) 5-3-003:014 .

2. Affiant did on _____ , ___, deposit in the United States mail, postage prepaid, by certified or registered mail, return receipt requested, a copy of a Notice of Public Hearing with location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.

3. Thereafter, there was returned to the office of Affiant, the United States Post Office certified or registered mail receipts and return receipts which are attached hereto as "Exhibit C" and made a part hereof.

Further, Affiant sayeth naught.

_____

Subscribed and sworn to me before me
this _____ day of _____ , ___
_____ .

[Stamp or Seal]

_____
Notary Public, State of Hawaii

Print Name: _____
My commission expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: _____ # Pages: _____

Notary Name: _____ Judicial Circuit: _____

Doc. Description: _____

_____

_____

_____ [Stamp or Seal]

Notary Signature: _____

Date:

PROPOSED PROJECT DATA SUMMARY SHEET

Applicant: Please complete this two (2) sided form. Complete only those items that are appropriate to your application(s). If you have any questions, please contact the ***Long Range Planning Division*** at 270-7214.

Date: March 27, 2019	Project Name (if applicable): Molokai Education Center Expansion
Applicant's Name: University of Hawaii (Jan Gouveia)	What permits are you applying for? CIZ, SMA Use Permit, DBA
Property Tax Map Key (TMK) number: (2) 5-3-003:013 & (2) 5-3-003:014	Please give us a brief summary of your project, including the existing and proposed uses: TMK (2) 5-3-003:014 includes the existing education center building and a parking lot, while TMK (2) 5-3-003:013 contains an adjacent undeveloped lot. An approx. 3,100 sq. ft. expansion of the Molokai Education Center consisting of a multi-purpose classroom building with operable partitions between three approx. 800 sq. ft. classrooms is proposed. Lot consolidation of TMKs 013 & 014 is being sought as part of the project.
Contact Phone Number: (808) 956-6405	
E-mail Address: kodani@hawaii.edu	Developer Name: Property Owner Name: University of Hawaii

Residential Projects: Single-Family and Multi-Family

1. How many single family units (i.e., individual detached homes) are you building? _____
   a. Will accessory dwellings (i.e., ohanas) be permitted? If yes, how many? _____
2. How many multi-family units (i.e., condo, apartment, or townhouse) are you building? _____
3. Are you subdividing your property? ☐ Yes ☑ No
   a. If yes, how many buildable lots are you requesting to create? _____
4. How many acres, or square feet, are at the project site? _____
5. If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project area? _____
6. Will this project require land use amendments? Please check √ all that apply and indicate the proposed change

a. State Land Use District Boundary	☐ Yes ☐ No ☐ Not Sure	from:		to:	
b. Maui Island Plan	☐ Yes ☐ No ☐ Not Sure	from:		to:	
c. Community Plan	☐ Yes ☐ No ☐ Not Sure	from:		to:	
d. Zoning	☐ Yes ☐ No ☐ Not Sure	from:		to:	

7. Will you be selling any of the units as "affordable" as defined under the Housing and Urban Development guidelines? ☐ Yes ☐ No ☐ Not Sure
   a. If yes, how many of the units, or percentage of units, will fall under this category? _____
8. From the date of filing the application with the Planning Department, how long do you estimate the project to reach complete build-out? Please check √ one (1) box. ☐ 0 - 5 years ☐ 6 - 10 years ☐ 11 - 15 years ☐ 16 - 20 years ☐ 21+ years

Industrial/Commercial Projects

1. Will this project be used for (please list all that apply by indicating the amount of square footage proposed):
   a. Retail purposes: _____
   b. Office space/lease: _____
   c. Industrial purposes:

continued on next page...

PROPOSED PROJECT DATA SUMMARY SHEET

Visitor Accommodations

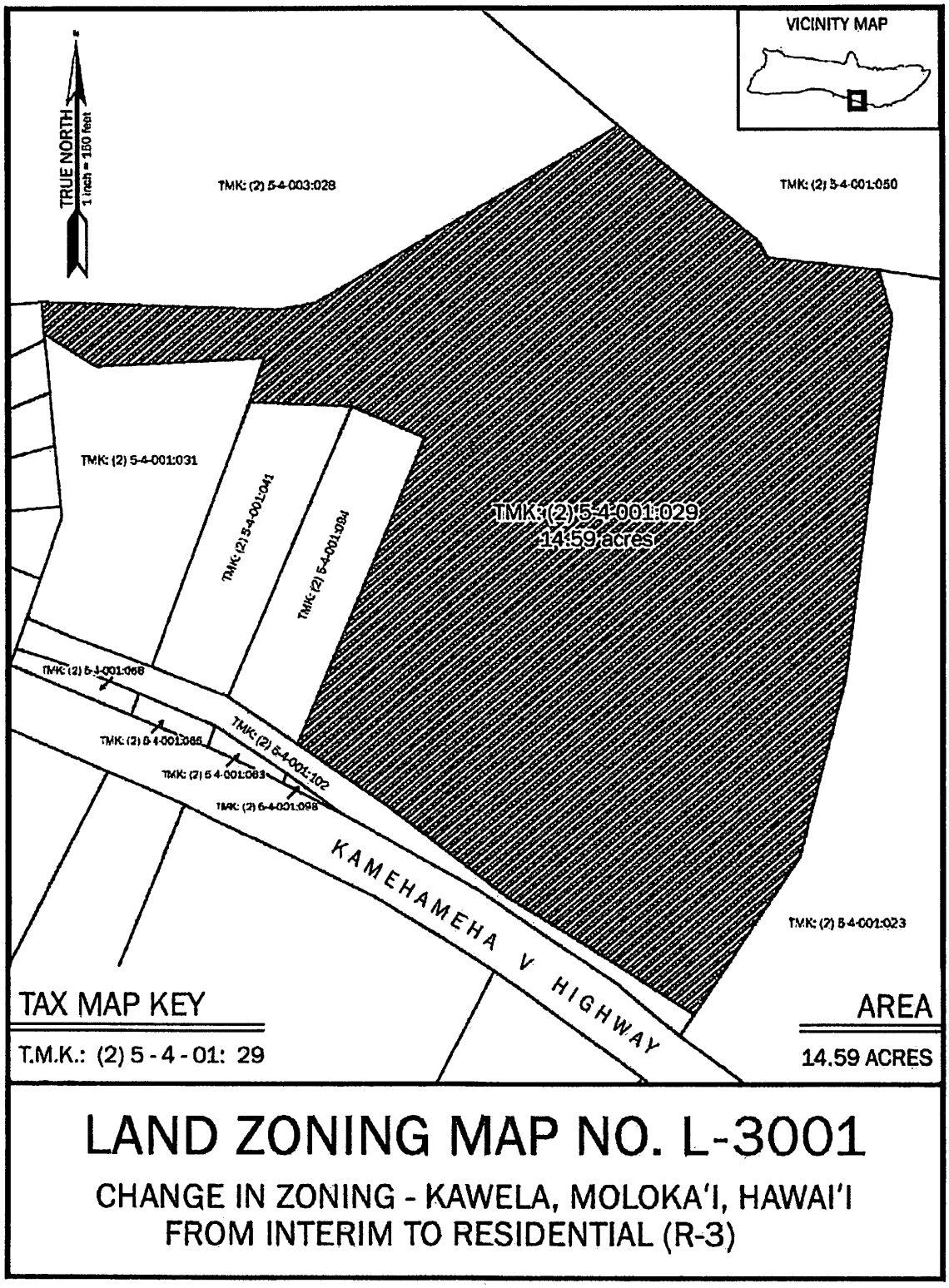
Hotels and Timeshares

1. Will this project have hotel units? ☐ Yes ☐ No
   a. If yes, how many hotel units/rooms are proposed? _____
2. Will this project have timeshare units? ☐ Yes ☐ No
   a. If yes, how many timeshare units/rooms are proposed? _____
3. Will there be "lock-off" units (i.e., a unit which can be partitioned to create two separate units)? ☐ Yes ☐ No
   a. If yes, how many units will have "lock-off units"? _____

Bed and Breakfast (B&B) and Transient Vacation Rentals (TVRs)

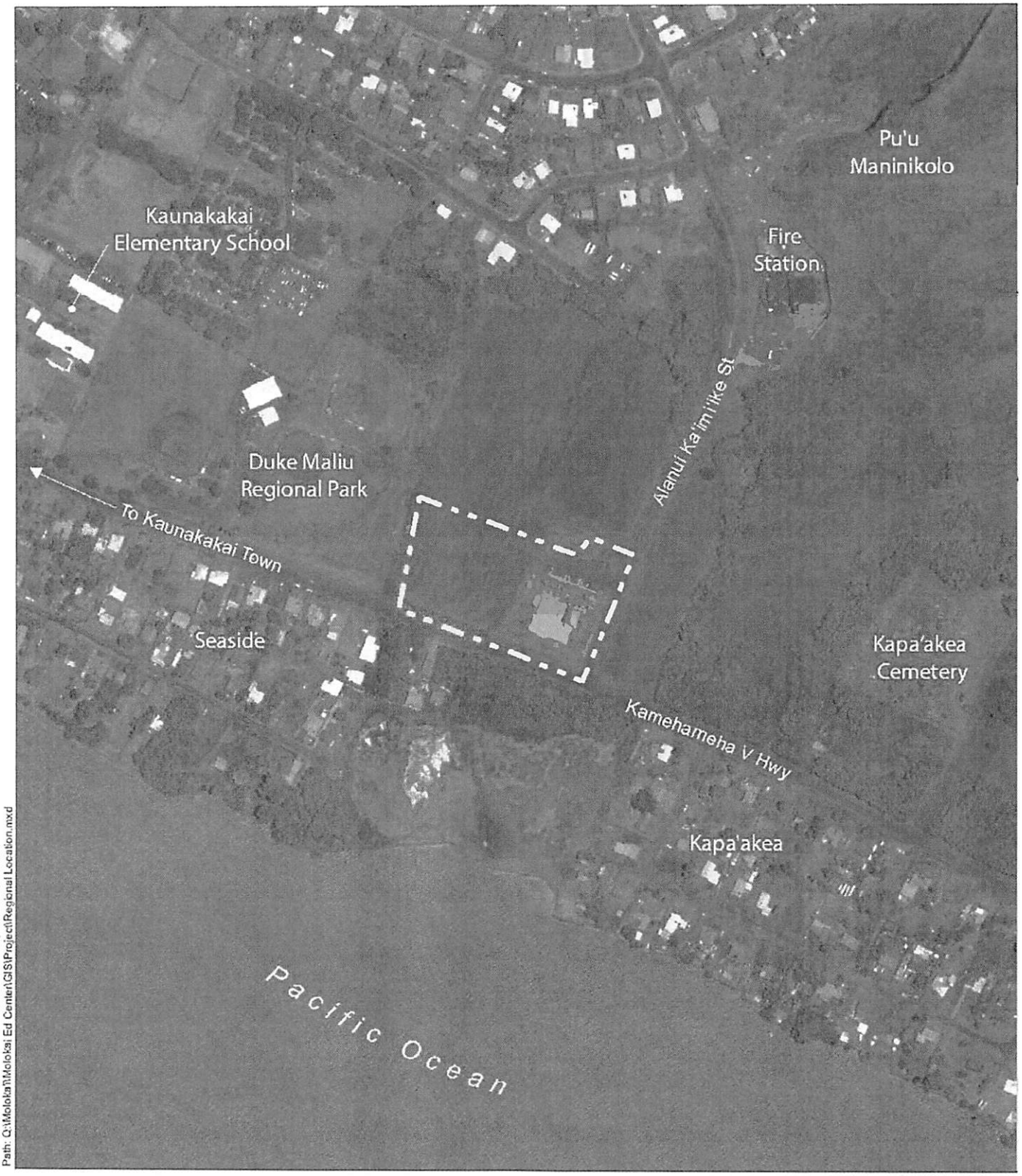
1. Will (any of) the unit(s) be owner occupied? ☐ Yes ☐ No
2. How many bedrooms are proposed for rental? ☐ Yes ☐ No
   ☐ one (1) bedroom ☐ two (2) bedrooms ☐ three (3) bedrooms
   ☐ four (4) bedrooms ☐ 5+ bedrooms ☐ entire unit (i.e., condo/house/accessory dwelling)
3. Will this project be newly constructed? ☐ Yes ☐ No

SAMPLE OF MAP REQUIRED



CIZ – Location Map

(CIZ Required Submittals Checklist #3)



PDF - Q:\Moloka'i\Molokai Ed Center\PDF\Regional Location.pdf
Path: Q:\Moloka'i\Molokai Ed Center\GIS\Project\Regional Location.mxd

DATE: 1/13/2017

Legend

Moloka'i Education Center

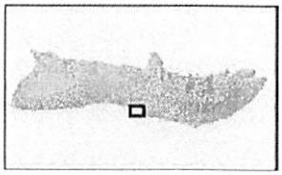


Figure:
Regional Location

MOLOKAI EDUCATION CENTER

University of Hawai'i — Island of Moloka'i

North

Linear Scale (feet)

0 100 200 400

PBR HAWAII

Source: County of Maui (May 2013), ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

EXHIBIT 5: APPROVED MINUTES OF FEBRUARY 10, 2021 AND FEBRUARY 24, 2021 COMMISSION MEETING

MOLOKAI PLANNING COMMISSION
REGULAR MINUTES
FEBRUARY 10, 2021

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Chairperson Lori Buchanan at approximately 11:08 a.m., Wednesday, February 10, 2021, via BlueJeans Meeting No. 123278926.

A quorum of the Commission was present. (See Record of Attendance.)

Chair Buchanan: Aloha, and welcome everyone to the February 10, 2021 meeting of the Molokai Planning Commission. We have one issue today on the agenda, but it's pretty much of a heavy lift, and so if there's no request or anything from the Commission for amendments to the agenda, we can move forward. Seeing none, we can move right into item, B. Public Hearing. But before that, I did want to mention to anyone in the public that there are a number of ways that you can participate in this meeting today by -- via BlueJeans and written testimony and emailed testimony to planning@mauicounty.gov, and if you wish to testify, you can do so in the chat and our board secretary will put you on the list for testifying, and we request that you sign up using the chat function although the chat function will not be used for Commissioners to communicate with each other. You can also testify by phone. And if by chance you guys are having any issues, please email Suzie or the planning@mauicounty.gov. And with that, thank you very much.

B. PUBLIC HEARING (Action to be taken after public hearing.)

1. **MS. JAN GOUVEIA, of the UNIVERSITY OF HAWAII, requesting the following for the Molokai Education Center Project and related improvements located on approximately 5 acres of land at 375 Kamehameha V Highway, TMK: (2) 5-3-003: 013 and 014, Kaunakakai, Island of Molokai (S. Lopez):**

    a. **State Land Use District Boundary Reclassification from State Agricultural District to State Urban District (DBA 2019/0002)**

    b. **Change of Zoning from Interim District to P-1 Public/ Quasi-Public District (CIZ 2019/0002)**

2. **CONTESTED CASE**

    Pursuant to Section 91-10, Hawaii Revised Statutes, and Subchapter 4 of the Molokai Planning Commission Rules of Practice and Procedure, any individual wishing to testify on these items is required to do so under oath, and may be asked questions by the applicant and members of the Commission. The applicant may provide comments in

response to each testifier and should notify the Commission if it wishes to do so.

a. SPECIAL MANAGEMENT AREA USE PERMIT

1. MS. JAN GOUVEIA, of the UNIVERSITY OF HAWAII, requesting a Special Management Area Use Permit in order to construct a new 1,100 square foot Multi-Purpose Classroom Building and other site improvements including a fire lane, an outdoor courtyard, and support spaces such as restroom facilities for the Molokai Education Center Expansion project on approximately 3.213 acres of land located at 375 Kamehameha V Highway, TMK: (2) 5-3-003: 014, Kaunakakai, Island of Molokai. (SM1 2019/0002)

Chair Buchanan: We will move to item B on today's agenda, which is agendized as a public hearing, and action to be taken after the public hearing, and item number 1., because these are all related, Commissioners, I believe it would be helpful for us to take testimony because under item B. Public Hearing, there is an item number 1., which is the Molokai Education Center project, under item 1., there's an item a. and b., which is related to the application for the Education Center. There's also an item number 2., under Contested Case, which is also item a., the Special Management Area Use Permit, and although they're agendized as separate, I believe the testimony can be taken on both with three minutes being allotted for item B.1., which is the State land use district boundary classification and the change of zoning from interim to district to P-1 public/quasi-public, and then also the construction of a new 1100 square-foot multipurpose classroom building on the 3.21 acres. And so, if there is no objections, Commissioners, when I open the public testimony portion, we can allow three minutes for the item 1., a. and b., and then an additional three minutes for item number 2.a., number 1. Are there any objections to that? Okay, seeing none, so I would like the staff for, item B, number 1.a. and b., not sure if the staff wants to do the report for -- for that as well as number 2.a.1., and then after the staff report, we'll take public testimony.

Mr. Hart: Thank you very much.

Chair Buchanan: You have comments, Jordan?

Mr. Hart: Yes, Chair, I'm going to be covering for staff. Sybil is -- is unable to make it today and is excused, so I'll be preparing the Department's presentation of the staff report on those items.

Chair Buchanan: Okay. Jordan, if you can turn up your volume little bit.

Mr. Hart: I will try to speak louder. I don't -- I don't necessarily know if I know how to turn up my microphone volume. Am I able to be heard at this level?

Chair Buchanan: Yeah. Let me try turn up mine.

Mr. Hart: One moment. I will also close the door to my office. One second.

Chair Buchanan: Okay.

Mr. Hart: Thank you. Chair. So, as discussed previously, basically, the agenda items B.1., B.1.a. and b., as well as agenda item 2.a.1. are handled by the same Department staff report and so, basically, that was, you know, it was a consolidated application for an environmental assessment with a district boundary amendment, change in zoning, and special management area major permit, and so our analysis was done concurrently and so I'll, basically, evaluate or provide our -- our staff report currently on those agenda items. So, this pertains to Docket No. DBA 2019/0002, CIZ 2019/0002, and SM1 2019/0002. This is for the University of Hawaii Community Colleges and the -- the purpose is to obtain a State land use district boundary amendment from agriculture to urban, change in zoning from interim to public/quasi-public for parcels 13 and 14, and a special management area use permit for the expansion of the Molokai Education Center consisting of a lot consolidation for the two parcels and approximately 3,300 square-foot addition to the existing MEC building and, three, a new drainage system, and approximately 740 square-foot storage building located at 375 Kamehameha V Highway on approximately 5.27 acres of land identified as Maui Tax Map Key numbers (2)-5-3-003:013 and (2)-5-3-003:014, in Kaunakakai, island of Molokai, Hawaii.

I'll allow the applicant to do their presentation of the project but the details of the project, as represented in the application, are contained within the staff report. Brief history of the application. On March 27, 2019, the application -- the applicant was submitted as a consolidated DBA, CIZ, SMA major use permit. On April 8, 2019, the applicant published a draft environmental assessment with the Office of Environmental Quality Control. On April 24th, the consultant presented that draft EA to the Molokai Planning Commission and received public testimony as well as comments from the Commission. On May 17, 2019, the consultant presented the draft environmental assessment and the project design to the County of Maui Urban Design Review Board and received their comments. On February 8, 2020, the applicant published the final EA with the State Office of Environmental Quality Control and completed the challenge period with no objections. The project was granted a finding of no significant impact.

Let's see. Land use designations for parcel 13 are State agriculture, Molokai Island Community Plan public/quasi-public, County zoning interim, is located in the special management area. It is in Flood Zone X and Flood Zone AE with a base flood zone --

base flood elevation of eight feet. Land use designations for parcel 14 are in the State agricultural district. The Molokai Island Community Plan public/quasi-public designation, County interim zoning with the Flood Zone designations of X, XS, and AE with a base flood vision of eight feet. This parcel is not affected by the special management area. It should be noted that a portion of the project does occur within the special management area and is determined to be development pursuant to HRS 205A-22, which is the reason for the special management area major permit. For procedural matters relating to the notice of application for the various applications, I won't go over those dates, but they are described in detail on page 12 of the staff report. The application, the consolidated application was transmitted to a significant number of agencies. There were 13 County agencies, 9 providing comment; 19 State agencies, 11 providing comment; 7 Federal agencies, none providing comment; 6 other entities of interest, 2 providing responses and that includes the Molokai Planning Commission and the Maui County Planning Department.

Regarding the land use analysis, based on the standards of the Land Use Commission Urban District Boundary Amendment, which is found under Subchapter 2, Section 15-15-18, of the Hawaii Administrative Rules, the Department has completed our analysis and finds that the project substantively meets that criteria that is outlined in the staff report. The Department has evaluated the proposed action in the context of the Molokai Island Community Plan and has found that the project is consistent with that document as analyzed in the staff report. The Department did complete an evaluation of infrastructure and public facilities and services capacity in cooperation with reviewing agencies and has concluded that the project specific -- sufficiently meets that criteria with the exception of, I believe, one proposed comment on or condition on the subject.

With regard to environmental impacts, pursuant to Section 11-200-2, of the Hawaii Administrative Rules, Chapter 200, entitled "Environmental Impact Statement Rules and Cumulative Impact," or, sorry, it's "Environmental Impact Statement Rules," the project did complete a draft environmental assessment, which was presented to the Commission for comment. It was published as a final environmental assessment and did complete its challenge period being granted a finding of no significant impact. The Department does anticipate that there will be impacts related to the construction phase and anticipates that the implementation of BMPs will mitigate those effects.

Let's see. As of the drafting the staff report, no testimony had been received, however, six written pieces of testimony were received and are available -- were made available to the Commission and are available to the general public under the agenda link which, excuse me, there is a link that is identified as "Documents Received After Posting, under the agenda item, where the testimony that's received by the Department is -- is provided to the general public.

With regard to the items before the Commission today, there's a State Land Use Commission District Boundary Amendment that the Commission has the option of deferral, defer an action to another date in order to obtain additional information that will assist in their deliberation on the application. The Commission may choose to recommend approval of the district boundary amendment to the Maui County Council. It should be noted the Commission is not the authority to approve the DBA, but is -- is requested to provide comments and a recommendation to the Council. There could also be a recommendation of denial of the DBA to the Maui County Council.

Regarding the item, which is the change in zoning, there is an option for deferral, acting at another meeting date after obtaining additional information from the applicant, recommendation for approval to the County Council with or without conditions, or recommendation of denial.

With regard to the special management area, it's not possible to grant a special management area permit before the land use designations are consistent with the proposed use, which means that the -- the Council needs to make changes to the land use designations as requested before the property would be appropriate for special use permits so that what item would be held in abeyance until after the applicant completes the process with the Maui County Council.

As far as the conclusion of law, the -- the State Land Commission District Boundary Amendment, the DBA, will change land use designation of parcel 13 and 14 from ag to urban. The Molokai Planning Commission and the County Council. The DBA process at the County level is regulated by Section 19.68.03B, Maui County Code relating to State land use district boundary amendments, this is for an area less than 15 acres in size, is administered under the County's authority. The change in zoning is reviewed pursuant to Maui County Code 19.510.040, the Maui County Code. As referenced, the Department completed our evaluation of that process and finds the project to be consistent. With regard to the special management area, the project is -- does not currently meet the -- the standards of application because of the outstanding land use designation changes, which are proposed to be changed by the-- by the applicant with the Maui County Council. The Department's recommendation to the Commission regarding State Land Use Commission District Boundary Amendment is that the -- the Commission recommend approval of the project to the Maui County Council for district boundary amendment over parcels 13 and 14 to convert from agricultural to urban. With regard to the change in zoning, the Department recommends that the Commission recommend approval to the Maui County Council for a change in zoning for parcel 13 and parcel 14 to P-1 public/quasi-public. I do want to note, Chair, that I'm seeing that there's a potential discrepancy. I believe that we need to confirm with the applicant the -- which zoning designation of public/quasi-public, whether it be P-1 or P-2 that's being sought for clarification. The special management area use permit, this would be held in abeyance until the DBA and the CIZ are completed.

Under standardize conditions the Department puts forward for the project, those are listed on -- beginning on page 41, or page 40 and 41 for the project within the staff report. And there's a number of project specific conditions that are recommended which address expected issues that may occur with development in the area. There is one -- one condition I do want to make note of and that, basically. the Pacific Island Ocean Observing System, PACIOOS, provided a new layer of data very recently on December 27 -- or 22, 2020, that the Department became aware of and incorporated it in our -- our recommendations and we, basically, are recommending that or requesting that the applicant do some additional analysis on the project as it's presented today and provide that information to the Commission for the Commission's consideration of the special management area use permit in the future to further analyze this additional information that's been provided by PACIOOS to the community.

In consideration of the foregoing, the Planning Department recommends that the Molokai Planning Commission recommend approval of the district boundary amendment and change in zoning request and adopt the Department's report and recommendation prepared on February 10, 2021, meeting the authorized -- meeting and authorize the Planning Director to transmit said report and recommendation statements to the Maui County Council. Thank you, Chair.

Chair Buchanan: Okay. Mahalo, Jordan Hart, for that report. Woah, breath. Okay, so, Commissioners, again, as I stated in the beginning of the meeting, that I willing to take public testimony on all items giving three minutes and three minutes. You heard about item 1.a and b., that the final -- the final action lies with the County Council but they -- but they do want feedback from us. I do have some questions and, you know, I am leaning towards my own thoughts about how we going move forward with -- with all of this today, but I thought because it's already a pretty lengthy and heavy lift that -- and people from the University as well as people from the public have shown up to this meeting today that we would give them the opportunity to take all of that testimony today, and then we can come back and revisit that after public testimony has been done as to how the Commission wants to proceed. Is anybody opposed to that? No? Okay, great. So, we can move forward on today's agenda, and I see in the -- in the chat that we do have people waiting to testify. Stephanie, our Corp Counsel, do you have any suggestions or you have any comments?

