

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigi@luigimanera.com

May 4, 2017

Robert Carroll, Chair
Land Use Committee
County Council
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

Subject: COMMUNITY PLAN AMENDMENT AND CHANGE IN
ZONING FOR CHOPRA HALE APARTMENTS
(KAUNAKAKAI) (LU- 15)

Aloha Chair Carrol,

Thank you for your letter dated April 20, 2017.

Please allow me to briefly summarize.

At their regular meeting of November 13, 2013 the Molokai Planning Commission accepted the Draft Environmental Assessment for this project with a Finding of No Significant Impact (FONSI).

When this project again came before the Molokai Planning Commission on January 14, 2015 they recommended Denial of the Change in Zoning and Community Plan Amendment. Since this was a recommendation and not a decision and order the Commission was not required to present findings of fact and conclusions of law.

The reasons given by the individual commissioners were speculative in nature and were absent any findings or evidence to back them up.

The questions asked by the individual commissioners were premature in nature as the items referenced are required to be addressed during the quite rigorous review by the Development Services Administration Building Permit Process.

The CIZ & CPA are merely the first steps in bringing all the land use designations in consonance in order to move the project to the next step, where all of the technical issues are addressed.

To answer the questions in your letter:

1. a. Therefore, please clarify the status of availability for this project.

Reply: In the preliminary comments from the Department of Water Supply dated April 11, 2011 there were two (2) requirements listed:

- Upgrade the water system infrastructure, if required, to comply with the new zoning change;
 - Reply: The requirements if required will be identified during the DSA Building Permit Process.
- Comply with Ordinance 3502 to receive water service.
 - Reply: According to County Ordinance 3502, written confirmation of long term supply of water shall be submitted prior to submitting construction documents for the project. It is premature at this time and will be addressed during the DSA Building Permit Process.

OFFICE OF THE
COUNTY COUNCIL

2017 MAY 11 PM 1:48

RECEIVED

The statements made by the water department personnel at the January 14, 2005 meeting were not authorized by the department and they are inconsistent to the official comments by Department of Water Supply as submitted with the original application. DWS comments and replies from our office are attached hereto.

1. b. To ensure fire protection for the entire project, please explain your proposed improvements to the infrastructure that will address concerns noted by the Department of Fire and Public Safety.

Reply: The County of Maui Fire Prevention Bureau did not provide comments on the initial request from the applicant because as it was explained by them, as a general rule they do not comment on projects until during the DSA Building Permit Process. When pressed for comments by the Planning Department they provided preliminary standard infrastructure comments on June 21, 2013 related to the fire flow requirements for apartment zoning as opposed to single family residential zoning and that they reserve the right to comment on the project once it reaches the building permit stage. See attached comments from the Fire Prevention Bureau.

Any comments made by Fire Department Personnel at the Molokai Planning Commission Meeting of January 14, 2015 were personal comments not authorized by the Fire Department or Fire Prevention Bureau. There was a clear misrepresentation of the position of the fire department at the meeting by members of the Fire Department who were not authorized to speak on this matter.

The applicant will work with DSA and the Fire Department to meet all the necessary requirements at the appropriate time.

2. A Community Police Officer stated during the Commission meeting that roads entering the "Manilla Camp" area are "always unsafe" requiring a hard left turn into the area, "without having a shoulder for pedestrians."

Reply: It seems interesting that the County of Maui would permit a known condition where the roads are "always unsafe" to exist which would constantly endanger the safety, health and well being of the residents and visitors of Molokai. It would therefore bring into question the credibility of the statement of the individual who testified, not only on the matter of the roads, but any other matter. However, if this statement of "always unsafe" is true, we would question how any activity in the area, both existing and future, be permitted.

2. a. Explain how you intend on addressing traffic safety concerns for pedestrians and vehicles accessing the project?

Reply: We will work with DSA and DOT during the building permit process to identify and address all required traffic safety compliance items. See attached DOT and Police comments and the applicant replies.

2. b. The County requires a 20-foot paved road with a 24-foot right-of-way. Do you intend to include a sidewalk to enhance pedestrian safety in this area?

Reply: There is existing curb, gutter and drainage on Mahalo Street. We will work with DSA and DOT during the building permit process to identify and address all required traffic safety compliance items.

3. Both Commissioners and County personnel noted the area for the proposed project is subject to flooding.

Reply: The statements of both the Commissioners and County personnel are not supported by the facts and are notional at best. The subject property carries the flood designation of "Zone X: Areas determined to be outside the 0.2% annual chance floodplain." See attached Flood Hazard Assessment Report.

3. a. Provide a detailed explanation of how the proposed project will address water run-off including plans for retention on-site, the effect of planned surface hardening on water flow, and an analysis showing how the drainage system design for the project will protect adjoining properties, downslope properties, streams, and the nearshore waters.

Reply: See attached Preliminary Drainage Report. Runoff created by the proposed project will be contained onsite in retention basins.

3. b. Include an explanation of how the water that leaves the site will be cleaner than current runoff conditions.

Reply: Runoff created by the proposed project will remain and be contained onsite.

4. In correspondence dated June 26, 2013, the Housing Administrator, Department of Housing and Human Concerns, stated that the project needs to execute and record a Residential Workforce Housing Agreement. Accordingly, you responded that the Agreement will be "executed and recorded prior to final building permit approval."

4. a. Confirm that the project will be 100 percent affordable housing in perpetuity.

Reply: Yes the project will be 100 percent affordable housing in perpetuity.

4 b. Will the units be rentals and participate in the Housing Choice Voucher Program (Section 8)?

Reply: Section 8 participation has yet to be determined at this time.

5. Since the Commission meeting of January 14, 2015, have you reached out to the community to address their stated concerns that the proposed project "would adversely impact social, economic, and safety of the community"?

Reply: Yes. In cooperation with Councilmember Stacy Crivello we offered to meet with the neighbors and residents in the area who had voiced their concerns and objections. Repeated outreach and offers to meet with them went unanswered. We remain open to meeting with anyone from the community who has concerns on this project.

The opposition to this project at the January 14, 2015 meeting of the Molokai Planning Commission was a coordinated attack against the project, led by a Commissioner with a personal agenda. This caused much confusion in the Commission and the general public because most don't fully understand the multi-step process in approving a project of this nature, and this lack of understanding was taken advantage of for personal reasons.

There was a complete breakdown in protocol and process.

There was a massive conflation of premature, unrelated and irrelevant issues.