Ms. Chen: Thanks, Chair. Good morning, everybody. Chair, I was just wondering if, and perhaps I missed it, is the applicant present? Are they going to speak or is the --

Chair Buchanan: Oh.

Ms. Chen: Department -- perhaps the applicant could do its presentation and then public testimony?

Chair Buchanan: Okay, thank you. I wasn't aware that the applicant had one --

Ms. Chen: Maybe they don't.

Chair Buchanan: Presentation. Yeah, but let's ask. Is anybody here representing the Maui Community College? Oh, hi, Tom Schnell. Mahalo. You -- you guys have something you guys want to present to the Commission at this time?

Mr. Schnell: Yes, Chair, we do. I'll try to keep it brief, maybe not as brief as Jordan, but I'll try to move over the points that Jordan has already covered. But let me introduce myself.

Chair Buchanan: Okay, hang on, Tom. Before we do that, I believe I have to swear you in for the record, and then so, Mr. Schnell, and you can introduce yourself after, but do you promise to tell the truth, the whole truth, and nothing but the truth?

Mr. Schnell: I do.

Chair Buchanan: Okay, thank you so much. Welcome.

Mr. Schnell: Thank you. Thank you, Chair and Commission Members, for meeting with us today. And we do have a presentation to provide and if I can share my screen, I will do that and show my presentation. Hold on just a minute.

Chair Buchanan: Okay, I think Suzie is assisting you.

Mr. Schnell: Let me know if you're able to see my screen. It should say, "Molokai Education Center Expansion."

Chair Buchanan: Uh, there we go. Yes, we do. Thank you very much.

Mr. Schnell: Great. Okay, so let me formally introduce myself. My name is Tom Schnell. I'm a principal with the planning firm called PBR Hawaii. We're based in Honolulu, but we do work on all islands. And this is our presentation for the Molokai Education Center expansion. There's some other introductions that I'd like to make, and so let me just let you know who else is in attendance and who will be speaking during the presentation. Kelley Dudoit is the Molokai Education Center site coordinator, and she will speak briefly about the education and the need -- Education Center, and need for expansion. And then we have David, from University of Hawaii, Maui College, who oversees the Education Center. Shawn is with the University of Hawaii Community Colleges, which is the oversight branch of UH for all community colleges. Denise is also with University of Hawaii Community Colleges. Our project architect is Glenn, and he will be presenting

plans for the project. Ashley also works with Glenn, so she may step in to speak a little bit to provide some technical backup.

So, let me move forward with the summary. The applicant is the University of Hawaii. Jordan has gone through the TMKs. The land area is approximately five acres. What's being proposed classroom building to be connected to the existing building, a new storage basin, a new detention base, an improved grass parking lot, and improved landscaping and irrigation system for the entire campus. The gross floor area of the classroom building is 3,300 square feet. There had been some evolution of this, so there had been some different numbers when the EA began and through the comment period, and the final EA has as 3,300 square feet for the classroom building. Total value of the project is 3.7 million approximately. And the major land use approvals that we will be seeking, some through the Commission, some through the Council, and some administratively, the State land use district boundary amendment and from ag to urban. This is less than 15 acres so we're seeking the Commission's recommendations to the County Council. The County Council will have the authority to approve the district boundary amendment. Also, the change in zoning will be approved by the Council but we're seeking Molokai Planning Commission's recommendations to the Council. Jordan mentioned a portion -- one -- one of the TMKs is in the special management area so we need a special management area use permit, and we also need to consolidate both of the lots, there's two TMKs, and I'll get into that during the presentation. We are in a flood hazard area, so we need a flood hazard development permit. And then there are grading and building permits that'll be required before building.

If you're -- I'm sure you're all familiar with the site but here's -- here's a picture of the location of the site. This is one TMK and the existing Molokai Education Center is on this TMK. UH also owns this property and the expansion will be on -- on a portion of this site. And I'll explain more about that. But what is being proposed? This is a small picture of the site plan, I'll have a larger picture later, but a new classroom building. Here's an existing classroom building just outlined in black and white. Here's the expansion and the new classroom building, it's connected to the existing building with a covered walkway, and there's associated landscaping around here. This is the existing parking lot that's a grass, dirt parking lot, this will be improved for more long-term parking for the expansion, it's still proposed to be a grass parking lot but with additional landscaping and better access through the current parking lot and not direct access from the street. There's a new retention basin that will handle all the drainage from the -- from the new building. And also, the Education Center is proposing to replace their existing storage building they use for landscaping equipment and other things with a new storage building that would be located right about ...(inaudible)... The classroom building, I'll go over this briefly 'cause Glenn will talk about it, but the classroom building is designed to be a large building with three partitions or two partitions that could create three separate classrooms within one building so they can either have three classrooms or they can open up the partitions to have one large space for community events or large lectures. There's the

connection between indoor and outdoor areas for largest -- larger campus facilities so the front doors -- the front will open up so that spill-out crowds could also be outside. The building includes restrooms. There's two sets of restrooms. Glenn can talk about the amount of fixtures. It's minimal. There's a storage room, a mechanical room, and then there's room for a future serving kitchen but the kitchen is not being put in at this time, just there's area for that in the future. And the architectural design complements the existing building, and we could get into the details of that also. It complements and it contrast with the -- with the building in important ways. And now I'd like to turn it over to Kelley to talk about Molokai Education Center background and the need for the expansion.

Ms. Dudoit: Good morning, Planning Commission Members. I just want to first thank you guys for your time and attention to this project. It's great to be here again in the final stages. So, I just like to share a little bit of background. We had very humble beginnings at Maui College Molokai, they started offering classes in the 70s, and at that time, we were just using whatever community spaces we could get access to. So, from what I've heard, the programming initially came because there were a lot of Vietnam Vets that came back to Molokai that needed to use their GI Bill, and so there was this demand for -- for courses, and so they started to use community spaces like Kaunakakai Elementary School and the old MEO building to gather small groups of students where they would sit around and sometimes it would be as simple as using a telephone to connect to classes. Since we've been able to open a permanent facility on Molokai, we've seen our access to educational programs just grow exponentially. We've also been able to invest in distance learning infrastructure, which brings in a lot more opportunities throughout the UH system for us to connect to programs statewide. So, we've been in our current space for about 20 plus years. We've educated generations of Molokai residents, and we're so thrilled to be a part of positive change in our community. We currently serve close to 250 students and that's the full gamut of everything from students who are seeking to earn certificates, to students who are working on their PhDs. We are the university physical presence on Molokai, we're the only university on Molokai, and so we provide access to a large variety of programs. We currently offer associate degree programs in liberal arts, Hawaiian studies, human services, early childhood education, agriculture, and nurse aide training, and we are constantly expanding on that.

Chair Buchanan: Hi, Kelley. This is Chair Buchanan.

Ms. Dudoit: Hi, Aunty Lori.

Chair Buchanan: How's it. I sorry to -- you was doing so good, you was in the flow, but I -- I sorry. I forgot to swear you in.

Ms. Dudoit: Oh, okay.

Chair Buchanan: I forget that every time the presentation changes, I gotta swear everybody in, so I'm sorry. Kelley Dudoit, do you promise to tell the truth, and you have so far told the truth, so help you God?

Ms. Dudoit: I do.

Chair Buchanan: Thank you very much. Proceed.

Ms. Dudoit: Thank you. Okay, so moving on to why we need to expand. Our staff, I think, you know, the thing that is most exciting to us about the expansion is the ability to serve more students, to diversify our programming, to be able to jump off on opportunities that we see but we just don't have the physical space to accommodate, and this runs from community events to noncredit training, so it'll allow us to go outside of what we've traditionally honed in on, which is our academic credit training. There's been tons of talk and things happening on the national level in regards to skilled workforce training so we're starting to dabble in that a little bit and that would just -- the extra space will allow us to grow in those areas. For example, we've recently offered security guard training, nurse aide training, solar renewable energy training, and digital media graphic design, and those are all on the noncredit side and we really want to grow access to those programs. So, we want to meet the needs of an increasing student population. We would like to grow our faculty base so that more of our instructional capacity is on a faculty base and not -- not on this lecture where we are hiring like adjunct -- adjunct faculty to teach our classes. We also would like to offer more additional programs and degrees. Like I said, we want to expand more into noncredit and, you know, the flexibility that this space will provide us will allow us to service groups that are larger than 50. Right now, we're limited to groups of 50. We've often exceeded that capacity to the point where it's uncomfortable and probably not safe to hold certain functions in our campus and so we're excited about being able to think bigger about how we service our community.

Mr. Schnell: Next up, we have our architect, Glenn, to go over the Molokai Education Center plans, and, Glenn if you -- there you are. Alright.

Mr. Yokotake: Good morning. Good morning, Chair. Good morning, Commissioners and community members. I guess Chair Buchanan --

Chair Buchanan: Hang on. Mahalo, Glenn.

Mr. Yokotake: Gotta do the swearing in.

Chair Buchanan: Let me swear you in.

Mr. Yokotake: Okay.

Chair Buchanan: Yeah, let me swear you in. Mahalo, Glenn. Do you promise to tell the truth, the whole truth, and nothing but the truth?

Mr. Yokotake: Yes.

Chair Buchanan: Thank you very much. Proceed.

Mr. Yokotake: Okay. So, here is a blow up or a floor plan of our expansion plans. As Tom has mentioned before, we have three interconnecting classrooms. Those are located kinda in the middle or top left of the page there as you can see. Each classroom is openable to each other via some sliding doors and that's to create the flexibility for these learning environments. We also have some sliding glass doors that are facing mauka toward the top of this page, and that's to also increase the flexibility of this learning space so that it can interact a little bit better with the indoor/outdoor, you know, interaction when it comes to different types of functions and instruction. We also have some supporting facilities. We have three individual what we call "unisex restrooms." They are not gender specific. We also have a utility room, which is kind of like a janitor room/multipurpose prep type of space. It just has a servicing and a countertop in there right next to the third restroom. We have two open exterior lanais, one on the right side kinda, yeah, I think where Tom's cursor is, and one on the left side near the left classroom. Both of them are facing makai. There's safety railings and guardrails, there's a stair, you know, nearby as well for safety and access back down to grass and grade. And, finally, we have the more back of house type of support facilities, such as a large storage room, and that storage room is large mainly because it needs to store the tables and chairs or other furniture pieces that will be utilized, you know, on a daily basis in the classrooms should the classrooms be opened up for more larger open community types of events where only folding chairs or tables are needed; that small, little, tiny space that kind of takes up the corner, the upper left corner of the storage room there is our guts of the building, that's our electrical and telecom room, so all of our high tech, incoming fiber, telecom tower, etcetera is all through that space. So, it's a pretty simple layout and it's meant to be very simple just so that we can be very efficient on construction costs and how it relates back to the environment and the surrounding.

Okay, next slide. This is a view from the mauka looking makai. So, these windows are the large windows that I mentioned before and the sliding glass doors that are facing mauka. These are the openable portions of the building that will open up to the breezes and allow the classrooms to have a more indoor/outdoor relationship.

This is the elevation looking from the east. So, if we're looking at it coming from Kaunakakai, this is what it's going to look like. The roof slope, as you can see, is -- sorry, not from Kaunakakai, from the east side of the island. The roof slope mimics the existing Education Center's lower roof that's closer to the highway, so that's one way, architecturally, we were very sensitive to how this building is going to look and sit and feel

with the existing building. We did not want to take away the uniqueness and the special story behind the two high peaks of the existing Education Center's roof, so that way we kept this building deliberately lower and much more simpler so it doesn't take too much attention away from that existing building.

This is what it's going to look like from the makai side. Just a straight on view. You'll notice that the materials are the exact same materials being used on the existing Education Center, so this is the same green standing seam metal roofing and siding on the -- on the side of the building. So, we did really well to try to integrate this. What you can see are the two little pukas on the right and the left. Those are the lanai areas for students to kind of wait between classes, after classes, etcetera. We addressed this, it was a direct result of the Urban Design Review Board's comments where they wanted to see a little bit more fenestration opening kind of details on the highway side. I guess they -- they had some concerns that the campus, you know, kinda turned its back to the highway but we did explain to them that that was intentional. The existing building does that. The entry is on the mauka side. There's a reason for that. The future expansion also, you know, recognizes that direction, so we explained that, but we also kinda compromised with the Urban Design Review Board just to make sure that we address their concerns properly.

Next slide. So, this is looking at it from the west side, coming from Kaunakakai. You'll notice that it looks a little different. We have a little bit of more glass on that first classroom on that side and that was purposeful because the sun angles on that side tend to be quite sharp and low, we thought bringing in some of that late afternoon sun into that classroom might be really nice but also to have that door openable so that we can go out onto the lawn and the grass area on the west side for even additional outdoor education or events and etcetera, so that -- that corner classroom is quite special. We did -- we did that just on purpose to create that unique feature. And here is the storage building. So, this building replaces the old storage shed that's currently on the west side of the Education Center. We have to demolish the old storage building storage shed to make room for this expansion project, so in doing so, the college needs a permanent solution to store grounds maintenance equipment, and since there's a lot of grounds to maintain out there, there's quite a bit of storage needs. This is looking at it from the mauka side. So, if we're standing in the parking lot area looking makai, facing makai, this is what we'll see. And essentially it is a concrete slab that anchors two Matson-type container, shipping containers, 20 feet apart, and at 20 feet space between the containers are spanned by a new custom-made roof that'll also mimic what the existing center and the new expansion will look like so that from the road, it all kind of ties together. We're using the same color, the same roofing material, and we're keeping it very consistent.

Next. So, okay, so yeah, this is the makai side view. And as you can see, you can't really tell these are shipping containers from this side because it has the vertical grooves on the shipping container but we're going to paint it all green to match the buildings but also, we

have a solid wall on that side that sort of encloses the storage so that you won't see any of that stuff that's stored between there. It's not imagined that there'll be a lot of things stored between the containers; that's more for parking the golf cart, recharging the golf cart, etcetera. But this roof right here, as you can see, is the same slope as the existing Education Center's low-sloped roof as well as the expansion's roof. Oh, there it is. Yeah. So, that's from the side. It's a very simple structure. It's purposefully tied down for flood and other hurricane uplift reasons as well.

And here is a kind of a perspective view or rendering of what we think the building's going to look like from the existing parking lot. So, if you were to park in the existing lot heading towards the existing Education Center, if you look off to the right and makai, this is what you'll see. You'll see the very transparent windows that are facing mauka. You'll see the three classrooms, the modularity of this building, and the high heavy timber roof structure with the large roof overhangs for shade and that student lanai area there for the distance. This green patch of grass that's not articulated in too much detail, I'll kinda explain later, is our native Hawaiian planting garden, and I'll kinda go over what's being proposed to be planted in that area. And similarly, this is little bit more on the west side but again looking from the mauka -- mauka side looking makai toward that first classroom that had the wraparound glass and you can see a hint of the storage building just behind the main classroom structure right there.

And this is kind of an aerial view. So, if you're -- if you're a bird flying around over the existing parking lot, this is what you would see in light of the existing Education Center's two high peak roofs, their lower-sloped roof, and the new expansion to the right, including that the cell tower, the Verizon enclosure, and the storage building, and the highway in the distance, so this image was kind of neat in that it kinda pieced everything together so that you could see just about everything in context and kind of visualize how everything will look like and tied together, so we actually use this to study how our landscaping will tie in, the colors would tie in, and the shape as well to validate certain design decisions.

Mr. Schnell: Glenn, if I can interrupt. Could -- could you go over the significance of the existing building and the peaked roofs?

Mr. Yokotake: Okay. Actually, I might need help from Kelley because I might get it backwards. I think Kelley has it a little bit better because one -- one of the peaks, orients mauka and makai, and there's a story there, and one of the peaks, orients west and east, and there's a significance to that with the Molokai culture as well.

Ms. Dudoit: Yeah, I think the peaks were just meant to reflect mountaintops and traditionally, in Hawaiian culture, you would go to the high summits to seek knowledge and so the peak, the tallest peak is where our administrative offices are, where students go to get academic and student support, where they go to seek guidance for their success in college, and then the second peak is where we have our library and learning center,

and we also have our motto kind of outlined into the wall up there and it says, "E Ho'ona'auao Honua 'Oiai Ma Ka Hale, which translates to, "A world of knowledge here at home." And towards the east side, it's written in 'olelo Hawaii, and then towards the west side, in English. And it just kind of represents that, historically, our native population was on the west -- I mean, located on the east side, excuse me, whereas more recent developments have occurred on the west, so it just -- it's a representation of some culturally significant things that are relevant to our building. They're like hidden gems.

Mr. Yokotake: Thank you. Thank you, Kelley.

Mr. Schnell: Thanks, Kelley.

Mr. Yokotake: Okay, next slide. Okay, I guess a couple more slides, if I may continue. So, this one shows the overall development. I'll start with the upper right corner. That is the grass -- existing grass lot that we will sort of touch up, we're going to fix up the grass so that it's not muddy, and we're going to plant additional trees up there, and those are shower trees so that they match the existing parking lot so they look a little more cohesive, tied together. And as Tom mentioned, we're going to close off any access directly to the roadway, and that was per the Department of Planning's request, and we're going to utilize that internal driveway connection there so that we only have a one in and out driveway happening here on the existing parking lot side. The green colors that you kind of see, the amoeba colored shape, that's the extent of our grading and groundwork, so if you can kinda imagine, that's the grass or irrigation restoration area as well. We do have some large trees that we're planting, some of them -- we have that four kukui trees to continue that existing kukui nut grove there, we have one special ulu tree on the west side of the building, kinda just standing all by itself, we have a kou tree, and a koaia tree on the makai side, and the rest of the little dots here and there are shrubs or smaller ground covers, like native hibiscus, ti leaf, and a`ali`i, so they'll be planted kind of strategically to kind of break up, you know, the -- the landscaping and kinda to tie into any existing landscaping that might be there and soften any edges; also to screen some of that -- that stuff along the highway as well. And you can see that large green patch toward the west of the building, that's an illustration of what we think the retention pond will look like. It may be a little more rectangular in shape because of engineering reasons. They have to calculate the actual volume using geometry and some mathematics, so having a curve shape like that is turning out to be a little bit of a challenge but, essentially, it'll be about that size. It will be planted. They'll have some, you know, planting in that area but again, that's purely for the storm water generated from this pervious surfaces that we have on the roof, you know, of these new structures so that we can hold it there and not contribute to any other flow that's in the existing swale systems out there.

And here is the -- the blow up or or the close up of our Hawaiian garden that's planted directly between the existing Education Center and the new expansion building. So, because this area is going to be highly utilized by students and traversed by students,

they'll be walking past this every time to class, we decided to make it sort of a demonstration and a usable, functional garden for Native Hawaiian practices, hula, etcetera, so we decided to propose to plant a kupukupu fern, palapalai fern as well. We previously got a comment about palapalai may not be appropriate because that's more of a wet fern, a wet area fern that tends to grow naturally up there, and we're kind of in a dry land, however, we do have some shade in that area and we have irrigation, so our landscape architect felt it was still doable and he felt the value of palapalai was very tremendous in the intended use of why that plant is there. We have dry land taro, ukiuki, ti leaf, some purple sugarcane, and some rhapis palms. The twelve-by-twelve concrete stepping stones are purely there for maintenance access. There is an existing mechanical room, or a mechanical fan room, on the existing education side, center side, so we need some kind of foot traffic access to get there from our connecting walkway system. So, this sort of illustrates what the Hawaiian garden could look like in the future, you know, additional plants may be planted, different kinds of plants may be planted, but this is what the initial planting will -- will look like.

Mr. Schnell: Thanks, Glenn.

Mr. Yokotake: And with that, I guess I'll turn it back over to Tom, who shouldn't need to be sworn in right?

Mr. Schnell: I've been sworn in, I believe.

Mr. Schnell: Alright. I believe my microphone's on. If I'm speaking and you can't hear me, let me know, but I -- I wanted to go over the requested land use designations and permits that we are seeking to allow the Molokai Education Center to expand. At the top of the list is the State land use district boundary amendment. Currently, this -- this map shows that the Education Center site is in the State agricultural district. It should be in the urban district for urban type uses, such as the Molokai Education Center. Actually, the Molokai Education Center has been operating under a State special permit for -- since it's been built and the special permit needs to be renewed every ten years, so the last time the Molokai Education Center renewed their permit was in 2014, and when the Planning Commission looked at that permit and extended it in 2014, they put in a condition that said that prior to any future expansion of the facility, the applicant shall require -- acquire a State land use district boundary amendment for this property, so we are at the point where we are expanding and we are here at the Commission to take your recommendations to the Council to change the district boundary from agriculture to urban. The Molokai Island Community Plan designates the site here as public/quasi-public, along with the fire station site, and vacant properties in this area, so we are consistent with the current Island Community Plan and we request no change. The zoning is this purple hashed area indicates interim zoning, which is a zoning classification that has been longer than interim, I think it's been 30 or 40 years the interim district has existed, and so we seek to change the zoning from interim to public/quasi-public, and, Jordan, I know you

had a comment about a P-1 or P-2, I need to double-check that, but it would be either P-1 or P-2 public/quasi-public.

Mr. Hart: I could chime in on that just -- just to address it right now. The application is for P-1, and the Department has a typographical error on page 2 of the staff report that is written as P-2 and should be P-1, and so I would like to address that if -- when you review the adopting as the decision and order.

Mr. Schnell: Thanks, Jordan.

Mr. Hart: Thank you.

Mr. Schnell: And is P-1 versus P-2 the correct designation for public/quasi-public? It should be P-1?

Mr. Hart: Well, I did review the application document and the noticing -- the material that stated P-1, and so, you know, that would be for you to determine the scale of your project and the criteria of P-1 versus P-2, which one you'd like to pursue.

Mr. Schnell: Okay, I'll be able to look at that before the hearing ends I'm sure. Talking about the special management area, the red area indicates where the special management area is. The existing Molokai Education Center parcel was not in this -- or is not in the special management area and, therefore, did not obtain a special management area use permit. However, the expansion piece is in the special -- special management area so a special management area use permit major is required because the new classroom building will be in the -- or is in the SMA. It will be in the SMA. We're also seeking a lot consolidation, these are two separate TMKs, and the lot consolidation is necessary, basically, to erase this line right here so that we can connect the two buildings because if we didn't erase the line, we couldn't have a building that straddles both properties so we're in the process of seeking a lot consolidation that's underway and it's pending final approval of the SMA before the lot consolidation can be approved.

So, just in summary, State land use district boundary amendment, less than 15 acres, change in zoning, special management area use permit, and a lot of consolidation are the major land use permits that we're seeking.

I'll talk briefly. I'll try to move fast -- past that or through this because you may have already been familiar with it or I believe you have hard copies of the final environmental assessment that was prepared. So, a draft EA was published on April 8, 2019. There was a public comment period from April 8th to May 8th, 2019. Jordan went over this. All comments were responded to. Then the draft EA was revised into a final EA, which was published on the OEQC website on February 8, 2020, and the final determination was a finding of no significant impact. There were several technical studies done for the final

environmental assessment and were -- some of these were also in the draft environmental assessment. There was a flora and fauna survey that found no Federal, State listed threatened or endangered or candidate species on the property. There was an archaeological site inspection and SHPD had reviewed that. They had determined no historic properties affected. And when we submitted our SHPD 6E form, which is required, they wrote back to say that SHPD hereby notifies the County that the HRS 6E historic preservation review process has ended, so we've completed all -- all of our requirements for SHPD. There was a transportation impact analysis report provided in the draft and final EA. The report concluded that there would be no significant traffic impact. There may be some peak events that would be needed to have some traffic monitoring or flow, but overall, no significant impact. And then we also had civil engineering calculations for water, wastewater, and drainage.

I did want to touch about -- touch -- touch on sea level rise since the Planning Commission and the Planning Department both had comments on potential sea level rise in the future and new data that has come out -- come to light, so what I'm showing here is the -- the FIRM map, the Flood Insurance Rate Map that shows various flood zones in areas. So, right now, the -- most of the Molokai Education, both parcel sites, is in the Zone AE -- AE, which is a zone that could have a chance of flooding and it has a base flood elevation recommendation of eight feet, so we do need a flood development permit through the County and we will be pursuing that. The requirement would be that the Education Center new building be built up above the base-flood elevation of eight feet so, right now, the foundation is -- is planned for nine feet, that's where Glenn was showing you some of the step downs on the makai side, especially because the foundation is raised. When we -- when we went through the EA process, we also -- we looked at projected sea level rise, so that's what this slide shows, and this is sea level rise exposure area based on a 3.2-foot sea level rise scenario, which is the scenario that the County has adopted as a kind of standard to evaluate against, so sea level rise would occur in this area if sea level rise were to increase 3.2 feet, and this is what we had in the EA, and this was the best available data we had at the time the EA was done last year. Jordan has mentioned that there's new data available that was made available in December of 2020, and there's a new layer talking about sea level rise and coastal flood hazard zone areas. So, if the sea level rise 3.2 feet, these areas would be subject to greater potential for flooding, doesn't mean sea level rise is going up at this area, into these areas, but the flood zones may change, so the flood zone designation for these properties might be different in the future if this scenario was realized. So, Jordan has recommended or the Planning Department has recommended that we further evaluate this data and we come back with suggested mitigation strategies to the Commission before we -- we come back to you for the final approval of the SMA permit, and we are agreeable to that. This is new data for us too so we need to analyze this, and look at it, and perhaps work with the Planning Department to come up with acceptable mitigation measures.