Several County employees spoke in an unauthorized official capacity not sanctioned or approved by their respective departments.

Items of concern were notional at best and not supported by any facts or evidence.

The Commission didn't need to take responsibility and be held accountable for its actions since this was a recommendation only, not a decision and order which would have required the Commission to provide finding of facts and conclusion of law.

Please call me (808) 553-9045, (808) 870-3499 or email luigi@luigimanera.com should you have any questions.

Sincerely,



Luigi Manera, Agent

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiantel.biz

March 22, 2011

County of Maui, Department of Water Supply
Dave Taylor, Director
Paul Meyer, Deputy Director
200 S. High St
Kalana O Maui Bldg. 5th Floor
Wailuku, HI 96793-2155

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT FOR
PROPOSED COMMUNITY PLAN AMENDMENT
CHOPRA HALE APARTMENTS,
LDE GROUP, LLC
190 MAKAENA PLACE,
KAUNAKAKAI, HI 96748,
TMK (2) 5-3-004:028**

To Whom It May Concern:

In compliance with HRS 343-5 (a) (6), Architectural Drafting Service is preparing a Draft Environmental Assessment for the applicant, LDE Group, LLC, for a proposed Community Plan Amendment from Single Family to Multi Family land use designation for the above listed project.

To that end, and enclosed in this packet, we submit the following items to you for review and comments.

- Chopra Hale CPA Application
- Chopra Hale Assessment Report with Figures
- Chopra Hale Preliminary Drainage Report
- Chopra Hale Architectural Drawing Package

Please note:

- The Owner/Applicant purchased the subject property on May 5, 2009 and it has remained in its undeveloped state.
- The subject property is a result of a previous subdivision that created the "Manila Camp" subdivision.
- Previous onsite improvements have been limited to grubbing.

Please call me (808) 553-9045, (808) 870-3499 or email luigis@hawaiiantel.biz should you have any questions.

Sincerely,



Luigi Manera, Agent

ALAN M. ARAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI**

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

April 11, 2011

Mr. Luigi Manera
Architectural Drafting Service
P.O. Box 1718
Kauanakakai, HI 96748

Dear Mr. Manera:

RE: Project Name: Draft Environmental Assessment for Proposed
Community Plan Amendment for Chopra Hale
Apartments
Applicant: Luigi Manera, Agent for LDE Group, LLC
TMK: (2) 5-3-004:028

Thank you for the opportunity to comment on this DEA and proposed CPA.

Source Availability

The proposed project site is served by the Kaunakakai-Kawela system. Water for the system comes from the Kualapu'u aquifer which has a sustainable yield of 5 million gallons per day.

The *Project Assessment Report for Community Plan Amendment and Change in Zoning Requests* for Chopra Hale Apartments, dated October 2010, includes the applicant's intention to obtain a Change in Zoning from Interim to A-1. The zoning change to A-1 will require the applicant to comply with Maui County *Ordinance No. 3502*, commonly known as "show me the water bill". Please find attached *Ordinance 3502*.

System Infrastructure

The site is served by an 8-inch waterline and FH#99 along Mahalo Street; the site has no water meter. Storage is provided by the one-million gallon Kaunakakai tank.

The intention to obtain a Change in Zoning from Interim to A-1 will require the following:

"By Water All Things Find Life"

- Upgrade the water system infrastructure, if required, to comply with the new zoning change;
- Comply with Ordinance 3502 to receive water service.

The applicant must also install a DWS approved back-flow prevention device at the water meter. The device must be installed by a certified backflow preventer assembly tester recognized by the County of Maui, Department of Water Supply. Additional information on back-flow prevention devices may be obtained by contacting the DWS Backflow and Cross-Connection Control at (808) 270-6132 or FAX (808) 270-7544.

Pollution Prevention

The project site overlies the Kamiloa aquifer. The Department of Water Supply's goal is to protect the integrity of surface and groundwater resources. To achieve this, mitigation measures must be implemented to prevent any potential water pollution related impacts. Best management practices for construction should, therefore, be applied during construction.

Conservation

The Department of Water Supply (DWS) encourages the applicant to consider the following conservation measures in the project design, as well as during construction:

- Utilize reclaimed or non-potable water for dust control, irrigation, and other non-potable uses.
- Water after 7:00 p.m. at night and before 10:00 a.m. in the morning.
- Utilize low-flow fixtures and devices – Maui County Code Subsection 16.20A.680 requires the use of low-flow fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Even more efficient and consumer tested models are available. Check WaterSense listings at: <http://www.epa.gov/watersense/pp/index.htm> for efficient fixture listings when buying or replacing fixtures.
- Prevent over-watering by automated systems – Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect monthly changes in evaporation rates at the site. As an alternative, provide more automated, soil-moisture sensors on controllers.
- Maintain fixtures to prevent leaks – A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons per day.
- Limit irrigated turf – Low-water use shrubs and ground cover can be equally attractive and require substantially less water than turf.

Mr. Luigi Manera

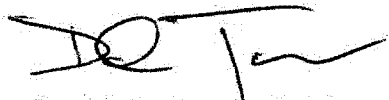
Page 3

April 11, 2011

- Select climate adapted native plant species for landscaping – Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Look for opportunities to conserve water – Here are a few examples:
 - 1) When cleaning debris, use a broom instead of a hose and water;
 - 2) Check for leaks in pipes, faucets, and toilets.

Should you have any questions, please contact our Water Resources & Planning Division at (808) 244-8550 or FAX (808)244-6701.

Sincerely,



David Taylor, P.E., Director

ayi

attachment: Maui County Ordinance 3502

c: DWS Engineering Division
WRPD Project File

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiantel.biz

July 12, 2011

County of Maui, Department of Water Supply
Dave Taylor, Director
Paul Meyer, Deputy Director
200 S. High St
Kalana O Maui Bldg. 5th Floor
Wailuku, HI 96793-2155

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT FOR
PROPOSED COMMUNITY PLAN AMENDMENT
CHOPRA HALE APARTMENTS,
LDE GROUP, LLC
190 MAKAENA PLACE,
KAUNAKAKAI, HI 96748,
TMK (2) 5-3-004:028**

Dear Mr. Taylor,

Thank you for your letter dated April 11, 2011.