And I'm getting towards the end, I know we've taken quite some time, but I wanted to talk about some of the public involvement and community hearings. Kelley and Glenn actually went door-to-door in the surrounding neighborhood on December 11 and 21, 2018, and they talked to neighbors. If the neighbors weren't available, they left a flyer in their mailbox or on their door where they could call to seek more information. We had a community meeting at the Education Center on November 12, 2018, and, overall, it was supportive feedback. There was a pre-consultation stage on the -- on the EA, which was a 30-day public comment, and we received comments and responded, and then there was an official draft EA public comment period during which this time we went to the Molokai Planning Commission on April 24, 2019 to receive the Planning Commission's comments. We've also gone to the Urban Design Review Board and sought comments and responded to their concerns. The next steps and opportunities to comment. There's this hearing that's happening right now where people are allowed to provide comments and testimony. If the Commission so moves forward with making recommendations to the County Council on the district boundary amendment and the change in zoning, then the next step would be the County Council hearings on the district boundary amendment and the change in zoning. And then if the County Council approves those, we would come back to the Molokai Planning Commission for your decision making on the SMA.

And with that, I think we're open for question and comments or if you're moving on to public testimony, we'd like to hear public testimony too. Thank you. I'll stop sharing my screen for now if we're going to go to public testimony.

Chair Buchanan: Thank you so much, Tom, and staff, and Kelley at the Education Center. All of that was really awesome and exciting. Yeah, it's exciting. The new flood map at the end wasn't exciting but -- but all the way up to that was exciting. So -- so, Stephanie, you can chime in if you want to at -- at this point in time, but what I'm -- I'm proposing is to move right into public testimony, and then because I did have a few points from staff report, Stephanie, for clarification or I had questions from staff and from the Education Center's presentation so instead of that opportunity for the Commissioners to do that at this time, we can just go to public testimony and then previous to what we discussed.

Ms. Chen: Thank you, Chair. Yes, I think it would be appropriate to take public testimony now, and as you detailed at the beginning of the meeting, I think it's appropriate to allow each testifier -- each testifier, who -- who should be sworn in, three minutes, for items -- for the testimony pertaining to the DBA and the CIZ, and then if the testifier so wishes, an additional three minutes for the SMA permit item. And then after public testimony is closed, then at that point, if the Commission has any questions for the applicant or staff, I would just recommend writing those down now. That would be my recommendation.

Chair Buchanan: Okay, writing them down but not asking them at this point in time? Depends?

Ms. Chen: Yeah, I think -- I mean, I think it's the Chair's call, but in the interest of, you know, the public who showed up to testify and not having them wait longer to do so, perhaps you could take that now and then ask the questions after testimony is closed.

Chair Buchanan: Okay. Alright. Thank you very much. Thank you, Corp Counsel. So, if there's no objections, Commissioners, I'd like to move into opening public testimony on the agenda items today, as we stated to -- for item B., number 1., and under that, items and a. and b., and also item number 2., the Contested Case, item a. and 1. For items 1., the testifier would be allowed three minutes, and on item number 2., the testifiers would be allowed two minutes. And so, with that, public testimony is now open. Please state your name for the record, and then I will swear you in. Is there anyone wishing to testify at this time, you can unmute yourself, state your name for the record, and then I'll swear you in? Thank you.

Ms. Corbiell: Okay, Cheryl Corbiell, resident of Molokai.

Chair Buchanan: Okay, mahalo, Cheryl. Thank you for coming today. Do you promise to tell the truth, the whole truth, and nothing but the truth?

Ms. Corbiell: I do. I swear.

Chair Buchanan: Thank you. Thank you very much. Please proceed.

Ms. Corbiell: Okay, so I -- I will only need the three minutes. I'd like to support all of the land changes that are required by the Molokai Education Center. To reiterate the -- the very informative presentation of -- of Kelley Dudoit, I'm speaking as an instructor of the last 20 some years at the college and have seen the college grow and have seen the students. I've been privileged to teach multiple generations of families and -- and to know what kinds of successes the college has been able to provide for -- for students to gain gainful employment on Molokai as well as on -- should they choose to -- to go to other islands, but I also want to reiterate that the -- the size of rooms and options that we need today are much different than they were years ago, and -- and even today, with Covid and that many, like right now, I'm an online teacher, but I'm going back to some face-to-face next semester and trying to be able to meet the -- the social distancing, the numbers of students, what rooms are going to be available and how we're going to do that, but even the size of rooms, when the Fire Department did their -- their training for potential candidates, they had to move out most of the furniture of one room, and reconfigure it, and everything else trying to be able to meet their needs because they needed a training facility, but also what gets hidden is I have police officers in my classes, they're upgrading because they want to take the sergeant's exam, and they want to move up in the -- the ranks, and -- and they're here for Molokai. These are local guys and and stuff. And so, in order to do that, we need the space and the opportunities to be able to offer them the classes that they -- they -- they need. So -- so this isn't just about, you know, the growth

in students, this is really about our economy and the kinds of people we want to -- to have on Molokai and the kind of education that they require, and so when Kelley talks about nonprofit, yes, that's one of the growing areas. And many, many years ago, we had a lot of nonprofit classes and that kind of went away, and we're seeing the need for that again for people to upgrade their current skills in their current jobs. But just to, you know, refresh your memories, you know, we're also able to meet the needs of our local economies when. We had needs for social workers, many of the social workers that are now on Molokai came through our college, and so we can help direct careers to meet the needs locally, keep our -- some of our best students here with those -- those jobs, so I support the land changes that are required for our college, and I would really hope that you do as well and because we are talking about sort of the next phase of our -- of our generations and the education that they're going to need both high tech and the multiple diversity. Thank you very much.

Chair Buchanan: Thank you very much, Cheryl, for your testimony. Is there any -- would the applicant have any questions for the testifier?

Mr. Schnell: I have no questions. Thank you.

Chair Buchanan: Okay, seeing none, thank you. If any of the Commissioners have questions for the testifier? Okay, thank you. Seeing none, we can move on to anyone else in the public wishing to testify on this agenda item today. Please state your name for the record.

Ms. Esmeralda: This is Suzie. I have no one else signed up.

Chair Buchanan: Oh, thank you. And I know usually Sybil would also be trying to monitor that, but I don't believe that Jordan doesn't have anyone either.

Mr. Hart: Chair, I haven't received a request from anyone to testify on the direct message.

Chair Buchanan: Okay. Awesome. Thank you very much. Okay, so if there's no one else in the public wishing to testify, okay, then I will close public testimony on the agenda item B.1.a., b., and agenda item 2.a., number 1., and then I going move back to is so, Commissioners, I -- I wanted to disclose my own personal questions that I had, and I wanted, for the record, to reflect that I received my packet picked up from the Molokai post office on February 8, which was Monday, today is Wednesday. I -- I, honestly, was not able to review the entire packet. I have it here. I did review the staff report, but I wasn't able to review all of it because there are multiple feedback that is being requested from the Molokai Planning Commission. Of course, the items number 1., which is creating feedback to the County Council who will be overseeing the change in zoning and the reclassification, so -- and then also for item number 2., the SMA permit, and so I was at this time in junction, I wanna be very careful if we do have questions for staff because,

personally, I -- I want to defer in order to give myself, as a Commissioner, more time to go through this document, which is really well prepared. I thought the presentation was really well done. I'm excited that a lot of cultural and local stuff was included in all of the planning. It really looks like a lot of thought went into it. So, if the Corp Counsel doesn't have any issues with Commissioners asking for clarifying questions of staff or the college, and I cannot see you, let me close that, Stephanie, there. Okay, open my window more.

Ms. Chen: Yeah, I think now would be good time to ask question, for the Commissioners to ask questions of the applicant and/or Department.

Chair Buchanan: Okay, so, Commissioners, on what you guys heard today, and I don't know, maybe you guys read faster than me, I'm not sure if everybody received the packet or was able to download the entire packet, but if you guys was, awesome, but I wasn't able to so -- but I did read the staff report. So, Commissioners, Jordan, you have any feedback before I open it if Commissioners have questions?

Mr. Hart: A few things. First of all, we do -- I do want to have, basically, time with you after this agenda item to talk about logistics on it, because I -- I'm understanding the mail issue. We did put out the agenda that included the digital full staff report link. Obviously, not everybody, you know, uses the information that way, so fully -- I completely understand if -- if various Commissioners have not completely reviewed the material, which is, you know, really a requirement for you to make a conscious decision about what's going on. So, I just want to basically request that we have a little time to talk about logistics and potentially changing our mailout dates after just that we touch on that ...(inaudible)...

Chair Buchanan: Okay. Sure. Thank you very much. Yeah. And it's for that simple reason I'd like to take as much information as we can, you know, and then maybe looking at maybe deferring to the next Commission meeting in order to come up with decision making, but that's just me. I'm only one person on this Commission. But -- so I'd like to, at this time, Commissioners, if you guys have any questions from staff or from the applicant, now's your guys', time to ask. Okay, go ahead, Commissioner Mowat.

Ms. Mowat: I thoroughly enjoyed or was able to pick up some things from the -- from Tom's and the staff's or the -- Kelley and -- which is very helpful. Like you, Lori, I just got this on Monday, and I put it in a folder and tried to just organize it in a way where I could refer to, you know, with the attachments and -- but still, you know, I still think that that's a lot of stuff to cover with my -- with my schedule also at home, I cannot spend the whole day, so I --I agree. You know, I would really like to make sure that when I make comments that I'm -- I'm equipped and I -- and I don't really feel there's still a lot of -- lot more information that I haven't even touched. So, I would -- I don't want anyone to misunderstand me by thinking that I, you know, I don't support it, I do support it, but I do have a lot of questions and mostly with the -- with the flooding and stuff like that, so I -- I

wanna equip myself so I can ask intelligent, smart questions. But -- but I also feel the same as you. So -- so thank you for the opportunity to share. You're on mute. Lori, you're on mute.

Chair Buchanan: I'm sorry. Yeah. Did you have any other like pressing questions right now before I take the next Commissioner? No?

Ms. Mowat: No. No.

Chair Buchanan: Okay.

Ms. Mowat: Thank you.

Chair Buchanan: Okay, thank you very much. Any other Commissioners? Commissioner Espaniola, you have a question? Or maybe she having connectivity issue.

Ms. Espaniola: I am. I having connectivity issues, Chair.

Chair Buchanan: Oh, I sorry. But -- okay, so that's a no. Okay, thank you. Any other Commissioners have any pressing issues right now -- I mean, questions since we have the educational center staff, and PBR here, and Jordan? Okay. Okay, seeing none, I -- I -- I want -- some stuff I just could ask one question maybe for clarification right now. It have to do with the special use permit, and then I saw -- thank you for sharing the historical documents on prior decision making by the Molokai Planning Commission many years ago that said if they came in for an expansion, that they seek the boundary amendment, and I believe that that was a recommendations or a condition. Jordan, would you have the answer on that?

Mr. Hart: Chair, I'm going to need a moment to review that document. I believe it was a condition.

Chair Buchanan: Oh, okay, okay.

Mr. Hat: I believe it was a condition though.

Chair Buchanan: Okay. Because prior to today's meeting and I think I had questions from before about what was driving the -- I understand the consolidation, and I understand the lot consolidation and the boundary zone amendment, but I didn't understand the designation, and I knew that we were on the -- operating under a special use permit, and I wanted to make sure that if one or the other was not completed or passed, that their opportunity to move forward with the project was not afforded by that and so --

Mr. Hart: I'll double-check the language of the condition, but I wouldn't think that that would be the case.

Chair Buchanan: Okay.

Mr. Hart: One more item in the context of -- of, you know, whether or not it was a Planning Commission condition or recommendation that they pursue this, I do want to point out that the Molokai Island Community Plan also designated the parcel as public/quasi-public and that would indicate that the intent there was for the expansion of this facility in this location.

Chair Buchanan: And that was another question I had, Jordan, with -- which was when was that community designation done, if it was done in just the last, because as part of the CPAC, I remember distinctly the CPAC did not have discussions about designations and zoning, and so I was just wondering about how that all got designated as public/quasi-public?

Mr. Hart: So -- so I believe your question was, was the prior Molokai Community Plan what -- what those parcels are designated in that plan prior to the 2018 Molokai Island Community Plan?

Chair Buchanan: Yes.

Mr. Hart: Right. Okay. I'll -- I'll double-check that.

Chair Buchanan: And then the other question, since you checking on that, is the ag designation, because moving from ag to public/quasi-public, if the proposed use right now is an allowable use in the ag zone with continued special use permit, I would think, obviously, the answer is yes?

Mr. Hart: Yeah, I would clarify. I mean, on behalf of the Department, the Department supports the -- the land use designation changes and the development of the project. The Department would also support the continuation of the special use permit.

Chair Buchanan: Okay. And then the other zoning issue is moving the interim designation.

Mr. Hart: Sorry, I don't understand.

Chair Buchanan: Well, you right. No, I looking at my papers. The -- the request is to move from interim to public/quasi-public. Yeah? That's correct?

Mr. Hart: That's correct. P-1 public/quasi-public.

Chair Buchanan: Okay. Okay. I did want to point out in the staff report, on page 3, the staff report states, at the second to the last paragraph, that the site is zoned interim, and then it states the purpose of interim zoning is to provide interim regulations pending specific development plans --

Mr. Hart: That's --

Chair Buchanan: What I wanted to -- go ahead.

Mr. Hart: Maybe development plans wasn't the -- the correct term to -- to use there. Basically, interim -- interim is not supposed to be a permanent land use designation so -- so maybe more appropriately permanent land use designation or zoning would be in that location.

Chair Buchanan: Okay. My suggestion to the Department is if you are going to define stuff like interim, that you provide the link or you provide the whole context of -- of that instead of just a one-liner and -- and it's -- I think it's confusing, at least for the Commissioners, because the interim is a lot more in-depth than -- than what is explained here. I think that's what I'm getting at. That's it. And so I -- I going hold off on other questions, but I wanted to provide some feedback for the Education Center and PBR. I wanted to just tell them that I thought their renderings was really well done and I -- and I appreciated that. I, personally, don't think shower trees are the best thing to plant, but I appreciate the thought that went into all of the rest of the landscaping, and the Urban Review Board on their reason to open up the street side, and I didn't realize until your aerial view that -- that the open shed, maintenance shed, that the -- the back portion of it would be open to the Education Center, so if you came out on the back side, you would be looking into the maintenance shed, which looks to be open and not having a closed door, but that's kinda minor kind stuff at this point. So, Commissioners, I don't know how you guys feel. You guys heard that, at least for -- for myself, I wanted to defer the discussion or any decision making at this point in time until I had a time to look into what was sent to us in the packet. That's just me. If other members feel like they want to move forward because I saw no questions, then -- then the floor is open for a motion and that motion -- because I wanted a -- actually I, personally, wanted a site inspection but that's not possible under Covid and so -- and we cannot entertain that at this time because I thought a site inspection would have been really a good thing to do to help us visualize the entire project and how the consolidation would work. And then, Stephanie, you have feedback?

Ms. Chen: Well, just to that point about this site visit, you're correct about the emergency rules not allowing the Commissioners to go out and do that as part of the -- the contested case hearing, however, perhaps that could be something you would request that the

Department do and provide, you know, a presentation or video footage or photographs to the Commission at the next -- at the continuation of the hearing.

Chair Buchanan: Okay, thank you for that suggestion. I know that a lot of photos and renderings were done by PBR, and they're -- they're very well done, and I appreciate that. I really do. But there was just -- I wanted to look at the new flood maps, and I -- and I heard that a college also wants to look at the new flood maps, and I really feel that concern for them as well because we heard in the beginning that this is a 3.7 million dollar project and, you know, I'm sure some of that is from public funding and some is not, but, you know, it's not -- it's not in discussion right now, but how do you guys feel, Commissioners? Just open up the floor for a motion? Stephanie, should we do motion separately for each -- for each agenda item? Did I lose Stephanie?

Ms. Chen: Thanks, Chair. I -- so am I hearing that you -- it would be your request to defer?

Chair Buchanan: Yeah.

Ms. Chen: Discussion and deliberation?

Chair Buchanan: Yeah. That's me, personally.

Ms. Chen: Okay, so you're -- you're just hoping to hear from the Commissioners right now if they would like to proceed?

Chair Buchanan: Yes.

Ms. Chen: Okay, so perhaps just discussion on that right now if the Commissioners would like to move forward with, you know, recommending approval or denial to Council. As I understand it, Council has to -- Council would have to first approve the -- the DBA and the CIZ prior to the special management area use permit being properly considered by the Commission, so I think, and pursuant to the Department's recommendation there, I think it's proper to defer item --

Ms. Espaniola: Chair?

Ms. Chen: B.2.a. no matter what, but for items, you know, for the -- the district boundary amendment and the change in zoning, I think you're seeking right now clarification from the other Commissioners if they would like to proceed or defer pending receipt of additional information or more time to review the packet.

Chair Buchanan: Okay, got it. Okay. Okay, I got it. So, let me reiterate. So, I would be suggesting, and then before I move forward, I heard one of -- Commissioner Espaniola, did you have a question?

Ms. Espaniola: Oh, shoots.

Chair Buchanan: I know you're having trouble with --

Ms. Espaniola: Yeah.

Chair Buchanan: I -- we can hear you. I can hear you.

Ms. Espaniola: You can hear me? Okay.

Chair Buchanan: I can hear you.

Ms. Espaniola: Okay. So, I -- I'm in agreement that we need to do a thorough, you know, review, and the flood zone is of major concern for myself as well. And so, I -- I'm in agreement that we should take more time to review and wait for the flood zone report and review the flood zone report. That's -- that's my take on this.

Chair Buchanan: Okay, thank you, Commissioner Espaniola. So --

Mr. Hart: You know, Chair --

Chair Buchanan: Deputy, go ahead.

Mr. Hart: Would it -- would it be appropriate for me to maybe provide a little more context of what the purpose of that recommended condition was for the Commission at this time?

Chair Buchanan: Okay.

Mr. Hart: What -- what my intent was -- was in adding that. Okay, so if you look at the Community Plan, you have basically a park complex and the Education Center that's in this location, so it's all public/quasi-public except for this area. So, at the special management area, that's where the Commission authorizes whether or not the development is going to happen. So, I don't personally think that anything other than public/quasi-public land use designations would be appropriate or will occur in this area and that's established I think by the Molokai Island Community Plan, and then you also look at the surrounding uses that you have, but I did want the applicant to further consider and provide any analysis or any, you know, supplemental design adjustments that they think are necessary with regard to that new layer that was provided by PACIOOS on December 22nd I believe. So, let's say there was a scenario where the -- the Molokai

Planning Commission thought that it is appropriate for this land to not be interim and not be ag so that it could be usable maybe, you know, for whatever use that's appropriate with the other park or education uses that are surrounding, but that when they come back and visit the Molokai Planning Commission with their SMA request, they didn't do sufficient analysis or provide adjustments that the Molokai Planning Commission was comfortable with; in that scenario, you know, the Department would consider what its recommendation to the Commission was on -- on whether or not to approve, and the Commission could consider whether or not they would want to defer at that time and tell the applicant specifically why they think their proposal's deficient and what they should come back with. So, procedurally, as far as things work, I don't think that the Commission should be concerned about putting the land use designations in order, and then you have the authority to determine whether or not you're going to support the development when they come back. And, you know, recognizing the inconvenience or unfair scenario to the applicant of having this information not even being available except for, you know, three days before Christmas, and then here they are at the beginning of February to visit with you, I thought that the time period between when they would see you now up until they have to go to Council and get action on the land use designation changes, which are going to happen after budget anyway, and then they're going to come back to you to be scheduled, they have maybe four-plus months to figure, you know, out what their proposal and how they're going to address these issues are going to be. So, that's kind of what I was thinking is they would use that time where they're not before you to come with a more specific explanation of how this is going to be addressed.

Chair Buchanan: Okay, thank you. Then -- then, Jordan, I have a question for you. The only request for items, the 1.a. and b., for the district boundary reclassification is only for the -- the three point something acres. Is that correct? I mean, whatever the -- the -- because they're having a lot consolidation and then that urban district zoning is only for that piece and that parcel that is right now zoned ag, and it's not for any of the rest of the parcels related in the back, and I going -- I going tell you what my concern is. Many, many years ago, there was a push to keep ag in Kaunakakai and -- and it was because it was in the middle of residential housing, and we bought this up during community planning and, basically, we were told that -- that we're not to do zoning and ag land classifications at that time, so that's why I'm wondering where this -- where the public/quasi-public came in because when the wetland across the street was introduced, that was another concern of putting a wetland in the middle of two residential and housing districts within the more urban part of the island of Molokai on the south shore and -- and with the intent that that might be one issue in the future, like we have now, because wetlands attract certain and endangered species and that's the purpose of the wetland is to attract wildlife. So -- so this is -- that's why I said this is a bigger -- and I want to provide feedback for the Council, and I don't want it to be a number eight on a condition that was done ten years ago or whenever, and trying to find a way, a path forward being careful to not do spot zoning and realizing fully that designating ag lands from ag to public/quasi-public is definitely going to increase the land values of the surrounding parcels. It just

works that way. I know we cannot say that on the record and we -- and there's no justification for it at this time, but I'm sure that there are -- it's just a consideration, and so we not going figure that out to today, but I'm just saying that that is going into the reason for deferral in order to try and look at stuff. Go ahead, Jordan.

Mr. Hart: Yeah, okay, so -- so let me say a few things. Number one, I completely respect any of the Commissioner's position that they didn't have time to review the material. That's -- that's a stand-alone issue. So, you know, I just wanted to basically -- it appeared to me that -- that there -- I was hearing that people may have been more concerned than I intended to make them by providing that new layer and describing that condition, and I was basically describing the time frame that I thought that that should happen. I also want to explain to the Commission that, on behalf of the Department, our position is going to be to support the community plan that was just passed and -- and adopted by Maui County Council in 2018, so that's not even three years old yet, basically four, not even four years old yet, so, you know, our position will always be that that's a current document and that -- that expresses what the -- the community relayed through the CPAC to the Planning Commission to the Council and got adopted. So, our -- our default position is always going to be that -- that that is correct unless it gets old and then we might start supporting, you know, community plan amendments and things like that or if something was overlooked. On the subject of spot zoning, I do want to point out that the residential neighborhood that's immediately makai on Seaside Street is -- that is urban so -- so these are going to be directly abutting urban across Kamehameha V Highway. So, you know, if this was kind of out in the middle of -- of, you know, pastures or something like that, I would -- I would agree with you that that's spot zoning and the Department probably wouldn't be supportive of that, but I think that being that it's -- has these land use designation patterns, our feeling on land use is that -- that this is an appropriate request regardless of whether or not the Commission chooses to authorize the development that's being proposed at the location. Okay, thank you.

Chair Buchanan: Okay, Commissioners, with that, you guys have any other feedback or any proposals to support providing feedback from a. and b. or deferring the a., b., and number 2. because you know number 2. looks like, from feedback from Corp Counsel, that it should be deferred because that cannot move forward until items a. and b. are resolved. So, what say you, Commissioners? Commissioner Poepoe.

Mr. Poepoe: Yeah, that was a pretty substantial size document that was delivered two days ago that I would like to have a little bit more time to review, obviously, it's really large to be expected to be read within two days, with no pity for me, just I get, like everybody else, a whole bunch of work that I gotta get done separate from this as a stand-by first responder, we just had training all day yesterday, so there goes the whole portion of my day that is dedicated to public safety along with -- also disclosing I am a student of the UH system, but I do all my classes online.

Chair Buchanan: Thank you, Commissioner Poepoe. Stephanie, you need to jump in for anything right now? No?

Ms. Chen: No. If you need help with, you know, formulating the words for a motion that you might want to entertain, just feel free to call on me.

Chair Buchanan: Okay.

Ms. Chen: But I'll let you folk discuss.

Chair Buchanan: Okay, Commissioners, you guys have any more feedback? Any Commissioners? Commissioner Sprinzel. Vice-Chair?

Mr. Sprinzel: Yes, I'm still here. What interest me is that I don't think any Commissioner is against this development. Is there anybody who's against it? So, all we're doing is delaying it. We heard all this stuff two years ago. We reviewed it all a couple of years ago. So, all we're doing is shoving it further down the road with some obscure ruling, which I have no idea about. But, anyway, I'm in favor of them building their extension, and I'm sure we all are. Thank you.

Chair Buchanan: Sorry. Thank you, Commissioner Sprinzel. And then again, just one other caution because Corp Counsel is always cautioning us is about we're not doing any decision making right now or eluding to that, so we should not have any prerequisites or decision making at this point in time unless we make a motion. So, anybody else has feedback? Commission -- I heard from two Commissioners so far that they wanted more time, and including myself, more time. Commissioner Mowat or Moore? Commissioner Bridget.

Ms. Mowat: Yes, you know, it's not that we're not supporting it. I just need more information because things have changed. I'm concerned about the flooding. I'm concerned about the parking. I'm concerned about the wastewater. You know, there's a lot of things in here that I would like to see how they are responding to these issues, and I haven't had a chance to do that. So, I would like to have more time educating myself on what they're proposing that -- that's all. Thank you. So, I think we should just make a motion to defer. Can I do that at this time?

Chair Buchanan: Let's see ...(inaudible)... Okay, no, I'm okay with that. The floor can be opened for our a motion, and this would be on -- on what we discussed today in the agenda item, and if you need help ...(inaudible)... making a motion -- Bridget, mute your -- can you mute right just for a little bit, mute your computer because, Corp Counsel, if I -- if I read -- we all heard right, several times, item 2., the Contested Case hearing, is dependent upon item 1. being approved by the County Council so it just makes sense to

defer item 2., for today, the Contested Case hearing, a.1., and then take up today if we want to defer the discussion on item 1.a. and b. Is that correct?

Ms. Chen: Thanks, Chair. Yes. So, I -- I think I would recommend two separate motions, one pertaining to items B.1.a. and b., the DBA and CIZ items, and so one motion for those, and if there is specific additional information that the Commission would like, I'd recommend including that in the motion. And then a separate motion regarding B.2.a., the Special Management Area Use Permit. That's what I would recommend. And that deferral can be based on the requirement that Council first approve the -- the DBA and CIZ.

Chair Buchanan: Okay, thank you very much. With that --

Mr. Schnell: Chair Buchanan, may I say something for a moment? This is Tom Schnell. Not appropriate for me to speak now?

Ms. Chen: I think it's up to you, Chair. I think we're still -- we haven't moved into the discussion or deliberation phase so if -- if you would like --

Chair Buchanan: Okay.

Ms. Chen: To respond, that's fine.

Chair Buchanan: Okay, awesome. Thank you. Okay, go ahead, Tom. You already were previously sworn in so, yes?

Mr. Schnell: Okay, thank you very much. I understand following the discussion from the Commission and I understand that folks have not had a lot of time to review a lot of information. I would request, though, if you -- if you do -- do defer, I do like Stephanie's recommendation that you provide us maybe with some list of specific things that you would like us to come back with so we could be efficient in answering those questions and, hopefully, we could come back at the next Commission hearing, or sooner, to move things forward. My concern is that the UH does have a budget and a CIP process, and the funds are not in danger of lapsing now but if it does stretch too long, the funds could lapse from UH and they may not be able to move forward. So, if you will delay, if you do delay, we would request that, hopefully, we can come back as soon as possible.

Chair Buchanan: Thank you, Tom. I agree. Totally. So, Commissioners, and even, Tom, you heard that a lot of us just received our packets in the mail, which is -- which was kind of voluminous, and so I would also -- are you also open to questions coming by email on -- through you or through the Department from Commissioners as they go through the docket? Is -- is that okay?

Mr. Schnell: I think that would be great. I would thank you for suggesting that. Yeah, anything we could do to move the dialogue and discussion along so that you have all the information you need at the time we reconvene, that would be appreciated, and we'll get back to you as soon as possible.

Mr. Hart: Point of clarification, Chair.

Chair Buchanan: Okay, thank you.

Mr. Hart: I apologize again. Commissioners can't be communicating directly with the applicants. You basically please run those through Suzie. Any questions you have, just email Suzie.

Chair Buchanan: Okay.

Mr. Hart: She'll consolidate them and then we'll -- we'll coordinate with the -- and I do wanna to say I was going to ask the same thing, but I, you know, the position was that people didn't have a chance to review so I didn't wanna try and press you to -- to give your details on something you just told me you didn't review, but I agree with Tom that having some idea of the issues of interest, and Commissioner Mowat mentioned some of the things that she was interested in, so that will really help us make sure that we at least can emphasize that when we come back.

Chair Buchanan: Thank you. Commissioners, you know, route questions through our board secretary and then she'll further that -- route them where they need to go, and then we can discuss them in the public at a -- at another meeting date if -- if we move that way. Stephanie, you have something?

Ms. Chen: Thanks, Chair. Is the Commission able to provide its concerns or questions now so -- to eliminate the need for multiple emails flying back and forth between the Commission and the Department? And thank you, Jordan, you're absolutely right about communicating directly with the applicant. But if there are specific things now, I would encourage the Commission to provide that as part of its motion to defer, if that's the direction the Commission is heading in.

Chair Buchanan: Okay. Commissioner John.

Mr. Sprinzel: Sorry, I have to leave you. I have a medical appointment, as I advised you.

Chair Buchanan: Okay.

Mr. Sprinzel: Thank you.

Chair Buchanan: Okay. Hang on. Hang on. Are we going to lose quorum?

Mr. Sprinzel: Yeah. You have a quorum.

Chair Buchanan: Without you?

Mr. Sprinzel: Yep.

Chair Buchanan: Okay. Okay. Thank you, John. Take care.

Mr. Sprinzel: Happy voting.

Chair Buchanan: Okay. Okay, I didn't want to let him go if we didn't have a quorum. So, let's wrap this up. Thank you very much. So, you heard, and I won't be having any questions at this time, but I will send my questions to Suzie as I go through the document. But, so is there a motion on the floor at this time knowing that we'll take up separate motions? The first motion would be for item 1.a. and b. Any motion?

Mr. Poepoe: So that would be to motion for 1.a. and b. together?

Chair Buchanan: Your motion is to?

Mr. Poepoe: Okay. So moved. Oh, motion to defer items 1.a. and b.

Chair Buchanan: Is there any second?

Mr. Moore: Second. I second the motion.

Chair Buchanan: Okay, there was a first and a second. Is there any discussion and this can be a friendly discussion if anybody has any real pressing issues they want to convey to Tom and his development group or the Education Center? And if not, we'll just move forward with the vote for deferring with the understanding that we -- if we do, we will for them to Suzie. Any discussion? Okay, seeing none, I'll call for the vote on the motion to defer items 1.a. and b. Commissioner Moore?

Mr. Moore: I vote aye.

Chair Buchanan: Okay. I think Commissioner Moore gotta give the thumb. Okay, I'm -- I'm assuming that the answer was yay to defer. He's yes. Okay, Commissioner Mowat?

Ms. Mowat: Yes.

Chair Buchanan: Commissioner Poepoe?

Mr. Poepoe: Aye.

Chair Buchanan: Commissioner Espaniola? Aye. And Chair votes aye. Motion carried.

It has been moved by Commissioner Laakea Poepoe, seconded by Commissioner William Moore, then

VOTED: to defer Agenda items B.1.a. and b.

(Assenting: L. Buchanan; L. Espaniola; W. Moore; B. Mowat; L. Poepoe)
(Absent: J. Bicoy; J. Perez, III)
(Excused: J. Pele; J. Sprinzel)

Chair Buchanan: Moving on to item 2., under Contested Case, items a., number 1., the SMA area use permit. Do I have a motion on the floor?

Mr. Hart: Chair, could I -- could I ask a procedural question of Corporation Council first?

Chair Buchanan: Oh, go ahead.

Mr. Hart: Counsel, so public testimony sufficiently been addressed for all -- all items on the agenda already?

Ms. Chen: Thanks, Jordan. So, public testimony is closed for items B.1.a. and b., but we need to recess the date -- I mean, defer to a date certain, so I'll ask that we -- perhaps the parties can -- we want to make it something convenient, right, for the applicant and for the Department, so can we -- can we come up with a date right now so that the public has notice that that's when the meeting will be, the item will be taken up again for discussion and deliberation? But for those items, public testimony will not be taken. For the special management area use permit, since -- since that is uncertain when that is going to come back in front of the Commission, my recommendation is to re-notice that item publicly if and when it comes back in front of the Commission even though we did take public testimony on it today because it was an agendized as such, but that's my recommendation for that item.

Mr. Hart: One point of clarification I would like to make on that. You know, the Department did distribute the full digital package on the day of the posting, so, you know, while various Commissioners prefer to read in paper --

Ms. Chen: Right.

Mr. Hart: And the Department takes responsibility for not giving advanced time for the mail to deliver, which is why the meeting, like the substantive discussion and decision making is deferred --

Ms. Chen: Right.

Mr. Hart: You know, my question is whether or not the applicant should be obligated to re-notice and, basically, incur the cost and effort of re noticing when all members of the public were duly notified of what was going to be discussed here and all material for them to provide substantive comment was provided to them as they would receive it digitally?

Ms. Chen: So, that's a good question. The issue is that the special management area use permit as it's my understanding that that cannot be acted on by the Commission today, at this meeting, but that it was included on this agenda and the information was provided to the Commission so that the Commission can have the whole big picture of the process that the applicant is currently going through to meet all the requirements of the law. Is that an accurate understanding? Because --

Mr. Hart: I was -- I was just asking about the mechanics of whether or not the -- the --

Ms. Chen: Re-notice.

Mr. Hart: Public hearing component happens here now because, obviously, public testimony is welcome and occur at all Planning Commission meetings, as here today, or whether or not that needs to be addressed immediately before the Commission makes the decision.

Ms. Chen: Right. So, my recommendation for B.1.a. and b., for the DBA and the CIZ items, is that no public testimony will be taken at the -- when the Commission takes those items up again because public testimony has been closed on those items. Now, since the SMA use permit was agendized as being under the public hearing because -- and it will require a public hearing and it does require a public hearing; if and when that particular item comes back in front of the Commission, I do think that the applicant will need to re-notice the public for another hearing on that particular item.

Mr. Hart: Okay, so I just got into a different thing that I wasn't intending to -- to find out. Okay, understood that -- that the -- they will re-notice for the -- understood that there will be a -- a separate public hearing on the SMA item in the future after Council.

Ms. Chen: Yes. But I don't think they need to re-notice for the DBA and CIZ items when those come back in front of the Commission. And further, I don't think the Commission should take public testimony on those items.

Mr. Hart: That was my -- that was what I wanted to ask you about. Is it like, okay, so the -- so the -- the -- the Commission typically takes testimony on -- on all things including -- well, anyway, no testimony? Like is that --

Ms. Chen: No. So --

Mr. Hart: This is not a contested case item, right, because the Council is the decision-making body on those items, there is -- I guess, anyway, we'll have a conversation ...(inaudible)...

Ms. Chen: It's because it's a public hearing item.

Mr. Hart: Okay.

Ms. Chen: So, it's procedurally correct. Once that -- once that testimony, public testimony has been opened and closed on a public hearing item, public testimony should not be taken after that unless the meeting is re-noticed as a public hearing.

Mr. Hart: Okay.

Ms. Chen: And that's because it's not fair to people who show up at that meeting just because and they get the chance to testify when the rest of the public didn't have notice of the public hearing. So anyway, sorry, Commissioners.

Mr. Hart: That's fine. Okay. Thank you.

Ms. Chen: But I think it's a good discussion and it's something that I think will need to be flushed out for the next meeting. But can we -- can we provide a date certain at which the Commission will --

Chair Buchanan: Oh, she got frozen.

Ms. Chen: ...(inaudible)... will need to re-notice this as a public hearing item.

Mr. Hart: Okay, so -- so, just to clarify, that's why was my initial question was shouldn't we open and close that public testimony right now because everyone did have all knowledge and information that they would have ever had to -- to --

Ms. Chen: Yeah, I agree.

Mr. Hart: So -- so why don't why don't -- why doesn't the Commission just open and close public testimony on the SMA, right? Why do we have to establish date specific if -- if it's -- I'm not following that.

Ms. Chen: So, Chair Lori did open and close public testimony on the public hearing items.

Mr. Hart: Right.

Ms. Chen: So that's finished. But the Commission is deferring discussion and deliberation, so we're basically recessing the meeting, right, to another date, so in order for the public to know when that -- the Commission will pick this item up again, we can either say it here or we can publicly re-notice them. I think the applicant would prefer to do that here rather than go through the publication process again but --

Mr. Hart: Okay, thank you.

Ms. Chen: But it's up to you folks, but it would be need to be a date that was convenient for the Commissioners, the Department, the applicant because I assume the applicant will want to be there. Does that answer your question, Jordan? No?

Mr. Hart: I don't think it's -- I don't want to ask my follow-up questions during the meeting.

Chair Buchanan: Oh, so guess what? The Chair will. So, this is what the Chair did, okay. The Chair opened up public testimony for all items today, and I also closed the public -- I closed public testimony on all items as I opened them, but it's my understanding, as the Chair, I also have the authority and purview as the Chair to reopen public testimony if I see it necessary at the time where this would come up again as -- because it's deferred, and that is my understanding that I can if I want to, it's -- it's highly suggested that you don't, but I'm saying as I do have that authority, don't I, Stephanie?

Ms. Chen: Chair, since it's a public hearing item, the -- generally I think you are correct in other -- for other items, but since this is a public hearing item, there are specific notice by publication procedures that the applicant has followed and so for that reason, I don't think it's your prerogative to reopen it at the next meeting unless it is re-noticed publicly as such.

Chair Buchanan: Okay. It's kind of really up to, I think, the Education Center, so what I'm hearing is, today, if we all agree on a date for the next meeting to pick up the deferral, then you don't have to re-notice, you're not picking up cost of re-notice, however, you do that with the clear understanding that public testimony will not be reopened. And if we're deferring item number 2., which is a different and it's a separate issue now, Jordan is just asking, do they have to jump through hoops of another public hearing and meeting all the requirements of Sunshine Law and advertising.

Ms. Chen: For that item, I would say yes, because of the proximity in time, we don't know when that item will come back in front of the Commission, and I think it is prudent to re-notice that and give the public another opportunity to show up and testify for that item.

Chair Buchanan: I think it's lose on the side of precautionary best steps to dot all our i's and cross all our t's for a re-notice with the apology that that might incur cost and headache to the applicant, but I'm not sure 'cause I see Jordan's face. I'm -- I'm happy to do both in support anyway out of moving forward because this was a notice and if the item is just deferred, it's deferred, and it's picked up at a later date. And so I -- I share your concern, Jordan.

Mr. Hart: Yeah, I'm just --

Ms. Chen: Chair, perhaps we could take the first, so the items, the -- the district boundary amendment and the CIZ. Okay, the motion has already been voted on to defer those items. For those two items, to prevent the applicant from having to re-notice, can we agree on a date certain right now at which this item -- these items will be taken up again, and then I suggest we handle the SMA one separately after this? So, if everybody has their calendars, then perhaps the Chair can throw out a date and, you know, it doesn't have to be on a -- at a regular meeting of the Molokai Planning Commission ...(inaudible)...

Mr. Hart: Chair, the Department is expecting to have a regularly scheduled meeting on February 24th of this month.

Ms. Chen: Okay. Does that work the applicant? Tom?

Mr. Schnell: Let me just check, but I believe it does. We would prefer to move as quickly as possible, and I appreciate everybody taking that under consideration.

Ms. Chen: Okay --

Chair Buchanan: The Chair --

Ms. Chen: So, we'll wait on your confirmation if that works, and then if we could also set a time, Chair, so 11:00 a.m. probably right?

Chair Buchanan: Eleven.

Mr. Schnell: Sorry. If we could -- if you don't mind, most of our team that would be at the next hearing is on this call now, or all of our team, so February 24th is fine for me. If others -- others on our team could just verbally let us know if that's fine too, I think we could just move forward with the 24th if that works.

Mr. Yokotake: I'm okay, Tom. This is Glenn.

Ms. Yamamoto: This is Denise, from the Community Colleges, that's fine.

Mr. Kodani: This is Shawn Kodani, I'm okay with that date and time.

Ms. Dudoit: This is Kelley Dudoit, from Molokai Education Center. That works for me as well.

Mr. Schnell: Okay, thank you.

Ms. Chen: Okay, so this consideration of the district boundary amendment and the change in zoning for the MEC, those items, discussion and deliberation will be deferred until February 24th at 11 a.m.

Chair Buchanan: Thank you. But and I think my only question is to staff. If staff already had outstanding items for the agenda on February 24th, Jordan.

Mr. Hart: Chair, we did have two pieces of legislation, draft legislation for comment. They were a bill for an ordinance amending Section 19.52.090, Maui County Code, relating to unlawful consumption of intoxicating liquors in the Historic Districts 1 and 2, in Lahaina, on the island of Maui, and then as well as other minor corrections to the -- I'll call them "corrections," updates and revisions to the code, and then the other one was a bill for an ordinance amending Section two point -- 2.80B, of the Maui County Code to add mitigate climate change and work towards resiliency as a new goal of the Countywide Policy Plan. So, basically, those are items that need to collect -- they've already gotten input from the -- well, anyway, they're going through the planning commissions, all of the planning commissions to get comment so, you know, potentially not necessarily negatively impacting anybody if those items get bumped for this one,

Chair Buchanan: Okay, thank you very much. Okay, I think we got a date then on the 24th at 11:00. Okay, next. So, item number 2.a., number 1., SMA area use permit. Corporation Counsel is suggesting we move forward with a deferral, and I agree because it's pretty of a moot discussion pending other things that need to occur. And so, would staff want to have discussion on that now before I ask my Commissioners to make a motion to defer?

Mr. Hart: If -- if the Chair wouldn't mind, I would like to possibly ask for a five-minute recess to confer with -- with --

Chair Buchanan: Okay. Sounds great.

Mr. Hart: More ...(inaudible)... thank you very much. I'll -- I'll get -- I will relay what the Department has done in the past in this scenario as far as -- I thought that we might have been doing things differently over a longer period of time than the way Counsel described them, and Counsel may be correct, but I just want to basically provide that feedback before you vote.

Chair Buchanan: Okay, so how about, if there are no objections, we will recess until 1:30.

Mr. Hart: Thank you very much, Chair.

Chair Buchanan: Thank you. We are in recess.

(A recess was called at 1:20 p.m. The meeting reconvened at 1:45 p.m.)

Chair Buchanan: I'd like to call this meeting back from recess and reconvene the meeting the Molokai Planning Commission, February 10, 2021, back from recess. We are currently item number 2., on the agenda, under item a., number 1., Special Management Area Use Permit, and the discussion was about the motion to defer or we did not entertain a motion yet. Corporation Counsel, you want to provide some feedback?

Ms. Chen: Thanks, Chair. Yeah, I think the motion, if the Chair wants to entertain a motion to defer on that item, then that's appropriate.

Chair Buchanan: Okay, I don't see that staff has any concerns at this time so actually the floor is open for a motion, Commissioners, unless you guys have any questions. Commissioner Mowat.

Ms. Mowat: I would like to make a motion to defer item 2.a., the Contested Case, just because I need more -- because more -- we need to review our -- our packets more.

Chair Buchanan: Okay, and then also that ...(inaudible)... dependent on item 1.a. and b. --

Ms. Mowat: Yes.

Chair Buchanan: The results first.

Mr. Hart: I just want to clarify that I think that this thing can be just outright deferred because --

Chair Buchanan: Deferred? Okay.

Mr. Hart: Because the Commission doesn't revisit it for any substantive decision making until after the land use designations are changed.

Chair Buchanan: Okay, I agree. Okay, so straight up --

Mr. Poepoe: I'll second the motion.

Chair Buchanan: Okay, so reiterating the motion, the motion by Commissioner Mowat is to defer item A., number 1., and there is a second. Any discussion? Okay, seeing none, I going call for the vote on the motion to defer. Commissioner Moore? Commissioner Moore, you on mute, but you can go up or down.

Ms. Mowat: He frozen now.

Chair Buchanan: Commissioner Moore, you can hear us? He get poor network stability. Commission Moore, I going come back to you. So, Commissioner Mowat?

Ms. Mowat: Yes, defer.

Chair Buchanan: That's an aye. Commissioner Poepoe?

Mr. Poepoe: Aye.

Chair Buchanan: Aye. Commissioner Espaniola? Oh, we look like we frozen too. Okay. Commissioner Espaniola, can you --

Ms. Espaniola: Aye.

Chair Buchanan: Okay, aye.

Ms. Espaniola: Aye.

Chair Buchanan: Thank you. That was an aye from Commissioner Espaniola. And then we're going to go back to Commissioner William Moore. Commissioner Moore, if you can hear me, you can go thumbs up. I'll accept the thumbs up as a yay, or a thumbs down as a nay. Commissioner Moore, you have audio? Can you hear us? If you can hear us, unmute yourself, and then you can respond yes or no on the motion to defer. Sorry, Commissioner Moore is having so much technical issues. We have bare quorum so we need Commissioner Moore's response. This reminds me that we all should have some training in how we can use our emojis maybe and if that's an acceptable use platform for voting because --

Ms. Yamamoto: Maybe if he turns off his video that might help the audio come through better.

Chair Buchanan: Yeah.

Ms. Yamamoto: So, if he turns off his camera, the audio might be stronger.

Mr. Poepoe: I think he's unaware that we're still voting -- waiting for his vote.

Chair Buchanan: Commissioner Moore, if you can hear us, we're waiting for your vote on the motion to defer, yes or no, and if you can -- did we lose him, lose him?

Mr. Poepoe: No, he turned off his video.

Chair Buchanan: Okay. If you can talk to us?

Ms. Yamamoto: Is the host able to unmute his mike?

Chair Buchanan: I just was going ask Suzie.

Ms. Esmeralda: I've been trying to. It's not working.

Chair Buchanan: He has it muted on side.

Ms. Esmeralda: I turned off his video.

Mr. Hart: Suzie, would you try and call him and suggest that he telephone in?

Chair Buchanan: Yeah, I was going to -- look like Commissioner Mowat's on it.

Mr. Hart: She must be talking to someone.

Ms. Mowat: You know what? He just called me. He's on the phone. He called me. He's saying he stuck. So, should I -- what should I tell him?

Mr. Hart: Just that he call-in using the telephone number on the agenda.

Ms. Mowat: Billy? Billy, call, you know on your agenda, call the number, the phone number, and you can give your vote, I guess, or just -- can you -- can you call that number? Do you want the number? Where is that number? Okay here, dial, to listen to the meeting or provide oral testimony, try dial one 1-888-748-9073. Just try that one for now. Oh --

Mr. Poepoe: Can he try on the --

Ms. Mowat: We just got disconnected. He just hung up.

Chair Buchanan: We can see him now so I was kinda hoping he could just thumbs up or thumbs down.

Ms. Mowat: Did he thumbs up? There he thumbing up.

Chair Buchanan: Okay. Stephanie, is that acceptable as a yay vote on the motion? So, we shouldn't have any trouble with that as a yay vote on the motion? He went thumbs up.

Ms. Chen: Commissioner Moore, can you just nod your head if you -- if it's a yay vote?

Chair Buchanan: Yes, he's nodding his head.

Ms. Chen: Okay, I think that's Okay. Suzie, is that okay for your purposes?

Ms. Esmeralda: Yes, I got it.

Chair Buchanan: Okay, sorry. Thank you. Thank you for everybody hanging in there. Okay, so the Chair votes yes and so motion is carried to defer item number 2.a., number 1., the SMA area use permit.

It has been moved by Commissioner Mowat, seconded by Commissioner Poepoe, then, unanimously

VOTED: to defer Agenda item B.2.a.1.

It has been moved by Commissioner Bridget Mowat, seconded by Commissioner Laakea Poepoe, then

VOTED: to defer Agenda item B.2.a.1.

(Assenting: L. Buchanan; L. Espaniola; W. Moore; B. Mowat; L. Poepoe)
(Absent: J. Bicoy; J. Perez, III)
(Excused: J. Pele; J. Sprinzel)

Chair Buchanan: So, thank you very, very much. Thank you for your patience, Molokai Education Center, and also on a job well done. Be sure to encumber those CIP funds for this project that this community so sorely needs, and we totally appreciate all the hard work that has gone into this. Also to staff, Planning staff, mahalo. Thank you very much.

Mr. Schnell: Thanks for your initial review. We -- we look forward to coming back on the 24th and moving along. Thank you very much.

Chair Buchanan: It won't be long. Thank you very much. Ok, so we're going to swoop into item C, Director's Report, and under Director's Report, we have items 1, 2, and 3, and that's it. Go for it, Jordan.

C. DIRECTOR'S REPORT

1. **American Planning Association Hawaii Chapter complimentary Chapter-only membership to members of planning-related boards and commissions at the County of Maui, Department of Planning**

2. **Agenda items for future public meetings**
   NO public testimony will be received on this item.

3. **Open Molokai Applications Report generated by the Planning Department with the February 10, 2021 Agenda Packet (Appendix-A)**
   NO public testimony will be received on this item.

4. **Completed Molokai Applications Report generated by the Planning Department with the February 10, 2021 Agenda Packet (Appendix-B)**
   NO public testimony will be received on this item.

Mr. Hart: So, for item 1, the American Planning Association Hawaii Chapter is extended complimentary chapter membership to the members of the planning related boards and commissions for the County of Maui, and so that includes you, and you're welcome to participate in that, and there is a letter, I believe, that describes the benefits that are offered. I'm not seeing that the letter is attached to the agenda. We will circulate that. I did see the letter attached to a different planning commission agenda so I'm aware it exist. But basically, there's some features that -- that -- that you would take advantage of for planning related issues. So, we'll circulate that to the Commissioners.

The next item, item C.2., that would be agenda items for future public meetings so we just discussed the two ordinance drafts that -- that are with us for referral to you, but also the rescheduling of this item, so basically, you know, it's expected that the Education Center expansion will be the number one item on the agenda but we might try to put some of those other items on the agenda in case there's an opportunity to take them up but recognizing that this is a pretty large project.

And then the other item is the open applications and, let's see, and completed projects that are attached to the agenda every meeting, and we'll continue to try and work on streamlining that list but it is -- the current version of the list is provided for you.

Chair Buchanan: Jordan, I have a question on that list and a recommendation or a request. I have a request. The request is if, in addition to the open project report, if there could be an additional sheet with the keys on it to explain what the acronyms are for --

Ms. Esmeralda: Sorry, this is Suzie. We lost -- we lost two members, Bridget and Billy.

Chair Buchanan: Oh, there Bridget. Okay, we cannot hear Bridget. You muted.

Ms. Mowat: No, no. I -- everybody -- everybody disappeared but then now everybody coming back so I didn't say anything. Just talking to myself.

Chair Buchanan: Okay, I understand the issue about quorum. I don't think -- I don't know if Stephanie has to chime in, but we are not going to be making any decisions. We just a discussion now at the end of the meeting for the Director's Report.

Ms. Mowat: No comment.

Chair Buchanan: Do we need Commissioner Moore?

Ms. Chen: Yeah, Chair, well, we would need Commissioner Moore and Commissioner Mowat in order to continue the meeting discussion.

Chair Buchanan: I see you.

Ms. Mowat: Can I -- I lost you, so I don't know what everybody talking about now.

Ms. Chen: Okay.

Ms. Mowat: You went off so I don't know what's -- what's happening now. So, you need to refresh.

Mr. Poepoe: Hurry up. We get five people.