We have incorporated your comments into the Draft EA and offer the following responses:

- Source Availability
 - The proposed project will be in compliance with Maui County Ordinance No. 3502 as required.
- System Infrastructure
 - The water system infrastructure will be upgraded, if required, to comply with the new zoning change. The proposed project will comply with Ordinance 3502 to receive water service.
 - A DWS approved back-flow prevention device will be installed at the water meter as required.
- Pollution Prevention
 - Mitigation measures and best management practices for construction will be applied during construction.
- Conservation

The applicant will consider the following conservation measures in the project design, as well as during construction:

 - Utilize reclaimed or non-potable water for dust control, irrigation, and other non-potable uses.
 - Water after 7:00 p.m. at night and before 10:00 a.m. in the morning.
 - Utilize low-flow fixtures and devices - Maui County Code Subsection 16.20A.680 requires the use of low-flow fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs.
 - Prevent over-watering by automated systems - Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect monthly changes in evaporation rates at the site.

ARCHITECTURAL DRAFTING SERVICE

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Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiantel.biz

As an alternative, provide more automated, soil-moisture sensors on controllers.

- Maintain fixtures to prevent leaks - A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons per day.
- Limit irrigated turf - Low-water use shrubs and ground cover can be equally attractive and require substantially less water than turf.
- Select climate adapted native plant species for landscaping – Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Look for opportunities to conserve water - Here are a few examples:
 - 1) When cleaning debris, use a broom instead of a hose and water;
 - 2) Check for leaks in pipes, faucets, and toilets.

Please call me (808) 553-9045, (808) 870-3499 or email luigis@hawaiiantel.biz should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luigi Manera', with a long horizontal flourish extending to the right.

Luigi Manera, Agent

13/3158

ALAN M. ARAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI DEPT. OF PLANNING
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2185
www.mauewater.org

RECEIVED

June 14, 2013

13 JUN 19 P2:44

Mr. Luigi Manera
Architectural Drafting Service
P.O. Box 1718
Kauanakakai, HI 96748

Dear Mr. Manera:

RE: Project Name: Draft Environmental Assessment for Proposed
Community Plan Amendment & Change of Zoning for
Chopra Hale Apartments
Applicant: Luigi Manera, Agent for LDE Group, LLC
TMK: (2) 5-3-004:028

Thank you for the opportunity to offer the following comments on the referenced project.

The Department of Water Supply (DWS) submitted comments in a letter dated April 11, 2011. The applicant acknowledged the letter and our concerns. The DWS has no additional comments at this time.

Sincerely,

for, Paul J. Meyer
Dave Taylor, P.E., Director
ayi

c: DWS Engineering Division
WRPD Project File
Mr. Ben Sticka, Molokai Planner, Department of Planning, County of Maui

"By Water - All Things Find Life"

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiintel.biz

August 1, 2013

County of Maui, Department of Water Supply
Dave Taylor, Director
200 S. High St
Kalana O Maui Bldg. 5th Floor
Wailuku, HI 96793-2155

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT FOR
PROPOSED COMMUNITY PLAN AMENDMENT
CHOPRA HALE APARTMENTS,
LDE GROUP, LLC
190 MAKAENA PLACE,
KAUNAKAKAI, HI 96748,
TMK (2) 5-3-004:028**

Dear Mr. Taylor,

Thank you for your letter dated June 14, 2013. Our reply to your comments is below.

Comment:

The Department of Water Supply (DWS) submitted comments in a letter dated April 11, 2011. The applicant acknowledged the letter and our concerns. The DWS has no additional comments at this time.

Reply:

Thank you.

Please call me (808) 553-9045, (808) 870-3499 or email luigis@hawaiiintel.biz should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Luigi Manera", with a long horizontal flourish extending to the right.

Luigi Manera, Agent

Luigi Manera

From: Paul Haake <Paul.Haake@co.maui.hi.us>
Sent: Friday, June 21, 2013 2:33 PM
To: Benjamin Sticka
Subject: Chopra Hale Apartments: Draft EA for Proposed Community Plan Amendment & Change in Zoning

Hi Ben,

Here are our comments as requested.

Thanks,

Paul

June 21, 2013

Benjamin T. Sticka
Molokai Planner
Department of Planning
County of Maui

**Re: Chopra Hale Apartments
Draft EA for Proposed Community Plan Amendment & Change in Zoning
190 Maka'ena Place, Kaunakakai
TMK: (2) 5-3-004: 028**

Dear Ben:

Thank for allowing the Department of Fire and Public Safety the opportunity to comment on this subject. At this time, our office provides the following comments:

- A change in zoning would require a change in the water supply for fire protection requirements. The required fire flow for apartment zoning would be 1500 gpm for a 2-hour duration with a maximum spacing between hydrants of 250 feet as opposed to the current requirement for single-family zoning of 1000 gpm with hydrant spacing at a maximum of 350 feet.

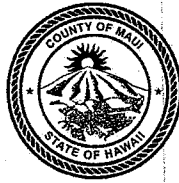
- Our office also reserves the right to comment on the proposed project during the building permit review process when fire department access, water supply for fire protection, and fire and life safety requirements will be addressed

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23. Thank you for your attention to fire prevention and public safety.

Sincerely,

Paul Haake
Captain, Fire Prevention Bureau
Dept. of Fire & Public Safety
Maui County
313 Manea Place Wailuku, HI 96793
244-9161 ext. 23
244-1363 fax

ALAN M. ARAKAWA
Mayor



JO ANNE JOHNSON-WINER
Director

MARC I. TAKAMORI
Deputy Director

Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

June 13, 2013

Mr. Luigi Manera
Architectural Drafting Services
P.O. Box 1718
Kaunakakai, Hawaii 96748

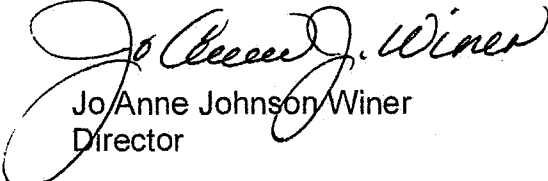
Subject: EA for Proposed Chopra Hale Apartments, LDE Group LLC

Dear Mr. Manera,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

Please feel free to contact me if you have any questions.

Sincerely,


Jo Anne Johnson Winer
Director

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiantel.biz

August 1, 2013

County of Maui, Department of Transportation
Jo Anne Johnson, Director
2145 Kaohu St.
David Trask Bldg Ste 102
Wailuku, HI 96793

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT FOR
PROPOSED COMMUNITY PLAN AMENDMENT
CHOPRA HALE APARTMENTS,
LDE GROUP, LLC
190 MAKAENA PLACE,
KAUNAKAKAI, HI 96748,
TMK (2) 5-3-004:028**

Dear Ms. Johnson,

Thank you for your letter dated June 13, 2013. Our reply to your comments is below.