Chair Buchanan: Hurry up. We get five people. Okay, we have five people. We are on item, the Director's Report, number 3.

Mr. Poepoe: Oh, start all over.

Chair Buchanan: The open and closed projects and all I asking for is to have one separate sheet that tells us what all the acronyms mean.

Mr. Hart: Understood, Chair. Suzie? Suzie, you know, on Kiva, there's a summary of all the permit types? Would you start to print that and include -- or include that in the -- with agenda going forward?

Chair Buchanan: Thank you. And with that, all I want to point out is one update on -- on the first sheet item, page 1, the second -- number one and two, the Scott Wehner, update on that on the next maybe Planning Commission or in the March 3rd because I see it's an open document or status is open and that's my main concern for right now is -- I mean, for today before we lose quorum again. Okay, that's it.

Mr. Hart: Chair, understood. We'll add that. Just a final comment. So, we're estimating The number of days it takes to get from Wailuku to Kaunakakai so we'll -- we'll basically adjust our mailout time relating to that. It's sounding like it's taking between four and five days for mail to go from -- from Wailuku to Kaunakakai depending on when it's received by the Wailuku Post Office so we'll bump our time back based on that.

Chair Buchanan: Yeah, thank you for that. And I didn't want to bring it up earlier, but I don't know if you guys were aware that Molokai was without electricity or Spectrum or Verizon for an entire day and so nobody was able to do anything over the Internet so I just make you guys aware that every time it rains or the wind, we have that connectivity issues for Molokai and that's something else to take into consideration. But yeah, the paper thing if can be mailed earlier, that would be appreciated. Mahalo.

Mr. Hart: Understood. Thank you.

Mr. Poepoe: I had issues with the file size being able for download with weak signal.

Mr. Hart: Chair, so, you know, as the Commission is aware, the part of the Wehner decision was -- was that the Commission has to receive the entire application so that in this case the final environmental assessment was the consolidated application report for all of these, which means you had to get that four hundred pages to -- to check the box of having received application which -- which created logistical issues, digital and paper for everyone.

Chair Buchanan: Okay, thank you very much. I looking forward to one update on Wehner, on Scott Wehner, 'cause we don't know what happened to that after, yeah, we just don't know what the final outcome was from the planning side. Thank you.

Mr. Hart: That will be on the next agenda.

Chair Buchanan: Commissioners, if there's nothing more, am I missing anything, Jordan? No. Oh, number 4. No. Next scheduled meeting date is the 24th, right, 11:00.

Mr. Hart: February 24th, 11 am.

Chair Buchanan: Okay, with that, Commissioners, if you guys don't have anything else, this meeting is adjourned. Thank you very much. Mahalo.

D. NEXT SCHEDULED REGULAR MEETING DATE: FEBRUARY 24, 2021

E. ADJOURNMENT

The meeting was adjourned at approximately 2:02 p.m.

Submitted by,

SUZETTE ESMERALDA
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE:

Present:
Lori Buchanan, Chairperson
Laakea Poepoe, Vice-Chairperson
Leonora Espaniola
William Moore
Bridget Mowat
John Sprinzel (Excused at 1:02 p.m.)

Absent:
Julie-Ann Bicoy
John Perez, III

Excused:
John Pele

Others:
Jordan Hart, Deputy Planning Director, Department of Planning
Stephanie Chen, Deputy Corporation Counsel, Department of the Corporation Counsel
Suzette Esmeralda, Secretary to Boards & Commissions II, Current Division, Department of Planning

MOLOKAI PLANNING COMMISSION
REGULAR MINUTES
FEBRUARY 24, 2021

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Vice-Chairperson Laakea Poepoe at 11:09 a.m., Wednesday, February 24, 2021, via BlueJeans Meeting No. 421879894.

A quorum of the Commission was present. (See Record of Attendance.)

Mr. Poepoe: Thank you, Suzie. I'll go ahead and call the meeting to order, Molokai Planning Commission's meeting of February 10, 2021, starting promptly at 11:09 a.m. Sorry for the delay everybody. So, the question I wanted to ask is if it can be confirmed that item 2.a.1, from the previous meeting, will not be heard today, which is the contested the case, the permit for the construction of the new multipurpose classroom building.

Mr. Hart: Chair, this is Jordan. You want to go ahead, counsel? Okay, Chair, Jordan Hart, Deputy Director. Basically, so that is a special management area use permit, and the Commission cannot grant a special management area use permit until the land use designation is correct for the proposed development, so it doesn't need to be on the agenda because it's not possible to actually take action on it. It was basically noticed the last time and the substantive action that can happen is the Commission's position on the two land use designation changes. After that's complete, if it's successful, the SMA major permit would be referred back to the Commission and the land use designations would be in order for a decision then.

Mr. Poepoe: Thank you, Deputy, for the clarification. Go ahead, Corp Counsel.

Ms. Chen: Thanks, Vice-Chair. And just to follow up on that, so, procedurally today, if you'd like to take public testimony, of course, on the district boundary amendment and the proposed change in zoning, then -- then that would be the recommendation. And then -- and no testimony would be taken on the forthcoming SMA use permit should the DBA and CIZ be approved. Does that make sense? I think it's pretty straightforward how the agenda is written.

Mr. Poepoe: Okay.

Ms. Chen: But testimony on items one -- B.1.a. and b. would be good.

Ms. Espaniola: Chair, I think you gave a date of February 10 instead of February 24, so if you wanna reflect the correct date.

Mr. Poepoe: Oh, okay. Sorry, I just was referencing the -- the previous agenda, yeah.

Ms. Espaniola: For -- oh, okay.

Mr. Poepoe: Yeah, strike the last date and correct it to February 24th, please. And this is Vice-Chair Laa Poepoe conducting the meeting in the absence of Chair Buchanan. So, Corp Counsel, would it be appropriate to open up public testimony for all items at this time?

Ms. Chen: Thank you. I think if you just stick with the agenda, you know, call up the item B., Unfinished Business, and then perhaps if you could read off the first item, and then you could take public testimony for those, the DBA and the CIZ, at the same time, I think that would be appropriate. They're not contested cases, so the testifiers do not need to be sworn in.

Mr. Poepoe: Okay.

Ms. Chen: Yeah.

Mr. Poepoe: So, I'll go ahead and read from item B., Unfinished Business, from last meeting, two weeks ago, B.1.:

Mr. Poepoe read the following agenda item description into the record:

B. UNFINISHED BUSINESS

1. MS. JAN GOUVEIA, of the UNIVERSITY OF HAWAII, requesting the following for the Molokai Education Center Project and related improvements located on approximately 5 acres of land at 375 Kamehameha V Highway, TMK: (2) 5-3-003: 013 and 014, Kaunakakai, Island of Molokai (S. Lopez):

a. State Land Use District Boundary Reclassification from State Agricultural District to State Urban District (DBA 2019/0002)

b. Change of Zoning from Interim District to P-1 Public/Quasi-Public District (CIZ 2019/0002)

The Commission conducted the Public Hearing on items B.1.a. and B.1.b. at its February 10, 2021 meeting and deferred items B.1.a. and B.1.b. *(Commissioners: Documents were distributed with the February 10, 2021 Agenda.)*

Mr. Poepoe: So, on that agenda item, we can go ahead and open up public testimony if anybody would like to provide from the public, and that I can have Suzie manage that, so

if she knows if there is anybody waiting and if anybody would like to testify at this time, please state your name.

Ms. Esmeralda: This is Suzie. I don't have anyone signed up.

Mr. Poepoe: Okay. We can take a moment to see if anybody would like to. Not going to wait too long. The last chance. So, it doesn't look like anybody's inclined to provide public testimony on this item. So ...(inaudible)...

Ms. Lopez: Vice-Chair, this is Sybil Lopez, the Staff Planner. I did -- I did receive written testimony from the previous meeting. I don't know if you guys received those written testimonies.

Mr. Poepoe: Were they submitted prior to the last meeting?

Ms. Lopez: Right. So, I have nothing ...(inaudible)... other than the three testimonies, the three written testimonies that were submitted to the Department. Other than that, I received no other testimonies.

Mr. Poepoe: Okay, so -- so nothing between the last meeting and now?

Ms. Lopez: None.

Mr. Poepoe: Okay, thank you. Okay, so we'll continue with closing public testimony and items --

Mr. Hart: Chair, I do want to clarify, I believe that Oliver Vaas, Maui Fire Department's comment was dated February 16th, just after the last meeting, and it basically -- what the question was just to verify that they have sufficient fire flow for urban development, and, generally, that's assessed at building permit time frame, but considering the scale of existing development, I believe that those types of things would have been reviewed in detail by the Department at building permit time for the last buildings that are existing there now. But again, they would assess that at the building permit submittal.

Mr. Poepoe: Okay, thank you, Deputy. Okay, I guess we'll move on to the next step in the process.

Ms. Chen: Vice-Chair, did you want to close public testimony?

Mr. Poepoe: Yeah, I think I'll close it again if I didn't.

Ms. Chen: Okay, sorry, maybe I missed it. Okay.

Mr. Poepoe: Okay, I'll officially close public testimony, I'm not sure if I did, but then we'll go ahead and move on to the next step in the process that should be discussion. Okay, and any members have any discussion points? Oh, thank you, Suzie.

Ms. Espaniola: So, the meeting, Chair, was deferred on -- for item one, it's deferred, the Unfinished Business with the University of Hawaii?

Ms. Espaniola: Yeah. Oh yeah, and so I'll -- I'll ask for Commissioner Pele to confirm that he has received and reviewed all the documents, and we got a affirmative via a thumb -- thumb up. Okay. So, everybody here and --

Mr. Pele: Yes. Yes, I did.

Mr. Poepoe: Okay, let's see. Commissioner Sprinzel still around?

Mr. Sprinzel: Yes, I did.

Mr. Poepoe: Okay. Thank you. Just checking. Lost you on the video.

Mr. Sprinzel: I'm there.

Mr. Poepoe: So, anybody have any points or remarks relating to the -- this amendment, reclassifications I mean? Okay, so if there is no discussion on it, we can go ahead and entertain a motion on the item B.1.a. So, would it be individually?

Mr. Hart: Vice-Chair?

Mr. Poepoe: Yes?

Mr. Hart: The Commission had asked for some additional information from the applicant at the last meeting, would you like to hear any new follow-up statements or information that the applicant would like to provide in the context of past discussion?

Mr. Poepoe: Okay, yeah, and would the -- the Department like to -- would it be required of the Department to read again the -- the recommendation since it's a deferral or unfinished business? So, that would be up to the Department to decide, right?

Ms. Chen: Yeah, I think that could be helpful just to recap and then -- but, Jordan, what do you think is best, should the -- the applicant present first on the extra information or do you want to do -- go over the Department's recommendation first? What makes the most sense?

Mr. Hart: I think that hearing -- I think that hearing from the applicant first and then providing our recommendation before the Commission discusses and makes a decision would probably be better timing.

Mr. Poepoe: Okay, if we have -- can have the applicant present to the Commission, please.

Mr. Schnell: Good morning, Commission Members. This is Tom Schnell, I'm with PBR Hawaii, we are the planning firm representing UH in the Molokai Education Center. We went through our presentation last time, and I did pick up some comments and questions that Commission Members had, so if I can share my screen, I could -- let me get my screen up. I won't go through the entire presentation again because you've seen it. Hold on. I'm trying to get my -- alright. Let me know when you can see my screen. Does it say, "Molokai Education Center Expansion?" Not yet? Hold on.

Ms. Espaniola: Yeah. Gotcha.

Mr. Schnell: Now it's up?

Ms. Espaniola: Yes.

Mr. Schnell: Okay, great. So, I won't run through our entire presentation again, but we have added some slides regarding the last Commission hearing and some of the questions that we heard. I just wanted to summarize that we do have with us, besides myself, Kelley Dudoit is with us, she's the Molokai Education Center Site Coordinator, David Tamanaha, with the University of Hawaii, Maui College, Shawn Kodani, Denise is here, Yamamoto, is with us, she's with the University of Hawaii Community College, and then Glenn Yokotake, our project architect is here as long as well as Ashley, who works with Glenn, and, of course, I'm here. I won't go through -- these previous slides. I'm going to move forward to the additional slides we've added for purposes of this meeting, but we can refer back to any of these slides from the previous hearing if you have questions. Let me get to the right slides.

So, this is the beginning of the additional slides to address questions that we heard. I just wanted to briefly go over the site plan though. The existing Molokai Education Center is shown here. The existing parking lot is here. What's being proposed is an expansion of the Molokai Education Center with this new building right here that would be a multipurpose classroom building, so the building is designed -- it's about 31,000 -- 3100 square feet but there's three movable petitions in here so the building could be used as three separate classrooms, or the petitions could be opened up and it could be one multipurpose building for larger gathering events. We're also proposing a new storage building that would be located about here. This replaces the existing storage building that has to be demolished to make room for the Molokai expansion, and then there's a new

detention basin that would handle all the runoff from the additional development. It's a really brief overview. This existing parking lot would be, it's part of the parking lot now, it's more of a dirt or gravel parking lot. This would be re-landscaped and paved and remain a grass parking lot, and the entrance would be through here so you would come into the main entrance ...(inaudible)...

So, what we heard last time was I think there were some questions regarding the Molokai Island Community Plan designation, and the current designation is public/quasi-public, but the question was that, you know, when was this public/quasi-public designation made on the community plan, and the community plan, as you guys know, was updated in 2018 was the final adoption of the plan, so the Molokai Education Center here is, right here, these two parcels and, right now, it's about, these two parcels combined, are about five acres, but this entire area has been designated as public/quasi-public on the community plan. And the fire station's up here. There's nothing built here right now. This is the park and the elementary school is here. So, we went back and we looked at the old community plan and, in 2001, the designation was still public/quasi-public, so it's been changed a little bit up here to include the fire station, but, generally, it's been the same designation since 2001, so this has been on the community plan for quite some time now to designate this area as public/quasi-public. Then we went in and we looked at some of the policies in the Molokai Island Plan and there are more policies than this but we thought that this was the pertinent one, so the goal is Molokai will have high quality educational facilities and programs that accommodate the community's diverse learning needs, and the policy was support the expansion of facilities and programs at the Molokai Education Center based on the current long-range development plan to include approximately 15 acres total in Kaunakakai for the expansion. Right now, you know, our expansion just takes five acres right now for the district boundary and zone change; the long-range plan, if they ever achieve that, would be to obtain more land mauka and eventually the campus could be at least, you know, a minimum, sorry, maximum 15 acres, but that's not where we're at right now, we're just looking at the five acres that are necessary for the expansion. And then if you if you go back to the Molokai Community Plan in 2001, there was a similar policy or implementing action to seek funding to construct a new campus for Molokai Community College or Maui Community College on Molokai at the public/quasi-public site east of Kaunakakai Elementary School where the existing college facilities exist. Fifteen acres of this site should be considered for the new campus. So, even in 2001, there was consideration of this area of five acres plus additional area for the education center.

So, this -- this shows the long-range development plan that was prepared in the late 2000s for the five-acre area. So, the existing building is here. This is the expansion building. Originally, the idea was that this was going to be an educational building and a multi-use building would be up here, but they determined that the multi-use building was more appropriate to move forward with this so this -- this is actually the multi-use building here, but it's also an educational building because of the movable partitions so we could use it

for three classrooms or a larger facility for community events or larger campus events. I just wanted to show you the long-range plan.

Then there were comments that we heard regarding the district boundary amendment, and I think one of the comments is it was possibly spot zoning, and I think the Deputy Director, Jordan, had pointed out that across the street is already designated urban area. The green is -- is -- is ag district, State ag district; our property, right now, is State ag district and this is operating under a special use permit, which needs to be renewed every ten years, coming up for renewal in 2024. The last time it was reviewed or renewed in 2014, there was a condition that any further expansion of the center seek a district boundary amendment rather than continuing to renew the special district permit.

And then I just wanted to show you this table because there was concern about loss of ag land. So, on Molokai, in the State ag district, there are currently over 110,000 acres in the State ag district. So, if our site is changing five acres from ag to urban, that's -- that's a percentage of .0045 percent, so the point being that this is a small change of ag land and that there is still much ag district land on the island

There's also what's called the "Agricultural Lands of Importance to the State of Hawaii," this is a soil survey that was conducted maybe in the late 60s or something, that designated ag land into different categories, so the dark green represents prime ag land and the lighter green is what's called "Other ALISH land," but I just wanted to make the same comparison that, on Molokai, there's over 11,000 acres designated as prime agricultural land, and with this change, that's only a reduction .044 percent in the amount of prime agricultural land. And this just summarizes both of these -- these facts together. So, over 110,000 acres in the State land use district; if we take the five acres out, we're only doing a point .0045 percent change, and then the same with the ALISH prime lands, a very small change

I know there were a lot of concerns the last time about sea level rise and flood zones, so I wanted to expand a little bit more on that. So, what you're seeing here is the berm map, a flood rate insurance map that's prepared by the Federal Government, and this shows various areas that are subject to potential flooding, so our site is in Zone AE, which means there's a one percent annual chance of flooding based on a hundred-year storm event. So, if you looked at this area, we need to build our -- our building site above the base flood elevation of eight feet, so in case there would be a major storm, if we're up at nine feet, the facility would not be subject to flooding, so that's what our plan show. And then here's the simple sea level rise exhibit that shows a 3.2 sea level rise scenario within the next -- what it says is sometime this century, mid-century, or within the next hundred years, so this line right here shows a potential where sea level rise could rise to, and so when the staff report or the director's report was prepared, there was new data that had become available in December that in addition to showing the sea level rise area, it showed the coastal hazard areas, how those would change in the future. So, this map

shows the coastal flood zones, how they may change, and this doesn't mean sea level rise would come up in this area, it's that these designations on the flood map may change and may reach -- may look like this in the future, so what I wanted to do on the next slide was I wanted to do a comparison. So, this is the flood map that we just looked at, and this is the Zone AE, this is our parcel, so we're already at Zone AE, the coastal flood zone, and then on this map, we took the data and there's more -- there's more information to the data than just a blue line, so what we tried to do is we -- we tried to make the colors of the sea level rise data and the coastal zone hazard area the same colors as the flood zone data. So, what this side-to-side comparison shows is that, in the future, with sea level rise, if the flood zones did change, this is what it could look like if the Federal Government would adopt these flood zones. So, this pink area would move up here, which would be more susceptible to flooding, and then, you know, these areas that are currently light blue would move up here, and you can see that our site would be in a different flood zone designation, it doesn't mean that it would flood all the time, it means that there would be a one percent chance per year based on a hundred-year storm event. So, it doesn't mean the sea level rise will come up into this area, but if there were a flood event, a big storm, coastal waves, hazard area, this would be more subject to hazard than it is now, but it doesn't mean that this area would be flooded or it doesn't mean it would be inundated by sea level rise. I mean, it could possibly be flooded, but it doesn't mean that this would be permanently ocean area. It wouldn't -- it would still be something like this, but the flood zones could change so that this would be a different designation in the future.

And then, just lastly, we had a discussion about public/quasi-public development standards, and I'll just leave this as it is right now, if there's an open question about if we're seeking the P-1 designation or the P-2 designation, the main difference that we saw was that there's a difference in maximum height, so if we went public/quasi-public P-1, the maximum that could ever be built would be 40 feet high. If we did P-2, it would be 90 feet, and we see no need that there would ever be a 90-foot building on this site. A 40-foot building would -- would be a two-story building and there would be nothing built on the campus that would be greater than two stories, so we would be okay with a P-1 designation. If you find it appropriate for P-2, we can do that. Just as side of that, the final environmental assessment did talk about a P-2 designation, but if the Commission thought P-1 was more appropriate, we would be fine with that also.

That summarizes my -- my -- what I gathered from the last community meeting. If there are other questions -- oh, sorry, the last Molokai Planning Commission meeting, if there are other questions or concerns, we're here to address your concerns, and we have our whole team here, so I'll just stop talking now and let you guys move on with your discussion. Thank you. I'll stop sharing my screen.

Mr. Poepoe: Thank you, Tom. Is there anybody in the Commission who has any questions for the project consultant?

Ms. Espaniola: Yes. Yes, I do. So, was the rain water or the river flow taken into consideration for the flooding?

Mr. Schnell: Rain is definitely taken into consideration. When you -- when you say "river flow," I'm not -- like gulches and stuff, the streams? I'm not sure what you're referring to.

Ms. Espaniola: Yeah. If there's -- I'm not sure if there's a river on there that might flow in there that can cause -- because I don't know if you've seen there before, that was the reason for my intention for wanting to read more. It's like knee deep right by the park. I don't know if you ever seen that. I seen like more than once where it gets knee deep on the -- the when it rains and flooding. So, I'm not sure if -- go ahead.

Mr. Schnell: I'm sorry. So, across the street is actually is a wetland area. You're correct. And water does pond in the wetland area across the street if that -- and I'm sure it fluctuates with the tide.

Mr. Yokotake: Tom, would you like me, this is Glenn, would you like me to kinda jump in and add to that?

Mr. Schnell: Sure.

Mr. Yokotake: Or add to the discussion?

Mr. Schnell: Thanks, Glenn.

Mr. Yokotake: Okay. Commissioners, this is Glenn Yokotake. Wait, let me turn on my camera. Sorry. I'm the project architect, and our civil engineer and I did some reconnaissance on site, and there were mentions early, early, early on about, you know, potential flooding in that area so we walked the site. We met with the County DPW folks, as well as the DOT Highways. So, what's happening is the County park has a concrete swale that runs along the highway, and I believe that's the area you're referring to that's flood.

Ms. Espaniola: Yes.

Mr. Yokotake: It's quite overgrown. But, strangely, there is a connecting point that goes under the highway closer to the County park side --

Ms. Espaniola: Yes.

Mr. Yokotake: And that goes into the -- is it -- Seaside or is that Kapaakea residential area --

Ms. Espaniola: Yes.

Mr. Yokotake: And tries to make its way, you know through the residences and to the ocean, that pipe is pretty tiny and that's why water tends to kind of build up there, but the -- what's making that one perceived to be worse is that it's a concrete-lined swale, so concrete-lined swales don't have any pervious properties and the water just, you know, sits there. It has nowhere to go. On the educational -- on the Education Center side, more toward the corner, our swale is grassed, so it's pervious, so it allows water, not just to evaporate, but also to percolate into the ground and it does make its way to a larger culvert that goes underneath the DOT Highway, but Tom was saying, you know, on the other side of the ocean in the wetlands, which we cannot control or have no jurisdiction, there is a holding area, there's a pond and, you know, the rain water just kinda sits there --

Ms. Espaniola: Yes.

Mr. Yokotake: Which is probably good environmentally. You really don't want that runoff to immediately hit the ocean and, you know, destroy the reefs, so you actually want to hold the silt. The wetlands is actually probably doing a good job at that, you know, filtering all the bad stuff. But to answer your question about flooding, the Education Center's property does not flood, so during those heavy rain episodes, I think that you're referring to, our floor goes towards the corner to that -- that larger culvert toward the street corner. The park's one is trying to make its way to that smaller culvert that's way --

Ms. Espaniola: Yes.

Mr. Yokotake: More -- a little bit more toward Kaunakakai and that's the area that's kind of getting a little bit backed up and overgrown as well. So, just to clarify, that was our observation anyway, out in the field.

Ms. Espaniola: Okay. Thank you.

Mr. Yokotake: Okay.

Mr. Poepoe: Commissioner Mowat.

Mr. Mowat: Good morning. There's several things that I was concerned about and -- and mostly, well, it was the climate change, the ocean rise, and on your Figure 13, and I'm -- I'm referring to the -- the packet that was in our, I don't know where the pages are, but it -- where it shows this sea level rise and it shows the water that comes along Duke Maliu Regional Park, it goes over the highway I suppose, yeah? Right? The blue, that's your blue coloring doesn't go over the highway but does that -- it's blue like the ocean is risen

and now you have the -- the road all clear, and then on the other side of the highway is water. Right? So, is the highway under water or is the highway is the water flowing under or is this water from underneath going up or is that ocean rise? That's -- that's Figure 13. You just had that up. So, does -- does this -- does this mean the roads are closed or --

Mr. Schnell: I'll show it to you in a moment. Let me know when you can see it.

Ms. Mowat: Yeah. Okay, you see where the --

Mr. Schnell: I believe this is the one you're ...(inaudible)... right?

Ms. Mowat: Yes.

Mr. Yokotake: Tom, would you like me to --

Ms. Mowat: So, that highway --

Mr. Schnell: Sure, Glenn. Thanks.

Ms. Mowat: Is the highway --

Mr. Yokotake: So, Commissioner, this Glenn Yokotake.

Ms. Mowat: Is the highway -- hi, Glenn. Thank you.

Mr. Yokotake: Let's see. My interpretation of this map is the water is infiltrating through the culverts and under the highway because it's following the pattern of that existing swale that's running along the park and, you know, the -- the area the previous commissioner mentioned that was flooding near the Duke Maliu Regional Park, it's a little -- it's a little blue in that area, that's exactly where that flooding was observed so -- and that sliver of blue that you see on the mauka side of the highway fronting the Education Center, that is our, you know, drainage swale, so my suspicion is this map is representing some kind of water rise from the ocean but it's going through the culverts and underneath the roadway, it's not -- it's not inundating the roadway, it's finding its way to the other side of the highway. So, the -- the highway is ...(inaudible)...

Ms. Mowat: No, but that sea level rise, it says -- it says, "Sea level rise exposure area," so, you're saying that the rise is actually this -- this blue, all this blue is coming from under and up, or --

Mr. Yokotake: Oh no, it's -- it's the sea level but the sea level pushing inland in a way that will find it's -- the weakest point to get across the highway and the two weakest points are those two culverts that tunnel underneath the highway because the highway is

elevated, so what this diagram is saying is the highway is dry at the top and the water is making its way under the highway through those two culverts to get to the mauka side.

Ms. Mowat: So, you -- you're actually saying that this road is still open, the highway is still open?

Mr. Yokotake: That -- that's ...(inaudible)...

Ms. Mowat: And running?

Mr. Yokotake: I'm -- I'm not, you know, a highway engineer, but that's how I would interpret it.

Ms. Mowat: Okay, 'cause I know further --

Mr. Schnell: The road is at a slightly higher elevation than that drainage -- drainage culvert on the mauka side, so, obviously, the drainage culvert is at a lower elevation, the road is up a little bit higher, so, under this scenario, with this data, it's showing that the road is not flooded.

Ms. Mowat: Okay, I live further down towards the east and during 3.2, I'm all gone already. My -- my whole area is gone, and across the street is also gone, but it doesn't show -- it doesn't show that the road is gone, but I would think it was. So, that was -- that was one question because that would -- that would just tell me that there would be only one way to get to school and that would be on the alanui 'cause along my side it's -- it's all under water. But you folks are basing a lot of stuff --

Mr. Yokotake: Yeah, it could. It really depends on what the elevation is on each of the roads, especially the, you know, the lower roads in Kapaakea and Seaside, we don't know what those elevations are. We do know the highway is a little bit higher. We're trying to pull up some data to see what that elevation point is. But, just to clarify, we did not create this map so we're just trying to illustrate it the best we can and, hopefully, try to interpret it, you know, the best we can.

Ms. Mowat: Thank you, Glenn. I -- I -- but when I look at it as a layperson, I'm looking at and, you know, for my side, I mean, I do -- my side is low, my -- my land is sinking and because there's a lot of water underneath also. So, another question is the wetland. Do you know if the wetland across is that freshwater wetland or is that brackish? Is that all waters from the ocean? Do you know anything about that?

Mr. Yokotake: It's most likely both, so brackish. You'll -- you'll have the tidal action, you know, the ocean currents bringing in saltwater, but you do have freshwater making its way, you know, to that wetland slowly, very slowly over time and probably seeping through

the ground as well. So, typically, wetlands are a mixture of fresh and saltwater, brackish water. You can kind of smell that too when ...(inaudible)

Ms. Mowat: That is part of the -- and that is part of the aquifer that comes down from from -- from Kapaakea, so is there -- is there any water under -- under this -- the -- this land, your -- your site? Has there been any --

Mr. Yokotake: Yes.

Ms. Mowat: Testing? Is there any --

Mr. Yokotake: I believe we had water tables, I don't remember the exact feet, but it was more than five or six feet down we had water, below grade.

Ms. Mowat: So, when the tide gets higher and probably there should be more water coming from underneath, would that cause any kind of sinkholes or anything like that or is that too far back or?

Mr. Yokotake: That -- that's kinda of ...(inaudible)...

Ms. Mowat: And -- and the reason why I'm asking -- yeah. The reason why I'm asking is because I did -- did go and survey, I did a survey couple of years ago to -- and in along the Lahaina coast where the -- a lot of the condos out in the Napili area are -- they have sinkholes right in the middle of their lobbies now and because of the ocean and especially the King Tides, those are the killers, so this is -- these are the kinds of things that really concern me as far as, you know, you folks are talking about expanding, expanding, expanding, and -- and when we're seeing climate change and you folks are basing a lot of it on the ten-year big storm event when it has already been, well, our -- our storms are -- are more intense, the rains and the droughts and everything we're going to go through with so many changes during this time of climate change, so I think it's kinda -- you know, using a ten-year storm based on the insurance, you know, that kind of stuff is -- is kinda worrisome to me. And then I -- climate change is -- it's such a -- such a serious, serious thing going on and we really need to consider these things before investing so much money along the coastline, and being that the wetlands is already wet and water, I mean, so you folks are, to me, you're might -- right along the coastline because of the wetlands. So, that is really, really a big concern for me where I've heard talk about moving Kaunakakai up. How do you -- how do you move, you know, your school when it needs to be moved? So, that -- that's one of my big, big, big concerns. I love having the -- I love having that plan, the buildings, the -- the, you know, Education Center just is great, but it's just the location is -- is -- is scary for me, and it may not happen right away, but you're going to see things happen slowly. Another thing that -- that really concerns me was the wastewater and the sewage. I know and I -- and I saw in your -- in your report that you are aware and you did make some changes if you find out that the wastewater

treatment was over or a hundred percent capacity and couldn't do anything more, then you're talking about porta potties, you're talking about other ways to go through that, but what happens if they have to move because the wastewater treatment plant is so close to the ocean and that has to be moved? What happens then for you folks because you can't just have the kids use, or the adults, young adults use porta potties the rest of the -- so --

Mr. Yokotake: Yeah, I think -- I think that might become a regional issue, you know, since a lot of the homes and businesses in Kaunakakai are tied to that too. If it truly gets to that point, we're in for a really large-scale regional, you know, engineering effort. But we did consult with the Department of Environmental Management at the County's office, they do have a project in -- in place, they're doing some repairs, but they shared with us a trend, like a table, that shows the past few years of flow, of sewer flow that they've been receiving, and it seems to be trending downward, so, you know, from 2019, 2020, you know, subsequent years, the flow has actually decreased, so, you know, they're not promising anybody 'cause they're -- they're boilerplate language and we ask, oh, can we look up to the sewer system, their boilerplate response is when you come and see us for the permit, we'll determine that. But at this time, their indication is that we should be okay because the trending is going downward. We don't know why it's going down, maybe you guys might know, but -- and good thing, I think. But so, they're hopeful that that's a good sign, that it's going down, but they are working on other issues, you know, with DOH, you know, on that matter, it's -- it's outside our jurisdiction, but when the time comes for us to apply for our building permit, which is right around the corner, we will consult with them very carefully and we're pretty sure they will let us hook up because of the capacity issue, and we only have three -- three restrooms, so very, very minor, very low flow indeed, you know, adding to that.

Mr. Poepoe: I wanted to ask a question, Corp Counsel, if we can ask anything related to the building permit on this agenda?

Ms. Chen: Well, so, right now, we're discussing the -- the district boundary amendment and the change in zoning but the building design plans were presented by the applicant, so as long as it relates to the packet you have in front of you as it pertains to the DBA and CIZ, and then the applicant's presentation at the previous meeting and then at this meeting, I think that's fine. But if it pertains to the -- the SMA use permit, which would need to be granted, you know, I -- I just -- try -- try and stick as much as you can to the DBA and CIZ but keeping in mind the applicant did, you know, provide information for the Commission's knowledge?

Mr. Poepoe: So, I got a ...(inaudible)... out of that. Is that --

Mr. Schnell: If I jump -- if I could jump in for a minute. We can't -- we can't -- we cannot get a building permit approved until the SMA is approved, so the -- the building permit is

dependent on the SMA, so although, you know, they can start reviewing the building permit, it will not be approved until the SMA is. If that helps.

Ms. Chen: Yeah, so, okay, with that in mind, I would recommend, you know, addressing the building permit issue when that, if and when, that comes back before the Commission. The specifics relating to that since it really is dependent on the SMA use permit.

Mr. Poepoe: Thank you, Corps Counsel. Commissioner Pele, go ahead.

Mr. Pele: Alright, my question is for Glenn again and it goes back to the previous -- can you guys hear me?

Mr. Yokotake: Yes, loud and clear.

Mr. Pele: Okay, just for Glenn. I just wanted to -- it had to do with the prior subject, but for clarification for me, the swales that you talking about that we see on the mauka side of the highway, am I -- I'm assuming that when they're flooded, they are performing as they're supposed to be performing, they're just a little bit inefficient at this point because of the diameter of the pipe, so that's -- that's what we -- we should be seeing that swale flooded knee deep, correct?

Mr. Yokotake: Correct.

Mr. Pele: No but not flooded knee -- not flooded knee deep, it's the inefficiency in the system that creates that knee deep, but seeing water in that swale is exactly what it's there for correct?

Mr. Yokotake: Yeah. I guess let me clarify. You know, in our field investigation, we initially assumed, you know, an ideal swale would just flow right, and then it'll be dry after the rain episode, but there is an engineered holding mechanism in place. They've actually created a lip right before the intake of the swale and that's purposeful so that the swales are also almost like retention ponds, they're holding it, the water quality issues and evaporation and percolation. Subsequently, on the other side of the highway, that little pond that we noticed is also doing the same thing, so that two elements in itself, like you said, results in you seeing some water being held there but I think that's a good thing overall because you don't want that muddy water to just continually rush out to the ocean and pollute, you know, the wetland, it'll over -- overtax that wetlands beyond its capabilities, you know, to filter out all that silt so --

Mr. Pele: Yeah.

Mr. Yokotake: Yeah, so the short answer is yes. It is operating and engineered exactly to do that.

Mr. Pele: Thank you.

Mr. Poepoe: Commissioner Mowat.

Ms. Mowat: Okay, I wasn't finished. You know the -- across from the MCC, there is that culvert.

Mr. Yokotake: Yes.

Ms. Mowat: Is that working?

Mr. Yokotake: Yes.

Ms. Mowat: Does that water, the ditch, go across the street and into the wetlands or is that the holding pond you're talking about?

Mr. Yokotake: It's both, actually. So, if you can imagine, it is -- it is a concrete tunnel, but it has a raised lip at the front so that means it doesn't allow just any and all water in, it has to be a -- maybe a medium size range to ...(inaudible)...

Ms. Mowat: Right. Yeah.

Mr. Yokotake: But when it -- when that rain does come in, it will flow across the highway but then once it gets across the highway, it stops in that other pond on the other side, and then if it gets above that other pond, then it will start to flow out, you know, into the wetland, but nobody knows what the engineering or elevations are, you know, of that other pond across the -- the, you know, the highway because that's not in our jurisdiction, it's -- I think it's owned by Goodfellow Brothers, it's also, you know, a designated wetland so no one can go mess around in there, but that -- that culvert, to answer your question, is working. It works. I can't say it works very efficiently or to the best, but it is doing an okay job and it is filtering out, you know, the bad stuff so that it doesn't flow into the ocean.

Ms. Mowat: 'Cause -- 'cause that's where a lot of the ponding occurs too. So --

Mr. Yokotake: Yeah, and some of that is intentional.

Ms. Mowat: On the highway?

Mr. Yokotake: On the --

Ms. Mowat: Ponding, so --

Mr. Yokotake: Mauka side.

Ms. Mowat: So, when we're -- when we're driving, the water is splashing over our cars.

Mr. Yokotake: Oh, no, that's not intentional.

Ms. Mowat: So that's not working.

Ms. Yokotake: That's not working.

Ms. Mowat: So, that -- if that pond -- if that swale does overflow to a point where it crosses over, then -- then the, back to that Figure 13, water can cross over, but it's not a flooding issue, it's just because it's higher it'll go to the sides.

Mr. Yokotake: Yeah. Yeah.

Ms. Mowat: And flood. Okay, so I just -- my na`au is so because of this climate change thing and only because I'm living it. I mean, the water rises, the erosion, the -- so I'm living it and I've seen it, so it just makes my na`au just uneasy, my -- my gut. The other thing I wanted -- yeah.

Mr. Yokotake: We totally appreciate that.

Ms. Mowat: And I really hate -- hate to see all this money, this one, you know, and go and just each -- each year, each time it gets worse and worse, there's going to be more and more problems, and I, you know, I hate to see all that the money spent when we know, we have been educated and we know what to see in the future, you know, we're lucky we get to see what the future holds and to -- to do that is just makes me feel uncomfortable, and -- and the fact the sewage, you know, that water treatment that may have to be removed or moved because of sea level rise, what happens then? And a lot of us have cesspools, so a lot of us are not really hooked up to the plant. A lot of us, this is an old community where I live too, I live in Kapaakea Homestead, so we all have cesspools. A lot of the homes along Seaside are old. They all have cesspools. So -- but they're talking about that we have to go septic maybe. Yeah. So -- so this is just my concern. Another thing was the parking lot. Your parking lot. You only had one entrance. That entrance and exit, it will be just -- why is that? Why are you not -- with the number of parking, it's only one entrance and that's the exit?

Mr. Yokotake: Yeah, maybe if Tom can bring up the diagram but allow me to explain. In discussing this idea with the Planning Department, I believe it was with Jordan and Michele, the Deputy Director and Director, we're going to reuse the grass parking lot because it's pervious, we don't want to create more impervious surfaces because that contributes more to the storm water flood issue concerns that we have in this area, so

one contingent approval and acceptance of that idea was to make sure that the connection point from that grass lot is internal to the paved parking lot, and I believe the intent of that was to minimize mud and other kind of stuff from tracking onto the main highway, so where people might be doing that right now, driving directly onto that grass lawn and driving back off, is creating some erosion there, so to minimize or eliminate that, we're going to do a little hedge, put a couple of trees there, block that off, and we're going to open up our internal connection between the existing paved parking lot and the grass parking lot so that we can manage the in and out flow a lot better. And having one driveway in and out is actually a lot better for traffic flow purposes versus two driveways coming out into the highway.

Ms. Mowat: Why would that be? That would be your emergency or that the only entrance and exit, and during the time of emergency, whether it be tsunami, whether it be the -- this other - what is that? Alanui or whatever that name is, that alanui, yeah, that's going to be utilized for people all along the other side, Kapaakea and everything, to go -- go higher grounds that'll be used. The Fire Department is up that end, that'll be used, and let's see the other -- East End people, they'll go -- I guess they'll go up to Kamililoa or -- but I'm just thinking of emergency-wise, only one way in and out, and how many stalls will -- already existing stalls are there?

Mr. Yokotake: I don't have that number offhand.

Ms. Mowat: Okay, that's all right. That's all right. But say with your expanded classrooms, and I know you're saying that it's not one given time that there's going to be 350 students there and -- but say it's an event or something and that that place is packed, in a time of emergency, only one exit and one, you know, that kinda seems something that -- that is not very safe in an -- in an emergency situation.

Mr. Yokotake: I guess from a --

Ms. Mowat: Okay, that was my concern.

Mr. Yokotake: Okay.

Ms. Mowat: Yeah.

Mr. Yokotake: I wanted to mention one more thing, Commissioner, before you go. You know, concerning the flooding thing, I just wanted to remind you that the project is doing something a little bit above and beyond and trying to address, you know, the -- the floodwater issue and that's why we're creating that retention pond to the west side of the facility, so we're going to hold all of our storm water there and we're going to let it sit there so that it doesn't increase any flow to the existing swales and we're going to let it, hopefully, dry up over there before it gets anywhere else, so that's our -- that's our

approach and, hopefully, you know, that'll help the situation. We know it's not going to make it any worse because we're not contributing any more runoff than is already there right now with new building. So, if you can imagine any pervious surfaces like roof surfaces, those are all being captured and channeled or piped, you know, to that new holding area rather than dumping.

Ms. Mowat: Yes, I -- I read that and I thought that was -- that was good for -- for rainwater and for -- but, you know, there's all kinds of other waters that are coming from underneath, from the ocean, from the wetlands, who knows. But -- but that that is, you know, I really love the whole plan. I really love the -- I love the idea. I -- I think it's needed on Molokai where the, you know, and there's a lot of, you know, online classes also. My daughter is a schoolteacher by trade, my daughter-in- law is now a schoolteacher, but -- and they learned online and they got certified online, so, you know, this day and age, we got so much technology, but there's nothing like I, for myself, cannot learn anything online. I really need the eye-to-eye contact and I really need the question right when I need it to be answered, you know, so I -- I don't want anyone to think that I -- I don't support this. I do. I do support this. But I just have some really big, big concerns that eat at me, and I just wanted to share that I'm not the only one that have these concerns.

Mr. Yokotake: Thank you for sharing that.

Ms. Mowat: And -- and that's all. So, thank you.

Mr. Yokotake: And, Commissioner, a lot of -- a lot of those concerns are somewhat regional as well so, you know, we're going to have to look at that region-wide, you know, to be able to address something like that.

Ms. Mowat: A lot of us are already addressing it; this is why I have so many questions. We are addressing it and -- and this survey I went on and we -- I've been on the Planning Commission and -- and that was one year's -- our conference was on climate change and it was -- we were reminded, you know, that this is actually happening and we should try to discourage development close to the ocean because we never know what is ahead of the future and that is we don't know what is actually going to happen but we can only do research, but we don't know that, you know, the extension of this whole thing. So, but I don't want to take too much time. I thank you very much for your time, and I still don't understand why only one entrance to the parking lot. To me, I think there should be a emergency outlet just to -- to help to get people out there because that will be a busy corner in an -- in a time of emergency and -- and to get out -- out will be hard. So, that was just -- just wanted to share my mana`o. Thank you.

Mr. Yokotake: Thank you.

Mr. Poepoe: Thank you. Commissioner Pele.

Mr. Pele: Yeah, another clarification. With the issue of the parking lot and the entrance and exit, is that -- is that part of the permitting process? The Public Works deem that allowable or not where they give you a permit to go ahead based on whether you've met the criteria of the County?

Mr. Yokotake: Yes, I guess if you allow me to answer that. I believe that will be part of the building permit process. The Planning Department will probably, I guess, approve that initial direction because it deals with parking and, you know, parking circulation, and that preliminary direction was, you know, guided by the Planning Department or suggested by the Planning Department, so we're adhering to their recommendations to ensure that our project is consistent with what the Planning Department also wants to see in this, this parking area.

Mr. Pele: So, is it safe for me to assume, as a Commissioner, that if they approve it, you have met all the criteria for your parking lot?

Mr. Yokotake: It's safe.

Mr. Pele: Thank you.

Mr. Hart: Vice-Chair, if I could just make a clarification on that conversation?

Mr. Poepoe: Yes, go ahead.

Mr. Hart: There's a few things. First of all, the -- the Planning Department approves parking count and surfaces, and then the Planning Commission approves the SMA major permit, which would authorize the development, but the Department of Public Works approves driveway permits so they would do a site distance analysis and things like that, so -- and also, just, you know, in the background for -- for your understanding, basically, when SMA major permits are approved, generally, it's understood that there may be, you know, issues that come up in construction level review that cause non-substantive changes, and those occur, so, you know, lets say that Public Works had an issue with the driveway, it might be adjusted slightly or something like that on the concept plan that you're seeing now versus the actual physical construction as final, but the SMA process assesses that. Thank you

Ms. Mowat: Thank you, Jordan.

Mr. Poepoe: Any other members have questions? Okay. Hold on. Okay, since this is up to us to approve for a zone change, was it asked if there is other locations that can be considered besides this in previous meetings?

Mr. Schnell: Glenn, could you discuss locations and analysis you went through for this current location and the reason why we're at this area?

Mr. Poepoe: Were other locations considered? What I trying getting at is was the, okay, so -- so the -- the MCC extension, is called an extension? The college at the ag park, was that -- was that shut down recently? Would any of you know or is there somebody from the college that could speak on that?

Ms. Dudoit: Hi Laa, it's Kelley. Kala mai. So, I can speak to that. We're in the beginning phases of talking about returning the lease to the Department of Ag. A final decision and a timeline has not been determined yet, we're meeting with the Chancellor next week to discuss with the Molokai Advisory Committee, but that property is leased and our current lease, if we maintain it, runs till 2047, and then any infrastructure that the college invest in at that property, once we relinquish the lease, it becomes the property of the Department of Agriculture. So, investment-wise, it wouldn't make sense for us to make large infrastructure investments on that facility.

Mr. Poepoe: Yeah, that's bummers 'cause that was the only campus I went to on-Island that I can remember. Yeah, I was thinking of the same thing that Commissioner Mowat is -- that same line of thought where if you do build it, and the storm does come, as the prediction is just based on the -- or the model is based on a prediction for an arbitrary number of years before flood inundation impacts the building, the site, so that's either give or take but it is going to happen. And on the -- on that slide, it does state that it is based on a model that is, I'm not sure if it was on the -- on the one slide, but is referred to as the bathtub scale, which is a flat passive type of flooding without including surge and - what is it called - hydrologic movement of water in soil, which is where the -- the lift from the lens happens 'cause going be floating all that floodwater and oceanwater, so I don't know if there is an accurate report that includes the -- the surge or if that was used in the report, but it really is something to consider that sinkholes do happen across the street from -- from town and it --

Mr. Schnell: ...(inaudible)... just said previous --

Mr. Poepoe: Okay.

Mr. Schnell: So, that's why, when we first did the sea level rise analysis, it was based on, yeah, just the static sea level rise that we've been talking about, but the additional data that came out in December does take into account coastal flood hazards so that would -- that would take into account, not just a static rise, but if there was a storm surge event or high wash of the waves, other -- other factors so that's what the different slide I showed you showing the potential new flood zones would be, that data just became available in December, so that's why we included it in our presentation today and last time too.

Mr. Hart: Vice-Chair, if I could add some comments?

Mr. Poepoe: Yeah, go ahead.

Mr. Hart: So, the Planning Department did ask the applicant to analyze the alternative sites in their final EA, and then they did do that, and the final EA was granted a finding of no significant impact, so, you know, I do want to point out that that was put on the record and analyzed. And I recognize that this is, you know, it's a complicated situation and a serious decision, so I'm wondering if maybe it's better to take it in in bite sized pieces, so, basically, the process that happens is that there's a consideration of the land use designation changes and, you know, the applicant has heard additional concerns from the Commission today in relation to what they did provide as updated information, so in the event that there's an approval of land use designation changes, they would present to you again for your decision on whether or not you're going to authorize development. So, I would assume that they're going to have new information to present to you at that time that -- that would be intended to address some of the additional concerns that were raised today. So, as far as the Department is concerned, you know, the -- the Molokai Island community plan designated this area as public/quasi-public. It's been designated as public/quasi-public in the prior community plan. Public/quasi-public is for things like education centers, for parks, for public facilities, for nonprofit facilities. You have this existing recreational complex abutting. So, from the Department's position, there's really no reason not to proceed with the land use designation changes. If after, you know, if Council decides to grant the land use designation changes and the applicant comes back and the, you know, responses or the proposed action is not sufficient or address the concerns of the Commission, the Commission can make a decision about the development then, but in the context of making land use designations in order, you know, I just gotta say, from the Department's position, we don't really see that there's any reason to -- to not proceed with that regardless of whether or not you, you know, ultimately want to approve this proposed action. Thank you.

Mr. Poepoe: Thank you, Deputy -- Deputy. So, what I trying to reason with is, yeah, of course, we can approve it, whatever, based on -- it's not any -- any of the details and stuff, but, of course, will it in the end be feasible if we're dealing sea level rise at the same time, and it is not going away. We already in the process of planning for retreat and that's being pushed heavy and Kaunakakai was in -- was it a few years ago we were considering moving it above Ranch Camp? And that was -- those -- those thoughts kind of fizzled and then we kind of taking our chances here, so stuff that is happening recently is kind of changing my mind to how I -- I approach changes and issuing permits and stuff because we just issued a permit for a house in Manae that just got flooded and it was a downstairs of a two-story to be --not -- no increase in footprint, just the renovation of the downstairs, which is putting in drywall and electrical outlets and make something livable but it was on grade so flat right against the concrete and the stream went right through it up to the -- the electrical plugs on -- up to the outlet, so that kinda made me reconsider. I approved

that. And we all, everybody approved that permit. I was just thinking how much more times are we going to approve stuff that's going to get flooded, so it is kinda heavy to -- to carry that burden of I allowed this to happen with my permission and I don't know if it was foreseeable, and I knew that already happened to the neighbor's house, but I approved it anyway because it met all the criteria. So, anyway, I'm just seeing if it is allowed, a rezoning to --to urban and it's based on the fact that, I mean, on the idea that we're going to have a development on it and it's for college education for Molokai students and make sure that it's not going to be a liability for -- for the County and we're not participating in that.

Mr. Hart: You want me to -- to respond?

Mr. Poepoe: Yeah.

Mr. Hart: Okay, so a few things. First of all, you know what I said earlier about -- about land use designation changes, the Department is always trying to clean up the land use maps, always, whether or not we'll be doing our DSSRT map project or -- or basically a situation like this where you have somebody that owns the land that's proposing to make the zoning consistent with community plan, you know, we're always trying to do that so that was, you know, the backing -- background for my comments about there's no reason not to proceed with that step of it because you have a public/quasi-public complex in this area so regardless of the proposed action, you know, it's appropriate land use designations. Setting that aside, the next thing you would see is the SMA major permit. So, you know, I would expect that the applicants heard a lot of the -- the context here and is going to come with -- with new information or adjustments that are going to, you know, address the concerns that you have and then, you know, on top of that, it's a conditional approval so if you have other recommendations or -- or adjustments that you feel are necessary in order to address concerns that you have, you know, the Commission has that ability, if it chooses to approve at the SMA process.

Mr. Poepoe: Thank you, Deputy. Members, any -- anymore questions for -- for the applicants? Commissioner Mowat.

Ms. Mowat: I -- I just wanted to just make one comment. Jordan was talking about all the zoning and stuff that -- that was zoned, and we talking past tense, not knowing that all this is going to happen or all this is happening now. So, I know I never heard of sea level rise, climate change five years ago, so this is serious. It's worldwide. The smaller islands are going to be hit worse because we are small. So, I think there needs to be -- we need to be really vigilant and be careful. But, you know, when you refer back to before, before, before, this is a whole new ballgame we playing now so -- and it's very, very serious. I mean, we're talking about having to retreat to above Ranch Camp. There -- I -- I sit on a Hawaiian homestead land, and I'm right next to the ocean, they're talking about retreat, moving us all, but now we don't know when. We don't know how. We don't know

if they're -- what, you know, so it's -- it's there's so much stuff involved in this, so when we talk about before, before, before that was before. This is a whole new -- this is a whole new thing that we really got to open our eyes to. Okay. Mahalo.