Comment:

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

Reply:

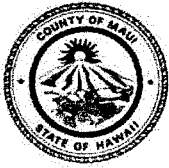
Thank you.

Please call me (808) 553-9045, (808) 870-3499 or email luigis@hawaiiantel.biz should you have any questions.

Sincerely,



Luigi Manera, Agent



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



GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

May 19, 2011

Mr. Luigi Manera, Agent
Architectural Drafting Service
P.O. Box 1718
Kaunakakai, HI 96748

Dear Mr. Manera:

SUBJECT: DEA for Proposed Community Plan Amendment Chopra Hale
Apartments, LDE Group, LLC; TMK (2) 5-3-004:028

Thank you for your letter of March 22, 2011, requesting comments on the above subject.

We have reviewed the traffic control plans and have enclosed our comments and recommendations. Thank you for giving us the opportunity to comment on the proposed project.

Very truly yours,


Assistant Chief Danny Matsuura
for: Gary A. Yabuta
Chief of Police

Enclosure

c: William Spence, Maui County Planning Department

COPY

TO : GARY YABUTA, CHIEF OF POLICE, MAUI COUNTY
VIA : CHANNELS *Ac D. Matsunuma*
FROM : LONNIE KA'AI, C.P.O., DISTRICT V *5/13/11*
SUBJECT : ENVIRONMENTAL ASSESEMENT FOR THE PROPOSED
CHOPRA HALE APARTMENTS

SYNOPSIS:

I was assigned by Sgt. L. KAUPALOLO to submit this communication regarding the proposed construction of the Chopra Hale Apartments located at 190 Makaena Place in Kaunakakai Town, Molokai(TMK (2) 5-3-004:028). Luigi MANERA, Project Planner, has requested said early assessment.

PROPERTY:

Owner: LDE Group LLC
Location: 190 Makaena Place in Kaunakakai Town, Molokai
(TMK (2) 5-3-004:028).

ROAD ASSESEMENT:

Appropriate precautions should be taken as Makaena Place is the only road in and out of the Manila Camp area. Also, children walk along the roadway to catch the bus to school on the east corner of Makaena Place and Mahalo Street.

POLICE ASSISTANCE:

In the event traffic control officers are needed, police personnel may be requested to work off-duty to help with any traffic issues.

NEIGHBORING PROPERTIES:

I contacted residence of the following neighboring properties to make checks on public concerns.

Rosita RAGONTON 200 Makaena Place Kaunakakai, HI. 96748	Leonita MOLINA 175 Makaena Place Kaunakakai, HI. 96748
Fredes WINDA 210 Makaena Place Kaunakakai, HI. 96748	Sunny Stevens 191 Makaena Place Kaunakakai, HI. 96748
Mary RAWLINS 171 Makaena Place Kaunakakai, HI. 96748	Mathew MCGUIRE 195 Makaena Place Kaunakakai, HI. 96748

NEIGHBORING PROPERTIES: (CONTINUED)

All residences stated they have concerns regarding dust, noise, traffic issues, and children in the area of the park and the east corner of Mahalo Street and Makaena Place to catch the bus for school. No other concerns were related.


PROJECT PLANNER:

Luigi MANERA, Project Planner, may be contacted at (808) 553-9045, (808) 870-3499, or email luigis@hawaiiantel.biz.

FINAL ASSESSMENT:

After making checks in the above mentioned area, if the issues regarding traffic, dust and noise are properly addressed, the project should be able to proceed as planned. Suggest project assessment be approved.

FLU + REVIEW COMPLETED
COMMUNITY CONCERNS APPEAR
OKAY FOR PROJECT.
Sgt. L. Campbell
05/04/11 @ 1346.


Officer Lonnie KA'AI E-3263
Community Police Officer
Molokai Patrol Division
050911 @ 1314 hours

NOTED
LT to 2486
5-9-11 @ 1630 hrs..

NOTED - FORWARD
FINDINGS TO
DEPT. OF PLANNING.

Capt. W
5/10/11

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiantel.biz

July 12, 2011

County of Maui, Police Department
Gary A. Yabuta, Chief of Police
Danny Matsuura, Assistant Chief of Police
55 Mahalani Street
Wailuku, HI 96793

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT FOR
PROPOSED COMMUNITY PLAN AMENDMENT
CHOPRA HALE APARTMENTS,
LDE GROUP, LLC
190 MAKAENA PLACE,
KAUNAKAKAI, HI 96748,
TMK (2) 5-3-004:028**

Dear Mr. Matsuura,

Thank you for your letter dated May 19, 2011.

We have incorporated your comments into the Draft EA and offer the following responses:

- Appropriate cautions and traffic safety measures will be taken during the construction of the proposed action with special attention paid to pedestrians and children walking along the roadway to catch the bus to school.
- In the event traffic control officers are needed, police personnel will be requested to work off-duty to help with any traffic issues.
- Neighboring residences concerns regarding dust will be addressed by utilizing best management practices. Adequate dust control measures that comply with the applicable provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," will be implemented during all phases of construction. Dust control measures, including but not limited to the following, will implemented during construction activities.
 - Providing an adequate water source prior to start-up of construction for use in dust control.
 - Landscaping and rapid covering of bare areas, including slopes, beginning with the initial grubbing and grading phase.
 - Controlling of dust from shoulders, project entrances and other access roads.
 - Providing adequate dust control measures during weekends, after hours and prior to daily start-up of construction activities.

ARCHITECTURAL DRAFTING SERVICE

P.O. BOX 1718

KAUNAKAKAI, HI 96748

Phone: (808) 553-9045 - Fax: (808) 553-3952 - Mobile: (808) 870-3499

Email: luigis@hawaiiantel.biz

- Controlling of dust from debris hauled away from the project site.
 - Erecting a dust fence to shield nearby properties.
- In addition, non-potable or reclaimed/ recycled water will be used for dust control purposes during the construction phase to the extent practicable.
- Neighboring residences concerns regarding noise will be addressed by utilizing best management practices. To minimize construction-related impacts on nearby residences, the Applicant will limit construction to normal daylight hours and comply with Chapter 11-46 of the Hawaii Administrative Rules pertaining to Community Noise Control.
- Neighboring residences concerns regarding children in the area of the park and the east corner of Mahalo Street and Makaena Place to catch the bus for school will be addressed by utilizing best management practices and employing appropriate cautions and traffic safety measures.

Please call me (808) 553-9045, (808) 870-3499 or email luigis@hawaiiantel.biz should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luigi Manera', with a long horizontal flourish extending to the right.

Luigi Manera, Agent



Flood Hazard Assessment Report

www.hawaiiifip.org

Chopra Hale FHAT

Property Information

COUNTY: MAUI
 TMK NO: (2) 5-3-004:028
 WATERSHED: KAUNAKAKAI
 PARCEL ADDRESS: 190 MAKAENA PL
 KAUNAKAKAI, HI 96748

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 04, 2015
 LETTER OF MAP CHANGE(S): 16-09-0721P
 FEMA FIRM PANEL: 1500030187F
 PANEL EFFECTIVE DATE: NOVEMBER 04, 2015

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION 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/>



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

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 known 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 commu-
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**PRELIMINARY DRAINAGE REPORT
FOR
KAUNAKAKAI APARTMENT PROJECT**

Kaunakakai, Molokai, Hawaii

T.M.K.: (2) 5-3-004: 028

Prepared for:

**Architectural Drafting Service
P.O. Box 1718
Kaunakakai, Molokai, Hawaii 96748**



Prepared by:



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

September 2010

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- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. CONCLUSION
- IX. REFERENCES

EXHIBITS

- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

APPENDICES

- A Hydrologic Calculations

**PRELIMINARY DRAINAGE REPORT
FOR
KAUNAKAKAI APARTMENT PROJECT
T.M.K.: (2) 5-3-004: 028**

I. INTRODUCTION

The purpose of this report is to examine both the existing drainage conditions and the proposed drainage system for the project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 5-3-004: 028, which encompasses an area of approximately 1.004 acres. It is also Lot 22 of the Kaunakakai Homesteads Subdivision.

The project site is bordered by a County park to the north, Mahalo Place to the east, Makaena Place to the south, and a single family residence to the west.

The proposed project includes two apartment buildings containing a total of 16 two and three bedroom units. There will also be an office/laundry area and a patio. Associated improvements include paved driveways and parking area, utility connections, and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site currently undeveloped and covered with weeds and a few Kiawe trees. The parcel slopes down in a northeast to southwest direction from an elevation of approximately 18.5 feet above mean sea level at the northerly boundary to approximately 16 feet above mean sea level at the southerly boundary, averaging approximately 0.9%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified as Mala silty clay, 0 to 3 percent slopes (MmA). Mala silty clay is characterized as having moderate permeability, slow runoff, and no more than slight erosion hazard. This soil is found on fans along the coastal plains.

IV. EXISTING DRAINAGE CONDITIONS

There is an existing drainage system on Mahalo Place which has concrete curb and gutters. There are a couple of curb-inlet catch basins on Mahalo Place located near the upper third of the project site. However, very little runoff sheet flows from the project site into the catch basins. Most of the onsite runoff sheet

flows in a northeast to southwest direction onto Makena Place. Makena Place does not have concrete curb and gutters.

It is estimated that the existing 50-year, 1-hour storm runoff from the project site is 1.02 cfs. The corresponding runoff volume generated is 1,286 cubic feet.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0190E of the Flood Insurance Rate Map, revised September 25, 2009, prepared by the United States Federal Emergency Management Agency, the makai one-third of the subject parcel is situated in Flood Zone A. The mauka two-thirds of the parcel is situated in Flood Zone X Protected by Levee. Flood Zone A represents areas of special flood hazard with no base flood elevations determined. Flood Zone X Protected by Levee represents areas of 0.2% chance annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

VI. PROPOSED DRAINAGE PLAN

The proposed drainage plan is to maintain the existing drainage pattern of the onsite runoff. Runoff sheet flowing across the project site toward Makena Place will be collected by grated catch basins within the paved driveways and landscape areas and conveyed to onsite detention basins located within the landscape areas. Runoff sheet flowing through the landscaped areas will be directed into the detention basins by vegetated swales. The detention basins will be sized, at a minimum, to accommodate the increase in runoff from the 50-year, 1-hour storm generated from the project site.

It is estimated that the post development runoff from the project site will be 2.56 cfs, an increase of 1.54 cfs from existing conditions. The associated runoff volume generated from the developed condition runoff is 3,078 cubic feet. Based on the County drainage standards, the project's drainage system must mitigate the increase in runoff from the site for a 50-year, 1-hour storm, which is 1,792 cubic feet (3,078 cubic feet - 1,286 cubic feet). The proposed onsite detention basins will be sized to accommodate, at a minimum, the increase runoff volume generated from the 50-year, 1-hour storm.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. The proposed drainage plan meets the requirements of Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui."

VII. HYDROLOGIC CALCULATIONS

The hydrologic calculations are based on the "Drainage Master Plan for the County of Maui," and the "Rainfall Frequency Atlas of the Hawaiian Islands," Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

I = rainfall intensity for a duration equal to the time of concentration (inches/hour)

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. CONCLUSION

The proposed development will generate an additional runoff from the 50-year, 1-hour storm of 1.54 cfs and an additional runoff volume of 1,792 cubic feet. The onsite runoff will be collected by grated catch basins within the paved driveways and conveyed to onsite detention basins. The detention basins will be sized to accommodate, at a minimum, the increase in runoff and runoff volume from the 50-year, 1-hour storm.

It is our professional opinion that the proposed development will not have an adverse effect on the adjoining or downstream properties.