Mr. Poepoe: Any other input by members?

Mr. Poepoe: Commissioner Pele.

Mr. Pele: Yeah, I don't know if this is appropriate input, but I do understand what everybody's talking about, and I don't mean to be negative, but climate -- climate change is not new. We've been talking about climate change for 50 years, we're feeling the effects of it now, it might be new to us, but it's not a new process, but I just feel that, you know, we have approved the new library, we let a grocery store expand; at some point, we gotta let people live. Right? This is what we got. If we're going to retreat, then let's retreat. Let's do it. Stop talking about it and let's move everybody out and then let's make this educational center available for people on this island. We keep thinking up -- we keep bashing all these outsiders that come with this and that. We have -- the fire station was built. I didn't hear anybody complaining about that. Nobody complained. We wanted it for years. Everybody wanted it. Come on now. What are we talking about? We can't -- if it's going to happen, tell me when it's going to happen, and give me some facts so I can make a decision instead of just leaving it, oh, it will happen. Should -- you know. Texas didn't know it was going to freeze, right? Last week and lose its electricity, but it happened. We might get wiped out tomorrow. But if we're going to move, let's move. Let's move this whole town and get on with life instead of trying to keep our people down. Can only live in the now right? Gotta live in the now. We gotta give these kids opportunities to make something of themselves. That's just my -- my mana`o. I feel bad that people get flooded out. We could get flooded out tomorrow. It might happen next week, but we gotta make plans. We gotta make some kind of plan. We can't just live in fear. If it's going to happen, then let's take action now and move everybody out. Just do it one -- one time. Everybody out. Let's go. Move everybody up to the mountain and then we'll rebuild from there. That's just my feeling. We gotta let our -- our community deserves this. We deserve the best.

Mr. Yokotake: Mr. Chair, if I may add something to Commissioner Pele's comment?

Mr. Poepoe: Yeah. Go ahead.

Mr. Yokotake: Okay, this is Glenn Yokotake again. Thanks for the comment, Commissioner Pele. We are kind of in a similar situation as your library, the library referenced recently. So just for the Commission to understand where the University is currently with this whole project, you know, there's been years of investment in planning, permitting, design, and funding. The funding is the major challenge at this point. Funding will become lapsing in a short while, and if we don't get the approvals, I guess the bottom

line is we're not going to build, and if we don't build, there is no determination on when the University will get funding again for such a facility because this was years and decades in the making for initial planning, funding request, etcetera, so it's a very long lead process, so the University folks can definitely shed more light on that, but just from my perspective, the likelihood of this project happening in the next ten, twenty years, if this doesn't happen now, is unlikely if we don't receive the proper approvals, permits to move forward. And, you know, fortunately or unfortunately, you know, the land transfer, the land ownership, all of that is already in place, the lot consolidation, you know, so the opportunities for the University to find another site is not within the realm of this project and the current funding that's available, so we're -- we're tied up in all different ways and with constraints as far as timing, funding, construction permitting, you name it. But -- so this is pretty much where we're at. You know, we're putting all of our cards on the table and, you know, we're humbly asking for your, you know, approval to move forward incrementally with CIZ and DBA approvals so we can move to Council, and then we can talk about SMA issues later again, as deputy chair of the Planning Department mentioned. Thank you.

Mr. Poepoe: Thank you. Corp Counsel?

Ms. Chen: Thank you, Chair. So, if just to kind of go off of what Deputy Director Hart is saying and then Mr. Yokotake, you know, in front of the Commission today is just recommending approval or recommending denial or deferral of, first, the district boundary reclassification, and then, two, the change in zoning. So, ultimately, those the -- the actual approval or denial of the DBA and CIZ are up to Council. Right? But the Commission is charged with -- with providing its recommendation. And then, like Jordan said, later, if and when the Council ultimately approves the DBA and CIZ, then the SMA use permit would come back in front of the Commission where I think the applicant's knowledge of these issues and concerns is probably quite helpful at this point in time, but just to, you know, delineate sort of what the -- the Commission is considering today, and I don't know if it would be helpful for the Commission to hear the Department's recommendations again at this point, but I would put that out there for your consideration. It looks like perhaps, Chair, Commissioner Pele has a question or comment.

Mr. Poepoe: Commissioner Pele.

Mr. Pele: Sorry. I lost you guys. I thought I lost you. Yeah, I just want to move already, Chair, if that's possible. I'd like to throw out a motion.

Mr. Poepoe: Hold on. So, just to clarify that the district amendment and rezoning wouldn't be required for an SMA major to move forward?

Ms. Chen: No. The -- the district boundary reclassification and the change in zoning are required in order for the SMA permit to come before you. Those are the preceded steps

that would have to occur and, you know, I mean I'm listening to the conversation, I think it -- they're all really, you know, this is a well thought out conversation, but the ultimate approval authority lies with Council for those two issues so I don't know if that helps take some weight off the Commission's shoulders, and, you know, a lot of these issues will be ripe for consideration at a future date.

Mr. Poepoe: Yeah, okay. So, I agree with Commissioner Pele that we should hurry up and move the town. Yeah, that's --

Mr. Pele: That's not before us. That's not before us so I just trying to deal with what's in front of us.

Mr. Poepoe: Yeah. Yeah. I mean, we should be ...(inaudible)... I agree with that, that we shouldn't be ...(inaudible)... so, on the next -- on the next item it does include amendments that do mention moving out of the sea level rise area, so that's kind of ironic but -- so if every -- Commissioner Sprinzel, do you have a question?

Mr. Sprinzel: Yes, Chair. The ten-year plan meetings, we had a lot of discussion about moving up, moving most of the things in Kaunakakai up, and since then, we're building the library, we're now going to build a school. In about 30, 40 years, people are going to say, what were they thinking? I must say I'd be in favor of everything from now on moving. We even picked the land up in Kualapuu and around there. We even picked the land and what the situations there should be and yet nothing is happening. We're just not looking at the future. We're just -- the last comment about, oh, well, there won't be any money or I just don't understand that. Sorry. I think we should all be thinking about moving up in the hills, moving the road up free of the flood zone, important things, not just doing the same old, same old. Thank you, sir.

Mr. Poepoe: Thank you, Commissioner Sprinzel. So, would the -- would the Department like to restate its recommendations?

Mr. Hart: Chair, thank you. The Department's recommendation with regard to the State Land Use Commission district boundary amendment is for approval of the change, recommending approval to the Council for a change from agricultural to urban, and for the change in zoning from interim to public/quasi-public, P-1, the Department's recommendation is for approval with no zoning conditions. So, just to clarify the options before the Commission, the Commission for the State Land Use district boundary amendment can recommend approval or denial; with regard to the change in zoning, the -- the Commission can recommend approval or denial or approval with conditions. In the context of land use planning, I would make a comment to the Commission that conditions of zoning for zoning designations are -- are pretty -- based on the concerns that I'm hearing from the Commission now, I would recommend that you focus any conditions on the SMA major permit if you choose to approve it rather than focusing conditions on the

zoning, and the reason for that is because, at a specific point in time, a decision-making body will add conditions and then, basically, those conditions run with the land forever. And then at a later time, you know, there may be other uses proposed at a location, and then those conditions need to be basically undone by another change in zoning if they're, you know, of concern or difficult or make the property unusable so, hence, the recommendation for no specific zoning conditions.

Ms. Mowat: Can I ask a question?

Mr. Poepoe: Commissioner Mowat.

Ms. Mowat: If we was to approve or recommend approval, so that makes the land available for anybody else, say they -- say the college wasn't going be built for some reason or another, the land is already designated quasi whatever, it would -- the land would be available for anybody else to do something on it. Right? For future?

Mr. Hart: That's a -- that's a -- you're asking -- you're asking me though. Right?

Ms. Mowat: Yes.

Mr. Hart: Okay. Sorry. Sorry, Chair.

Ms. Mowat: 'Cause that's based on what you said.

Mr. Hart: Yeah. Okay, okay so now going --

Ms. Mowat: That's my question.

Mr. Hart: Going back to my prior comments about -- about correcting land use designations or making them consistent, that's always the Department's goal, and it's for that reason, basically, you know, any time any entity try to do a public/quasi-public use, which is consistent with the Molokai Island Community Plan, they would need to get these land use designation changes before they can get an SMA approval. Well, unless they got an exemption. Unless they got an exemption from a permit. But if they got a minor permit or a major problem, they would need land use designations to be in order. So, you know, for that basic land use reason, it -- it's always appropriate to make the land use designations consistent. With regard to your other question about any person, my understanding is that the University owns this property so, you know, that would need to be up to them what was going to be proposed in the event that the Commission chose not to approve their SMA major permit with or without conditions.

Ms. Mowat: Okay. Thank you.

Mr. Poepoe: Commissioner Pele.

Mr. Pele: Jordan, I have a question. So, I need clarity. If we approve this, this is only to allow this to go before the Council. We're just approving it to go to the Council. We have no -- this is not -- am I am I not -- I'm assuming that they have to approve this land reclassification and zoning also is that what I'm hearing?

Mr. Hart: That's a really important question on on the process. So -- so, basically, the Commission is providing a recommendation to the Council, and the -- the Commission's specific authority, well, first of all, you have the authority to provide these recommendations, but your specific authority that's -- that's only resting with you is the SMA major permit. So, you're basically recommending to the -- the Council what you would like them to do about the land use designation changes, and then they will do what they would like to do under their authority, but then if the land use designation changes happen and this comes back to you for as an SMA major permit, that's -- that's completely within this body's discretion.

Mr. Pele: I'm also correct in assuming that if we recommend not, we do not approve a recommendation, that the Council could still pick this up and approve it anyways regardless if we recommend yes or no, or is it depending on us saying yes or no?

Mr. Hart: Number one, they can do whatever they would like to do because that's completely their authority, and I would state to you guys that my intention would be recommend approval of the land use designation changes regardless of, I mean, I don't want to say regardless, if you guys -- let's say you guys recommended denial because you have concerns about the proposed development, that's not, you know, from a land use planning perspective, a logical reason not to correct the land or make the land use designations consistent and --

Mr. Pele: And the County -- the County Council could look at that and say, you know what, your recommendation wasn't based on anything and we're going to approve this, and then they're going to kick it back to us during the SMA process, which is where we really hash out all these details that we're talking about today?

Mr. Hart: Yeah, they are the authority to make land use designation changes in this context and so they'll -- they'll do that, you know. They'll consider, you know, what is said and they'll consider public testimony, but they, ultimately, decide as that body, and then the SMA process is completely under the authority of this body, and so in the event that those land use designation changes happen, then this application would come back to you. If, for whatever reason, the Council decided not to change the land use designation, then, you know, this item, the SMA major permit would essentially die because -- or the application would essentially die because you wouldn't have the ability to grant the approval because the land use designations are not in order. But again, I know -- I know

there's conversation about, you know, past issues and things like that, you know, the Molokai Island Community Plan is from 2018 and it does reiterate the public/quasi-public designation for this property, so from the perspective of the Planning Department, that's -- that's recent and modern enough direction to be the -- the direction that we will continue to go in, you know, until that there is a community plan update or some other dramatic thing would cause us to change that position.

Mr. Pele: So, I just was thinking that regardless of what we decide, the Council could still approve this and throw it back into our lap as an SMA permit, during the SMA ...(inaudible)...

Mr. Hart: That's -- that's a legitimate potential outcome.

Mr. Pele: Chair, can I make a motion then, or can I move, or are we going to talk some more, Vice-Chair or?

Mr. Poepoe: I going leave 'em up to the -- any other Commissioners wanna talk some more?

Mr. Pele: If there's a motion, then we can have discussion. Right?

Mr. Poepoe: Seeing none, we can entertain a motion.

Mr. Pele: I would like to move that we approve the reclassification boundary and the zoning before us today, specifically before us today, and let the County Council decide what they're going to do, and have it, if approved by the Council, reverted back to us so we can deal with this in the SMA permitting process.

Mr. Poepoe: Okay, take a break from that. We -- so, Corp Counsel, do we have to do it one at a time?

Ms. Chen: Thanks, Vice-Chair. It's up to the body. If you want to, you know, there's a motion on the floor now from Commissioner Pele so I would suggest discussing -- entertain discussion on this motion and voting on it. If it fails, because the Commission wants to treat these as two separate votes, then, at that point in time, we could address that. Does that make sense? So, I would go through the motions on this motion since it's on the floor.

Mr. Poepoe: Okay. Commissioner Pele, can you state the -- the items if you -- if you want to include B.1.a and b?

Mr. Pele: We can do 'em separate if you want. I can do 'em all together.

Mr. Poepoe: Okay.

Mr. Pele: Whatever you want me to do. I just figured we might as well get moving on this and let the chips fall where they may. So, I'll make a motion -- I would move to approve item 1.a., State land use district boundary reclassification from the State agriculture district to State urban district on this project to allow Maui County Council to make a decision.

Mr. Poepoe: Okay. We have a motion. Any second?

Mr. Sprinzel: Second.

Mr. Poepoe: Motion recommending approval by John Pele, seconded by Commissioner Spinzel. The floor is open for discussion.

Mr. Pele: Yeah, Chair, I understand everybody's feelings, and again, I know we're kind of vocal, but I'm not too far off on what you guys feel but I'm trying to deal with stuff that's happening before us today, and I really think that dealing with this on the SMA permit level, as Jordan said, is where we should have all these concerns voiced. If it does come back to us from the Council, that's -- that's where we need to really get our teeth into this matter. Just my feeling.

Mr. Poepoe: Commissioner --

Mr. Pele: Council can do whatever whatever they want is what I'm hearing. Whatever we recommend. They could approve it anyways, which we'll have our day with the SMA permit.

Mr. Poepoe: Thank you. Commissioner Mowat.

Ms. Mowat: Okay, I am so filled with emotion and, like I said, my na`au is just trembling, so I am -- I am -- I'm going to appease myself because I would not -- I don't want to have anything that's going to fall back on me later. So, continue with the votes. I mean, I will vote, but I -- I cannot vote for that.

Mr. Poepoe: Thank you. Any other discussion? Okay, seeing none, would the -- would the maker of the motion be amenable to a condition?

Mr. Pele: Absolutely.

Mr. Poepoe: Okay, so I can propose an amendment to include a condition of requiring the -- or to require the college to revert the State -- the State urban district back to ag district in the event it ever vacates the property.

Mr. Pele: Absolutely. So, Vice-Chair, I will amend my motion, if this is alright, Corp Counsel, to read, I would like to recommend we approve 1.a., State land use district boundary reclassification from State agricultural district to State urban district with the amendment that the college, if it ever -- this property ever changes hand, revert back to the original classification, boundary classification. Does that sound alright?

Ms. Chen: Thank you.

Mr. Sprinzel: Second.

Ms. Chen: So, sorry. I heard a second from Commissioner Sprinzel, by the way, on that amendment. The -- the authority to do that would still be with Council, so the recommendation could be or the, you know, the amendment could be something, perhaps the Department would probably be the best to comment on it, but something like a recommendation for approval with a condition that the University of Hawaii petition, you know, the Council for a district boundary amendment back to ag in the event, but that would be difficult because the community plan designation is public/quasi-public and zoning is supposed to follow the community plan amendment, so, you know, actually, I'm going to ask the Department to -- to weigh in there if that's okay, Chair.

Mr. Poepoe: Now would that be -- when you keep public/quasi-public district under County while also holding ag designation from the State?

Mr. Hart: Yeah, Chair, if I could respond? I have a few things to say. So -- so, first of all, the Council has put in like sunset type of clauses where basically if you don't -- if you don't do your development in a period of time, that the land would revert, so I think that there is -- is -- I've never heard of a version where if a specific entity leaves or sells the property, that it reverts, and so, anyway, that there will be a significant more vetting before the ordinance goes to the Council floor so, I mean, if the Commission just make whatever recommendations you feel like making, I think that that's the appropriate thing to do. But the ordinances will be reviewed for form and legality before they go to the -- the floor so if it's not legal to do something like that, Corporation Council would weigh in on that before -- before the ultimate draft ordinance went forward. But I do think that it would be not productive for anybody, including the residents of Molokai, to have the land use designations out of order, so whether or not they both revert or not, I don't know, you know, if that's what you're interested in. Yeah. The other thing I would say is that I do think that the public/quasi-public land use designation is -- is basically the most beneficial to the community. It's -- it's public/quasi-public. It's basically things like government resources, non-profits, churches are often in public/quasi-public, schools, medical facilities, parks, things like that, so I don't necessarily -- the same reason we didn't really recommend conditions for the zoning or the district boundary amendment is -- is also why I would say to you that I'm not necessarily certain why you would want to revert

public/quasi-public, but you guys should, you know, do whatever you feel is appropriate, but it will be difficult for any other entity to do anything with this location if the land use designations are out of order in the special management area and that includes whoever -- anyway, whoever that might be, who is interested in doing a public or quasi-public use.

Mr. Poepoe: But, when the ocean comes and absorbs it, it's going to be in conservation. Right?

Mr. Hart: Obviously, that would be irrelevant if the land was unusable due to -- to climate issues.

Ms. Chen: Okay, so I'm hearing, Jordan, it's that this, the motion that's on the floor with the amendment that has been seconded is okay with the Department as far as transmitting that to Council?

Mr. Hart: To clarify --

Ms. Chen: That this is your comment and approval recommend -- recommended only. This is not, this isn't the exact language, it's up to Council to draft and enact its own ordinance. Right? So --

Mr. Hart: Yeah, right. So -- so I believe that we would do some -- some more work on recommending or drafting the recommended conditions, so -- so a little bit of clarity if this only applies to the district boundary amendment or if this is also supposed to apply to the county zoning, that that would be nice to be clear on that. And then as far as -- as far as whether or not it's possible to associate the reversion with the current applicant or not, I just don't know the answer to that and we'd have to vet that at a later time or it's just not possible for me to figure out right now and provide a final response.

Ms. Chen: Is there -- hearing -- having heard what the Commission's concerns are, would -- is there like the sunset clause that you referred to, is there something that perhaps you could propose that would meet some of the concerns, some condition, the wording of a condition that, you know, could be transmitted directly to Council? I mean, my concern is I don't like the Commission to propose a motion and, you know, amend it, and then not have that exact wording be transmitted. I would like Council to see what the Commission voted on. So, if there's something you could propose, perhaps that would be agreeable to the Commission.

Mr. Hart: Okay. I understand what you're saying there. Okay, so -- so let's see. Let me -- let me type out what I heard and then -- and then restate it.

Ms. Lopez: Mr. Chair, I had a question. I just wanted a point of clarification, just the clarification on the motion as I heard both Commissioner Pele and Commissioner Sprinzel

on the motion. As far as what I heard, it was only to reference B.1.a. I just needed clarification. Thank you.

Mr. Poepoe: Yeah.

Mr. Pele: That's correct. My motion was addressing one at a time, so it's for the reclassification only, B.1.a.

Mr. Hart: So, the -- so the draft that -- that, you know, based on what I heard, what I -- what I rewrote is in the event that the University of Hawaii vacate the parcel, the State land use designation shall revert to agricultural district.

Ms. Chen: Yeah, I mean, I think the Commission can recommend consideration of something to that effect, but the applicant has no control over the DBA and CIZ, they can petition for it, but the applicant cannot revert, make the, you know, district boundary classification revert to ag.

Mr. Pele: Basically, that would be -- that's just something that I'm putting on the record, per se -- per se, for the Council to -- it's just on the record. It's nothing that --

Ms. Chen: So the --

Mr. Pele: A condition that can be applicable at any time after whatever the process goes through.

Ms. Chen: So, then if -- if the applicant -- if the owner ever changed hands, that that would trigger a reversion that Council would have approved at this first -- go ahead.

Mr. Hart: Sorry. Okay, so -- so, Chair, in referencing sunset clause -- well, it's not a clause, it's their conditions that I'm aware of, in that context, my understanding is that the Council remains the authority that's -- reverts the land and that they basically -- it would need to be recognized and called to their attention in order to be initiated but -- but I've seen it in that context previously where it wasn't that the applicant would file, it's that, basically, the situation would take place but, I mean, I think implied there is that Council's the authority and that they would take that action if they became aware of the situation and chose to initiate.

Mr. Poepoe: Yeah, that's the understanding. But just because of the importance of ag land, that if it ever does get sold, then it'll be continued in -- in ag regardless of the situation. So, any more discussion? Seeing none, we can go ahead and vote. Is everybody ready? Commissioner Espaniola.

Ms. Espaniola: Aye.

Mr. Poepoe: Commissioner Pele.

Mr. Pele: Aye.

Mr. Poepoe: Commissioner Sprinzel.

Mr. Sprinzel: Aye.

Mr. Poepoe: Commissioner Moore.

Mr. Moore: Aye.

Mr. Poepoe: Commissioner Mowat.

Ms. Mowat: No.

Mr. Poepoe: And I'll -- I vote to abstain, which is an aye, so the motion passes.

It has been moved by Commissioner John Pele, seconded by Commissioner John Sprinzel, then

VOTED: to recommend approval of the State land use district boundary reclassification with the recommendation that in the event that the University of Hawaii vacate the parcel, that the State land use designation revert to agricultural district.

(Assenting: L. Espaniola; B. Moore; J. Pele; J. Poepoe-Abstain; J. Sprinzel)
(Dissenting: B. Mowat)
(Absent: J. Bicoy; J. Perez, III)
(Excused: L. Buchanan)

Mr. Poepoe: So, moving on to b. Right? B.1.b. Can I entertain a motion?

Mr. Pele: Chair, I move that we approve item B.1.b. Sorry ...(inaudible)... to approve the change of zoning from interim district to P-1 quasi-public, quasi with the same condition that if the land changes hands, it revert back to its current status for the County for review.

Mr. Poepoe: I actually never like apply that to --

Mr. Pele: Oh, you never like apply to this one? Okay.

Mr. Poepoe: Yeah.

Mr. Pele: I -- I will withdraw that motion, and I move to approve item B.1.b. as stated in the agenda.

Mr. Poepoe: Would anybody like to second?

Mr. Sprinzel: Second.

Mr. Moore: I will second.

Mr. Poepoe: Okay, we got two seconds. Any discussion on item B.1.b.? Okay, seeing none, I'll do a roll-call vote again. Commissioner Espaniola.

Ms. Espaniola: Aye.

Mr. Poepoe: Commissioner Pele.

Mr. Pele: Aye.

Mr. Poepoe: Commissioner Sprinzel.

Mr. Sprinzel: Aye.

Mr. Poepoe: Commissioner Moore.

Mr. Moore: Aye.

Mr. Poepoe: Commission Mowat.

Ms. Mowat: A`ole.

Mr. Poepoe: And I'll abstain again. Motion passes.

It has been moved by Commissioner John Pele, seconded by Commissioner John Sprinzel, then

VOTED: to approve item B.1.b., the request for a change of zoning from interim district to P-1 public/quasi-public district.

(Assenting: L. Espaniola; B. Moore; J. Pele; J. Poepoe-Abstain; J. Sprinzel)
(Dissenting: B. Mowat)
(Absent: J. Bicoy; J. Perez, III)
(Excused: L. Buchanan)

Mr. Poepoe: Hold on. Let me pull up my emergency agenda here. On to item C, Public Hearing, number one:

Mr. Poepoe read the following agenda item description into the record:

C. PUBLIC HEARING (Action to be taken after public hearing)

1. Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting County Council Resolution 20-166 referring to the Molokai Planning Commission a proposed bill to prohibit the consumption of intoxicating liquor in recreational areas under the jurisdiction of the Department of Parks and Recreation in Historic Districts 1 and 2 (Lahaina). Some minor updates are also proposed.

The entire text of the proposed bill for ordinance is available at https://www.mauicounty.gov/1127/Legislation---Proposed

Mr. Poepoe: On to -- hi, Jacky. Do you have a presentation?

Mr. Pele: She went to get her shot glass. Take some shots.

Mr. Poepoe: Kala mai. We no can hear you. Nothing yet.

Mr. Hart: Jacky, no audio from you. Suzie, can you check if -- if you're able to unmute her and then, also, could you mute everyone else who is not participating. Chair, staff is having technical difficulties. She is going to reset. I'm wondering if we could take a five-minute recess and then, at the same time, I want to reiterate for everybody whose -- who doesn't have a remaining item on the agenda or is not participating in this item specifically if you could mute your video and audio, that would be great. Thank you.

Mr. Poepoe: Okay, we'll call a five-minute recess for technical issues.

Mr. Schnell: Briefly --

Ms. Takakura: Can you hear me now?

Mr. Schnell: Thank you, Commission Members. Thank you for -- for moving the DBA and the change in zoning along. We look forward to coming back to you with the SMA. Thank you.

Mr. Poepoe: Did all members get that -- the memo, five -- five-minute recess? Okay.

Ms. Takakura: Jordan, can you hear me now?

Mr. Hart: Yeah. Sound test is good.

Ms. Takakura: Okay. Thanks. I don't know what happened. Sorry about that everybody.

Mr. Hart: That's alright. Five minutes.

(A recess was called at 1:10 p.m. The meeting reconvened at 1:18 p.m.)

Mr. Poepoe: I call the meeting back to order and we have a presentation for C.1. Go ahead, Jacky.

Ms. Takakura: Good afternoon, Molokai Planning Commission, Vice-Chair Poepoe. Sorry about the technical difficulties. Thank you for your patience. This is just a short presentation. I'm going to screen share. Okay, so this is regarding Maui County Code, Chapter 19.52, and it is specific to Lahaina Historic Districts 1 and 2, but the County Council specifically asked for input from the three island Planning Commissions, and it is part of the code, so even though it doesn't specifically relate to Molokai, we do want to get your feedback on this proposal.