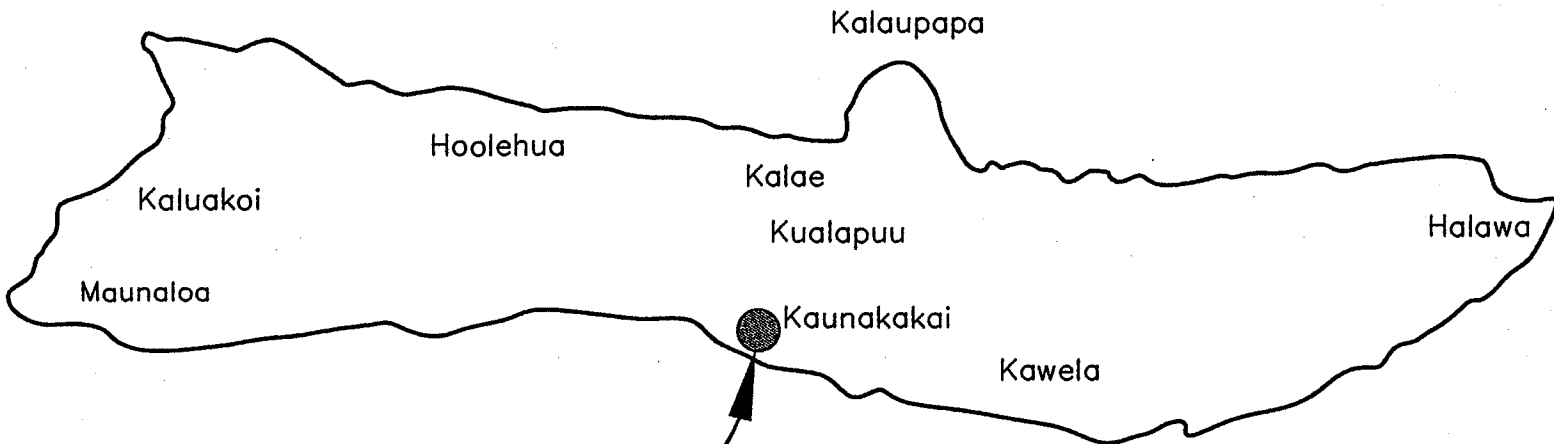
IX. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.
- C. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.

- D. Flood Insurance Rate Maps of the County of Maui, September, 2009.
- E. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.

EXHIBITS

- 1 Location Map**
- 2 Vicinity Map**
- 3 Soil Survey Map**
- 4 Flood Insurance Rate Map**



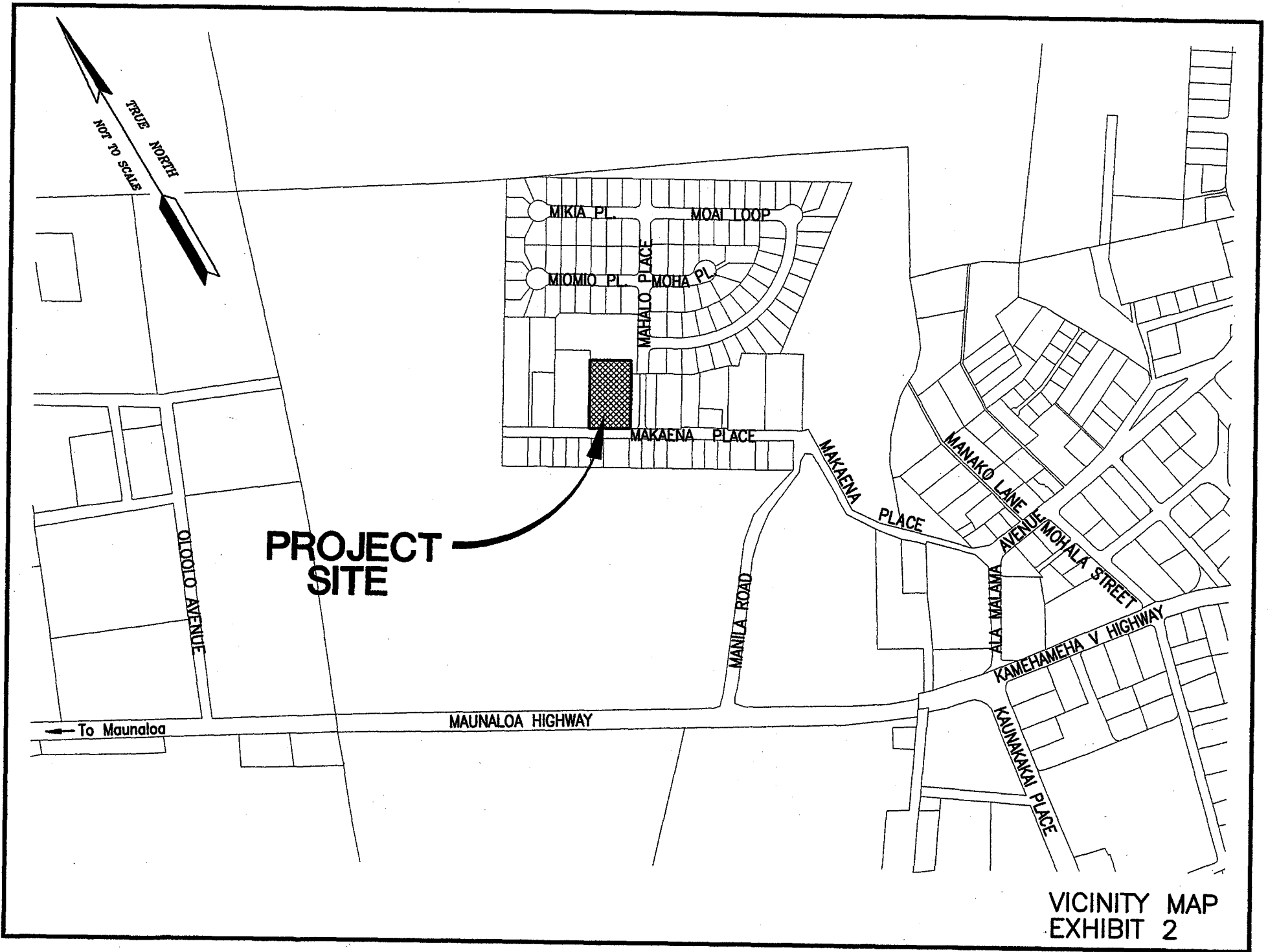
**PROJECT
SITE**



ISLAND OF MOLOKAI

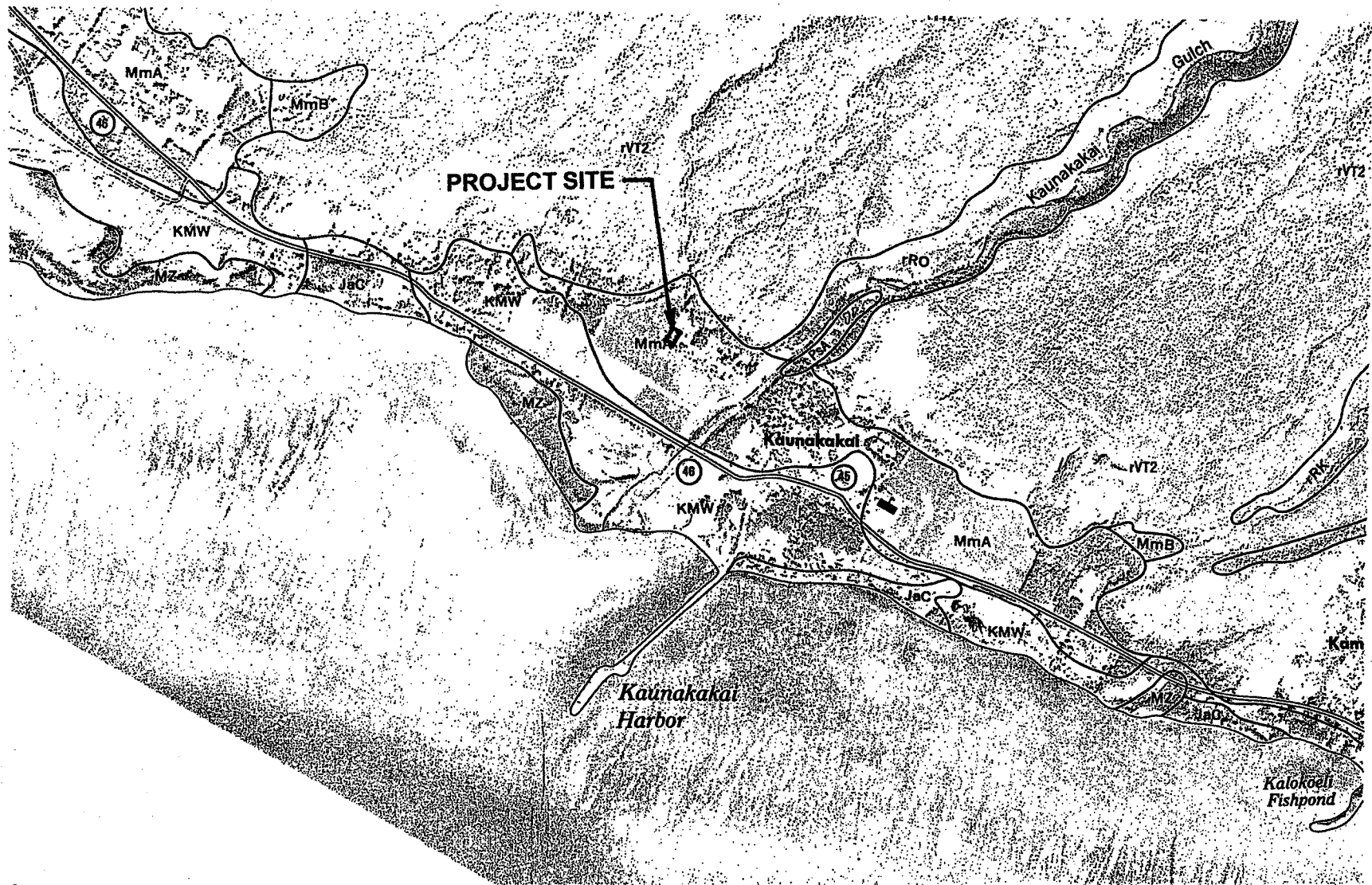
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LOCATION MAP
EXHIBIT 1

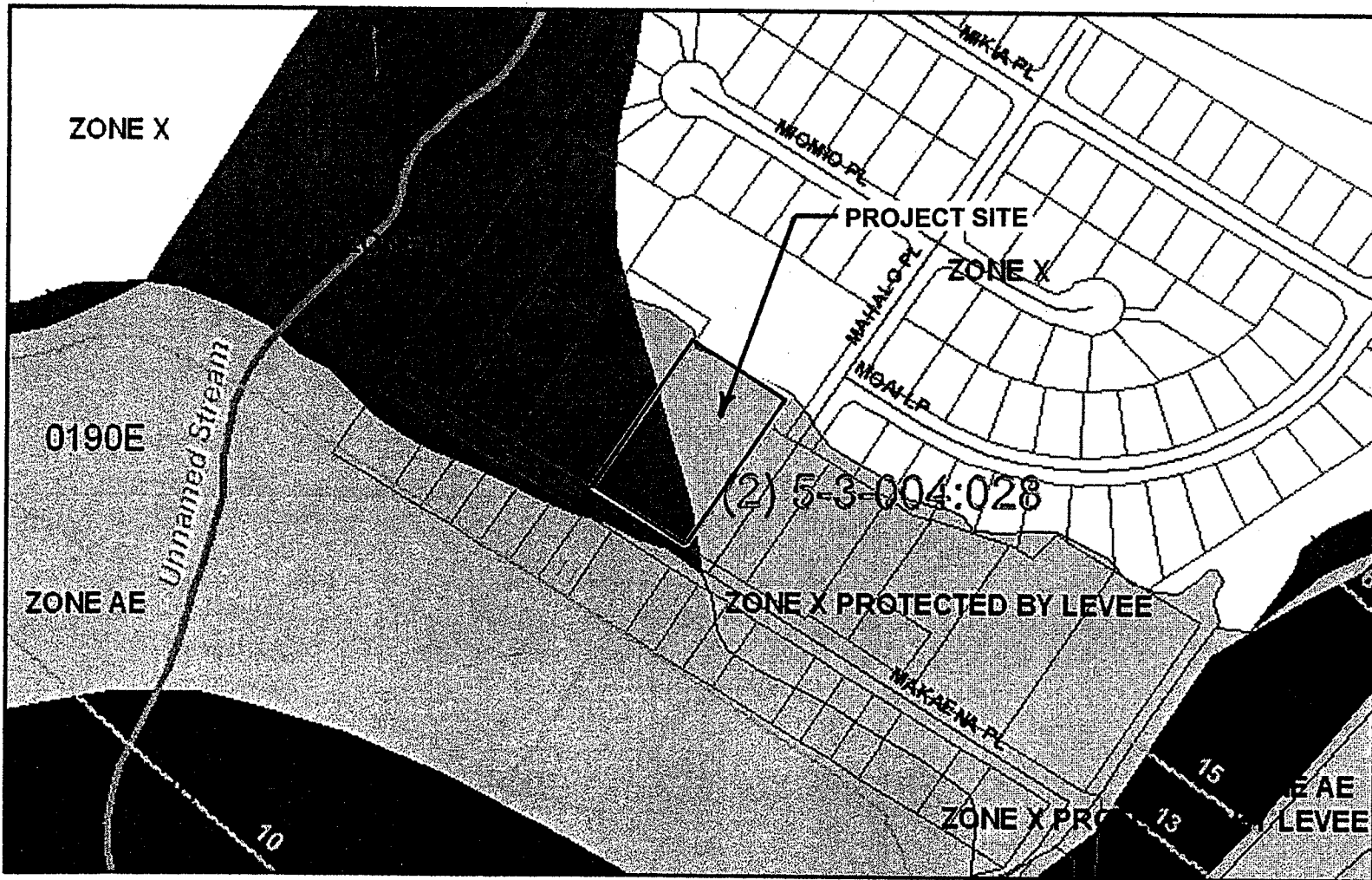


**PROJECT
SITE**

**VICINITY MAP
EXHIBIT 2**



SOIL SURVEY MAP
EXHIBIT 3



FLOOD INSURANCE
RATE MAP
EXHIBIT 4

APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in onsite surface runoff due to the development of the project site based on a 50-year, 1-hour storm.