So, at the end of last year, the Planning Department received from the County Council Resolution 20-166, which proposes to prohibit drinking alcohol in the County parks in Historic Districts 1 and 2, in Lahaina. The bill also proposes to revise the definition of "intoxicating liquor" so that it is the same as in Hawaii Revised Statutes Section 281-1. I'll show you a map later, and there was also a map in the packet of exactly where this area is. You're probably familiar with the area near the harbor, but that's the specific area that this affects.

Since we got this Resolution, we took this as an opportunity to propose some other updates to this very old part of the code. Some terms are obsolete, some are redundant, and some fit in with terms that we already have in our Chapter 19.04, which is the section on zoning code definitions. We're proposing to consolidate the list and reorder the list because, for some reason, it's not in alphabetical order, so we're going to consolidate them, and modernize them, and then put them in alphabetical order. In addition, we're proposing to make the height limit for single-family dwellings and duplexes consistent with the height limit in other chapters of the County Code, and I'm going to just go over it, each one in more detail as we go through.

So, the first part of the change is to part B, 19.52.090.B, and, right now, there's 53 uses, and some of them are redundant, like dry goods versus apparel stores versus, you know, department stores. They're all basically stores. So we're taking those uses and consolidating them down to 19 with no loss or change of use. And some of them, if you had a chance to look, are old terms like haberdasheries, so we don't use those words

anymore, so terms that we already find in the Maui County Code, Title 19, which is the zoning code. We're also proposing an additional use, and that is subordinate uses and structures which are determined by the Director of Planning to be clearly incidental and customary to the permitted uses and structures listed herein, and this language is wording that's already in eight other chapters, so it's just adding this to this one consistently with how we have it in eight other chapters.

I have these photos in here in this presentation just because this is reminiscent of the time when these use regulations were in existence and that is back in the days of haberdasheries and servants quarters and dry goods and meat markets. Just interesting to see, you know, what the times were like that -- at that time.

Okay, the next part that we're proposing to revise is part C, 19.52.090.C, and that's regarding height limit. Right now, the height limit is 35 feet for all buildings and structures. In most other zoning districts where we have single-family dwellings, the height limit is 30 feet, and so we're proposing to make, for Historic Districts 1 and 2, the height limit for family -- single-family dwellings and duplexes to be 30 feet, just like how it is in residential, service business residential, B-1, rural, and ag that new single-family dwellings and duplexes would be limited to 30 feet in height, and this would not affect any existing structures, and any new buildings that are like commercial or not single-family dwellings would still be allowed to be up to 35 feet in height.

This next part, part D, is just simply changing the words "yard" and "yard spacing" to "setback," and we're proposing that to be consistent with the general direction of the Department on the use of those words, and you'll probably see that more when we get more into the Title 19 rewrite and other updates. We're not proposing any changes in the setback areas. No changes to the numbers, just the words ...(inaudible)... consistent.

Okay, and then this part is part F, of 19.52.090, and this is where the County Council Resolution comes in. Right now, the prohibition on drinking in parks excludes County parks, and so the proposal is to remove the part that you see the brackets around the yellow and so that all the parks in this Historic Districts 1 and 2, regardless of if they're private or run by Parks and Rec, they're all going to be the same across the board that it would be unlawful to consume intoxicating liquor. This recommendation came from the Clean and Safe Lahaina program. Drinking in public parks has become an issue over the years, and some of these parks are historically significant, and I'll show you on a map on the next slide. Additionally, prohibiting drinking at County parks in the Lahaina Historic Districts would be consistent with the alcohol prohibition at other County parks in other areas. I took a look at the minutes of the County Council meeting when they discussed this on November 20th of last year, and there's broad community support for this bill, including from the Lahaina Town Action Committee and the Lahaina Restoration Foundation.

Just so you know that the Planning Commissions, we review -- they review changes to Title 19, but there would be one other provision that would also need to be amended in relation to this and that's in Maui County Code, Chapter 13, 13.04.A, in order for this to take effect, so there would be a Chapter 13 change and Chapter 19 change. Corporation Council would work with the County Council's office and Department of Parks and Rec to be sure that once the change is updated in Title 19 that that additional section would be included for committee, but, today, we're just looking at 19.52.

So this is a map. You can see the Historic Districts 1 and 2 in light blue and pink, and then the green outlines are the park parcels, and you can see along the harbor there's the courthouse, the banyan tree area, Mokuula, those other places that are managed by Parks and Rec, and so that's where this proposal would take effect.

So that's it. In summary, it's just modernizing, consolidating, alphabetizing the list of use regulations, taking it from 53 to 20, or 19 actually and then adding this one to make it 20 subordinate uses and structures, revising the height limit for single-family dwellings and duplexes, new ones only, existing wouldn't, and then prohibiting the drinking alcohol in County parks in this area. So, the Commission can recommend approval, and then we would take it back to County Council. You can have -- propose amendments, denial, or defer action. So, that's the presentation. I'm going to stop screen sharing. If you have any questions, I'll be available for them.

Mr. Poepoe: Thank you, Jacky. Any members with questions? Seeing none. Department, is there something you'll read the recommendation for, Planning Department?

Ms. Takakura: So, we are recommending approval of revisions to Chapter 19.52.090, Historic Districts 1 and 2 in Lahaina, so that it may be transmitted to County Council for their consideration.

Mr. Poepoe: Okay, thank you. Anybody want to submit a motion? Go ahead, Commissioner Sprinzel.

Mr. Sprinzel: Propose as she has described.

Mr. Poepoe: Corp Counsel?

Ms. Chen: Sorry, Chair, did -- did you take public testimony?

Mr. Poepoe: Oh, okay. I'm sorry.

Ms. Chen: Yeah, no problem. It's just a public hearing item so -- and I know -- I think there is somebody here.

Mr. Poepoe: Okay, I'm going to open up public testimony. Anybody wants to testify on this item, state your name. And is this a item that testifiers are sworn in for?

Ms. Chen: Thank you, Vice-Chair. No, not for this item.

Mr. Poepoe: Okay, even easier.

Ms. Chen: Thank you for checking.

Ms. Esmeralda: Hi, this is Susie. I don't have anyone signed up, not for C.1.

Ms. Chen: Okay, yes, I see it's for -- for the following item. Okay, so perhaps Vice-Chair, if you want to take a last call prior to closing.

Mr. Poepoe: Okay, yeah, nobody wants to go ahead and testify on item C.1., then we can go ahead and close public hearing, and have Commissioner Sprinzel state his motion.

Mr. Sprinzel: Propose we accept the terms as discussed.

Mr. Poepoe: Okay. Motion --

Ms. Mowat: Was there a second? I'll second if nobody seconded it.

Mr. Poepoe: Motion to accept by Commissioner Sprinzel, seconded by Commissioner Mowat. Any discussion on the item C.1.? Okay, seeing none, we can call for the vote. Commissioner Sprinzel?

Mr. Sprinzel: Aye.

Mr. Poepoe: Commissioner Pele?

Mr. Pele: Aye.

Mr. Poepoe: Commissioner Mowat?

Ms. Mowat: Aye.

Mr. Poepoe: Commissioner Moore?

Mr. Moore: Aye.

Mr. Poepoe: Commissioner Espaniola?

Ms. Espaniola: Aye.

Mr. Poepoe: And the Vice-Chair, Commissioner Poepoe, votes aye. Motion passes.

It has been move by Commissioner John Sprinzel, seconded by Commissioner Bridget Mowat, then unanimously

VOTED: to accept the revisions to Chapter 19.52.090 as proposed.

(Assenting: L. Espaniola; W. Moore; B. Mowat; J. Pele; L. Poepoe; J. Sprinzel)
(Absent: J. Bicoy; J. Perez, III)
(Excused: L. Buchanan)

Mr. Poepoe: And item --

Ms. Takakura: Thank you.

Mr. Poepoe: C.2.:

Mr. Poepoe read the following agenda item description into the record:

2. **In accordance with Section 2.80B.060, Maui County Code, Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting County Council Resolution 20-170 referring to the Molokai Planning Commission a proposed bill to add a new goal and related objectives, policies and implementing actions to the Countywide Policy Plan of the Maui County General Plan 2030.**

   The entire text of the proposed bill for ordinance is available at https://www.mauicounty.gov/1127/Legislation---Proposed

Mr. Poepoe: Item C.2., Planning Department.

Mr. Hart: Chair, this is a Council-initiated item the Department is transmitting to Commission for Commission's comment, so it's not an issue that comes with a recommendation, just, basically, the information is provided for you to review and if you would like to provide any comments or add to it, we're here to document that.

Mr. Poepoe: Okay, so we can -- does any of the Commissioners have any questions or input? ...(inaudible)... Oh, yeah?

Mr. Hart: I do believe Ms. Del Rosario is attending in order to provide public testimony.

Mr. Poepoe: Okay. We'll go ahead and open up public testimony just state your name and continue on with your testimony.

Ms. Del Rosario: Is that me? I see I'm muted.

Mr. Poepoe: Oh yeah. Yeah, go ahead.

Ms. Del Rosario: Okay, thank you, Commissioners. My name is Michelle Del Rosario. I'm an executive assistant to Councilmember Kelly King. She was unable to join you this morning so she's asked me to provide the following testimony in support of item C.2. The purpose of the proposed bill is to amend the Countywide Policy Plan by adding, "Mitigate climate change and work towards resilience" as a goal. There are climate change policies throughout the Countywide Policy Plan, but it is essential to focus on the importance of minimizing the causes and negative effects of climate change by grouping the policies under a single theme and goal. The Department supported emphasizing climate change in the Countywide Policy Plan. The Planning Director expressed the Countywide Policy Plan should avoid duplication and these changes are reflected in the draft of the proposed legislation. I believe the other two Commissions, both Lanai and Maui, have already moved this item in support and have moved it forward. We respectfully ask for your full consideration and support today. Thank you.

Mr. Poepoe: Thank you. Anyone else in the public would like to testify go ahead jump in line and state your name?

Ms. Esmeralda: Axel Beers, did you want to testify on this item?

Ms. Chen: Vice-Chair, I think -- do any of the Commissioners have questions for the testifier?

Mr. Poepoe: Okay, I skipped that. Any -- any Commissioners have questions for the testifier? Seeing none, we can ask Suzie and Sybil if there is anybody else waiting.

Ms. Esmeralda: This is Suzie. I don't have anyone else signed up.

Mr. Poepoe: Thank you, Suzie.

Ms. Lopez: This is Sybil. I have no one. No one that willing to testify. Thank you.

Mr. Poepoe: Thank you. Seeing that we have other testifiers, we can close public testimony. So, Corps Counsel, what's our next step?

Ms. Chen: Thanks, Vice-Chair. I -- I think the Department was hoping for comments from the Commission to transmit to Council if the Commission has any comments. Is that correct, Jordan?

Mr. Hart: Chair, that is correct. Thank you.

Mr. Poepoe: Commissioner Mowat.

Ms. Mowat: Are we -- are we going to give our support as a group or there's -- there need to be a motion or do we just -- what?

Ms. Chen: Yes, Vice-Chair, if I may. So, the Commission can discuss its comments, and the Department can note them down, and then we can -- the Department or I can repeat them back to the Commission, and then perhaps Vice-Chair would entertain a motion to transmit the comments as read to Council. That would be one way to do it.

Ms. Mowat: Okay, then, so you folks know where I stand as far as climate change and this is just exactly what I was talking about. So I -- I, myself, support this 100 percent and -- and would like to, for Molokai, to do -- do the same. So, that's my mana`o.

Mr. Poepoe: I just would like to ask if everybody has had the opportunity to review the - what is it called, the transmission or the memorandum? We have somebody?

Ms. Mowat: I -- I did.

Mr. Poepoe: Oh. So, if there is no other -- if there's no other discussion, we can make a recommendation.

Ms. Mowat: Vice-Chair, can I ask a question?

Mr. Poepoe: Yeah, go ahead.

Ms. Mowat: So, do we do it in a motion or as a recommendation as a whole body or --

Ms. Espaniola: Vice-Chair, I have a question. I'm sorry, after you ask -- after you answer Commissioner Mowat.

Mr. Poepoe: So, I believe that each Commission submits a recommendation and this goes to the County Council.

Mr. Hart: Yeah. Chair, let me -- let me just add. So, you should act as a body, I think that would be ideal, and if you had anything to supplement or -- or if you just wanted to recommend approval as it is worded right now, we, basically, would document anything

that you say and then pass that forward as -- as the recommendations, but I do think that acting as a body is most effective.

Ms. Espaniola: So, have -- has -- so has the committee got public input on these goals, this new directives that you have? I guess I'm directing it to Michelle, the question.

Ms. Del Rosario: The Council has received input at the Council level where members of our entire community can participate. Have they done that specifically just on the island of Molokai? No. But they have taken it during committee at the Council level.

Ms. Espaniola: So, I -- I would like to recommend public input, maybe they have some ideas that some members of the community have information, so I would like to suggest that you have a community meeting for the people of Molokai so that they can say they were part of the process in these new directives that you -- you folks have transmitted here for us to read.

Ms. Del Rosario: Thank you, Commissioner Espaniola. Yes, we could absolutely do that if you'll just put that in your notes.

Mr. Poepoe: That can be included in an amendment. Also, this is one of the opportunities that the public has to participate as well.

Ms. Del Rosario: Specific to the islands, so we would really love to have that input as well.

Mr. Poepoe: And the public does have the additional opportunity to address concerns at the commission -- at Council during the hearing?

Ms. Del Rosario: Yes.

Mr. Poepoe: Is there any other discussion on item C.2.?

Ms. Espaniola: Is the cultural committee involved at all with this new -- this -- this directive, this goal? Was the cultural committee notified?

Ms. Del Rosario: Is that directed to me?

Ms. Espaniola: Yes. Correct. I'm sorry. Michelle.

Ms. Del Rosario: Are you specifically asking about the Cultural Resources Commission?

Ms. Espaniola: Yes. Correct.

Ms. Del Rosario: Okay. I do not believe that they were tapped for input on this specifically, this was a planning measure, and this is coming out of Councilmember King's Climate Action and Resiliency Committee to make sure that we are acknowledging climate change and working towards moving our facilities out of those areas as far as County facilities, but also when we're looking at new building permits for homes that we're not putting people in harm's way due to sea level rise and other erosion and other issues. But we will respect whatever recommendations come from this Planning Commission.

Ms. Espaniola: So, were they -- were they at least notified of this new directive that you have, these new goals that you want to add in at all?

Ms. Del Rosario: I don't think so, Commissioner, because this was strictly a planning item, it was heard in the Care Committee, and I do not believe that the Cultural Resources Commission received any communication on this item.

Ms. Espaniola: So, I would -- I would like to recommend that they do at least have a review of it so that, like the Planning Commission, they have -- it went through the committees, the commission, so at least they are aware of it, so I would like to make a recommendation for the culture resource also be aware of the changes, the directive that you -- you're presenting.

Ms. Del Rosario: You mean like a notification to them?

Ms. Espaniola: Yes.

Ms. Del Rosario: Via like written communication?

Ms. Espaniola: Yes, just FYI and maybe they do -- maybe FYI for them and maybe they could have some suggestions or recommendations.

Ms. Del Rosario: Absolutely.

Ms. Espaniola: We did have an excellent presentation of the climate change and we had some students that were present in the meeting, so I don't know maybe that's good learning for the students, good learning for them to know what's going on. We're aware of it, but they're not. You know, they could learn more as well. So, the school, inviting the schools and the students, I think that might be a good idea so they, themselves, probably not going to learn it, but I know that the students that came learned some stuff as well so --

Ms. Del Rosario: Chair, may I respond to an item?

Ms. Del Rosario: Yeah, go ahead.

Ms. Del Rosario: Thank you. I know it is a foundational principle -- principle for Councilmember King that we include Native Hawaiian perspectives, local knowledge, historical reference of the specific area, so that's very important to her, and so we're happy to do this.

Ms. Espaniola: Okay. Great. Mahalo.

Mr. Poepoe: Commissioner Pele.

Mr. Pele: Yeah, Chair -- Vice-Chair or Chair, can I throw something out and you guys can expound on it maybe?

Mr. Poepoe: ...(inaudible)... directed to who?

Mr. Pele: I'd like -- I'd like to move that the Molokai Planning Commission support Resolution 20-170 in full, as it is written, to the -- to the County Council, and you guys can add any kind of stipulations you want, but I think we should support this Resolution completely as a body.

Mr. Poepoe: Thank you. All other members are ready for a motion on the floor? That's it, right?

Mr. Hart: Chair, if I could just clarify what I'm -- what I'm presenting? Obviously, there's -- there's comments. Are those comments to supplement the motion or is the -- is the recommendation to support and pass those comments forward as part of the recommendation?

Mr. Pele: I just wanted to open up that my bottom line is that we support this Resolution 20-170 and if there's --

Mr. Poepoe: That definitely sounded like a motion.

Mr. Pele: Well, I move that we, as the Planning Commission, support Resolution 20-170, but I heard that they want to have public meetings, and they want to have the school involved, and I don't know how you guys want to tie that into it. I want it to be approved as a body -- as a body I think we throw -- I move that we support Resolution 20-170 as it's written and presented to us.

Mr. Hart: Okay, so -- so, Chair, what -- what we could -- the Department could do is, well anyway, you guys do whatever you want, but basically like based on what was discussed right now, it could be that the -- the recommendation for approval and then those supplemental items are comments or suggestions on -- on the issue, or is the entire body

adopting all of those additional steps as their recommendation to Council as well as a recommendation for approval?

Mr. Poepoe: I leave it up to the Commission. I would actually include it as comments rather than submit it on behalf of the entire Commission, unless everybody else would like to. Commissioner --

Mr. Pele: I can withdraw -- I can withdraw my motion. I just figured this is not rocket science and it shouldn't be an hour. We support this right? So --

Mr. Poepoe: Agree. Commissioner Mowat.

Ms. Mowat: I -- I agree. I think we should do like Commissioner Pele suggest that we support it but we should also honor Commissioner Espaniola by including her suggestions and -- and I support her and her suggestions -- suggestions also, so if we could do it that way, just, you know, we're just giving comment and suggestions along with supporting the -- the new chapter or whatever. Okay? That's my mana`o. Mahalo.

Mr. Poepoe: Thank you. Anybody else have comment? Comments? Seeing none, we can throw an official motion on the floor.

Ms. Mowat: What about Commissioner Pele's -- what about Commissioner Pele's motion? Is that -- are we adding on to his or --

Mr. Pele: Well, I withdrew.

Ms. Mowat: Oh, withdrew it? Oh, oh okay. Okay.

Mr. Pele: I withdrew it because I didn't -- I didn't know what you guys -- all I know is I support this. So, however you guys want to word it, if we're in agreement as a body, I know I support this, and if we want to bring in Commissioner Nora Espaniola's points, that's great, too, just I don't know how to put it down in a -- the motion so if somebody wants to --

Ms. Mowat: Okay.

Mr. Pele: I just support it and I want to throw our support behind it.

Ms. Mowat: Okay. I make a motion to support Kelly King's ordinance with our suggestions, as stated by one of the Commissioners, well, we don't have to add that part, but and that should be enough, yeah? That's enough, yeah. Jordan? Did you get all her -- did you get all her --

Mr. Hart: I believe I did. I'll restate -- I'll restate the suggestions to the process that I -- that I noted that the -- the Council have a community meeting so the people of Molokai can participate in the shaping of the proposed initiative, recommend that the CRC receive written notification for their information and to provide recommendations, and to collect comments from school students on the proposed bill.

Ms. Mowat: Is that correct, Nora? Okay, that's my motion.

Ms. Espaniola: Perfect. Perfect.

Ms. Mowat: Okay. That's my motion.

Mr. Pele: Second.

Mr. Poepoe: Okay, any discussion? Seeing none, I'll have a group vote. All those in favor, raise your hand. Motion is unanimous. It passes.

It has been moved by Commissioner Bridget Mowat, seconded by Commissioner John Pele, then unaniomously

VOTED: **to support Kelly King's ordinance with the following suggestions: That the Council have a community meeting so the people of Molokai can participate in the shaping of the proposed initiative, recommend that the Cultural Resources Commission receive written notification for their information and to provide recommendations, and to collect comments from school students on the proposed bill.**

(Assenting: L. Espaniola; W. Moore; B. Mowat; J. Pele; L. Poepoe; J. Sprinzel)
(Absent: J. Bicoy; J. Perez, III)
(Excused: L. Buchanan)

Mr. Poepoe: And that's the end of item C.2. Moving on to the Director's Report.

Ms. Esmeralda: Sorry. I believe John Pele is -- did John Pele --

Mr. Poepoe: Oh yeah, everybody went vote in the affirmative.

Ms. Esmeralda: Okay, he's frozen -- he's frozen on my screen.

Mr. Poepoe: Oh. Okay, thank you. D. Director's Report. Deputy Hart.

D. DIRECTOR'S REPORT

1. **Agenda items for future public meetings**

2. **Open Molokai Applications Report generated by the Planning Department with the February 24, 2021 Agenda Packet (Appendix-A)**

3. **Completed Molokai Applications Report generated by the Planning Department with the February 24, 2021 Agenda Packet (Appendix-B)**

Mr. Hart: Thank you. Chair. At this time, it doesn't look like we have agenda items coming -- for the upcoming meeting so we'll keep the Chair posted on that if -- if there's any adjustment in the schedule but, at this time, we have -- we don't believe we have any. Item no. 2, the open Molokai applications report is attached as per usual, Appendix-A, if there are any questions or comments on that. And then very similar to item no. 2 is item no. 3, the completed applications report, Appendix-B if there are any questions or comments on that.

E. NEXT SCHEDULED REGULAR MEETING DATE: MARCH 10, 2021

Mr. Poepoe: In considerate of the previous statement, we see item E, the next meeting as tentative, is on a lack of agenda items.

Mr. Hart: That's correct. So, the date -- the date would be March 10th. If it turns out that there's an item to be heard, the Department will contact the Commission and the Chair and formulate an agenda and notify everybody, but, at this time, we don't -- we don't have one that we know is going to be on that agenda.

Mr. Poepoe: Thank you, Deputy.

Ms. Espaniola: So, I have a question, Chair.

Mr. Poepoe: Okay, go ahead.

Ms. Espaniola: So, my -- my term is going to be up I think next -- in March and I note there are two applications. Can we get more information on that? Can I get more information 'cause I'd like to make some plans if we're going to have meetings or not?

Mr. Poepoe: Oh --

Ms. Espaniola: Isn't it the end? I mean, how does this work?

Mr. Poepoe: Let me -- Suzie?

Mr. Hart: The 31st is the date that's noted as the end of your term.

Ms. Espaniola: Okay, so I still am beyond then. Okay, thank you.

F. ADJOURNMENT

Mr. Poepoe: Members, any has any other questions? With that, we move on to item F. Thank you everybody for enduring today. Okay, bye.

The meeting was adjourned at approximately 1:55 p.m.

Submitted by,

SUZETTE ESMERALDA
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE:

Present:
Laakea Poepoe, Vice-Chairperson
Leonora Espaniola
William Moore
Bridget Mowat
John Pele
John Sprinzel

Absent:
Julie-Ann Bicoy
John Perez, III

Excused:
Lori Buchanan, Chairperson

Others:
Jordan Hart, Deputy Planning Director, Department of Planning
Jacky Takakura, Administrative Planning Officer, Department of Planning
Sybil Lopez, Staff Planner, Current Division, Department of Planning
Stephanie Chen, Deputy Corporation Counsel, Department of the Corporation Counsel
Suzette Esmeralda, Secretary to Boards & Commissions II, Current Division, Department of Planning

EXHIBIT 6: RECOMMENDATION OF APPROVAL LETTER TO THE APPLICANT

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
April 16, 2021

CERTIFIED MAIL – 7019 2970 0001 1970 5446

University of Hawaii Community Colleges
ATTN: Ms. Jan Gouveia
2444 Dole Street
Bachman Hall 109H
Honolulu, HI 96822

CERTIFIED MAIL - 7019 2970 0001 1970 5453

PBR HAWAII & Associates, Inc.
ATTN: Mr. Tom Schnell, AICP
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Dear Ms. Gouveia and Mr. Schnell:

SUBJECT: RECOMMENDATION OF APPROVAL OF A STATE LAND USE DISTRICT BOUNDARY AMENDMENT FROM AGIRCULTURE TO URBAN AND CHANGE OF ZONING FROM INTERIM TO PUBLIC/QUASI-PUBLIC ON APPROXIMATELY 5.27 ACRES OF LAND, LOCATED IN KAUNAKAKAI, MOLOKAI, HAWAII; TMK: (2) 5-3-003:013 and 014 (DBA 2019/0002) (CIZ 2019/0002)

At its regular meeting on February 24, 2021 the Molokai Planning Commission (Commission) took public testimony, reviewed the above requests, and after due deliberation, the Commission recommended approval to the Maui County Council for the following applications:

State Land Use Commission District Boundary Amendment (DBA)

The Commission recommends "approval" to the Maui County Council of the DBA for Parcel 13 and Parcel 14 from "Agricultural" to "Urban" subject to the following condition:

1. In the event that the University of Hawaii vacates the parcel, the state land use designation shall revert back to the Agricultural District.

Change in Zoning (CIZ)

The Commission recommends "approval" to the Maui County Council of the CIZ for Parcel 13 and Parcel 14 from "Interim" to "P-1 Public/Quasi-Public."

The Commission also adopted the Report and Recommendation prepared by the Department for the February 24, 2021, meeting as its Findings of Fact and Conclusions of Law, and authorized the Planning Director to transmit the Commission's recommendation to the Council on its behalf.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Sybil K. Lopez at sybil.lopez@mauicounty.gov or at (808) 270-5529.

Sincerely,

MICHELE MCLEAN, AICP
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Planning Program Administrator (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Real Property Assessment Division (PDF)
Office of Planning (PDF)
Project File

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