A. Determine the Runoff Coefficient (C):

DRAINAGE AREA CHARACTERISTICS:

ROOF AREAS:

Infiltration (Negligible)	= 0.20
Relief (Hilly)	= 0.06
Vegetal Cover (None)	= 0.07
Development Type (Roof)	= <u>0.55</u>
C	= 0.88

PAVEMENT AREAS:

Infiltration (Negligible)	= 0.20
Relief (Flat)	= 0.00
Vegetal Cover (None)	= 0.07
Development Type (Pavement)	= <u>0.55</u>
C	= 0.82

LANDSCAPE AREAS:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (Good)	= 0.03
Development Type (Landscape)	= <u>0.15</u>
C	= 0.25

EXISTING CONDITION:

Undeveloped Area = 1.004 Acres
WEIGHTED C = 0.25

DEVELOPED CONDITION:

Roof Area = 0.16 Acres
Paved Area = 0.22 Acres
Landscaped Area = 0.62 Acres
WEIGHTED C = 0.48

- B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 21 \text{ minutes}$$

$$I = 4.08 \text{ inches/hour}$$

Developed Condition:

$$T_c = 10 \text{ minutes}$$

$$I = 5.34 \text{ inches/hour}$$

- C. Drainage Area (A) = 1.00 Acre
- D. Compute the 50-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$Q = (0.25)(4.08)(1.00)$$

$$= 1.02 \text{ cfs}$$

Developed Conditions:

$$Q = (0.48)(5.34)(1.00)$$

$$= 2.56 \text{ cfs}$$

The increase in runoff from a 50-year, 1-hour storm is expected to be 2.56 cfs - 1.02 cfs = 1.54 cfs due to the development of the proposed project. The corresponding storage volume is 3,078 cubic feet - 1,286 cubic feet = 1,792 cubic feet.

Hydrograph Plot

English

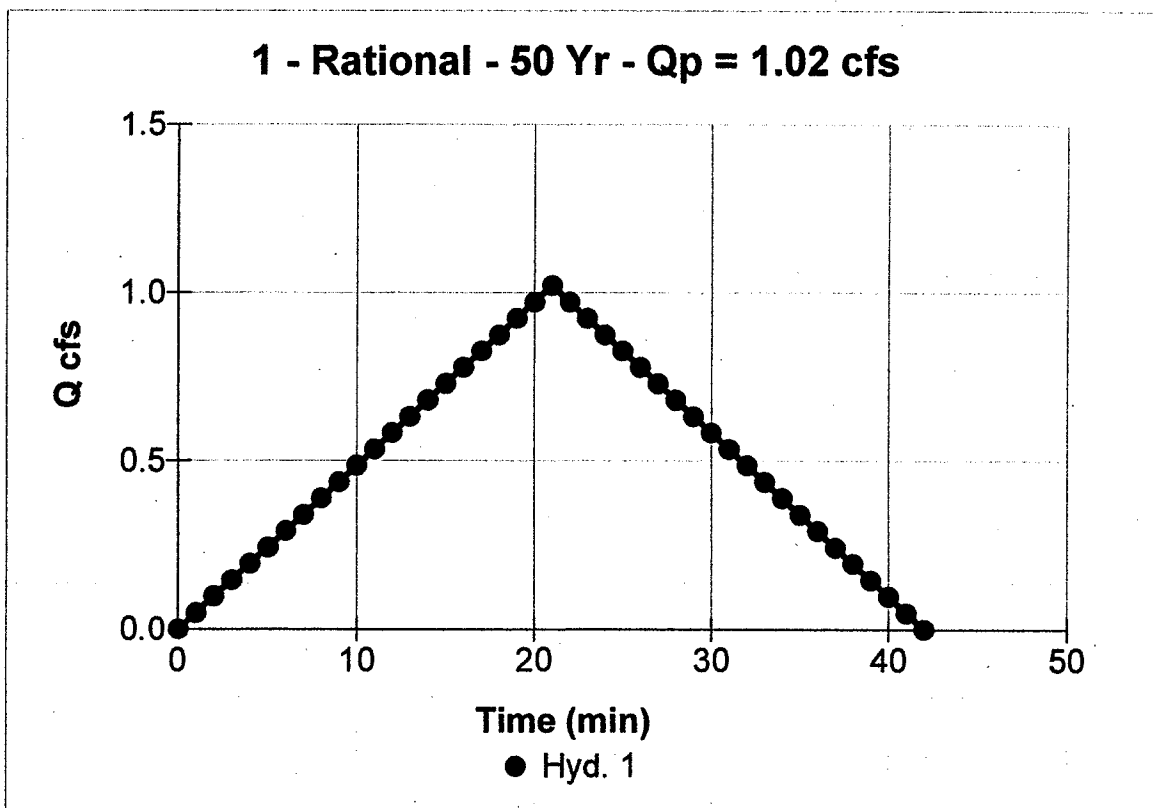
Hyd. No. 1

EXISTING CONDITION

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 1.0 ac
Intensity = 4.08 in
I-D-F Curve = 2-5.IDF

Peak discharge = 1.02 cfs
Time interval = 1 min
Runoff coeff. = 0.25
Time of conc. (Tc) = 21 min
Reced. limb factor = 1

Total Volume = 1,286 cuft



Hydrograph Plot

English

Hyd. No. 2

DEVELOPED CONDITION

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 1.0 ac
Intensity = 5.34 in
I-D-F Curve = 2-5.IDF

Peak discharge = 2.56 cfs
Time interval = 1 min
Runoff coeff. = 0.48
Time of conc. (T_c) = 10 min
Reced. limb factor = 3

Total Volume = 3,078 cuft

