

# **Final Environmental Assessment**

## **PROPOSED HALE PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT**

**(TMK (2)3-7-013:026)**

**(VOLUME I OF II)**

**Prepared for:**

**Catholic Charities Housing Development Corporation**

**Approving Agency:**

**County of Maui,  
Department of Housing and Human Concerns**

**June 2021**

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**MUNEKIYO HIRAGA**

Planning. Project Management. Sustainable Solutions.

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## **List of Acronyms**

AA	Archaeological Assessment
AIS	Archaeological Inventory Survey
AM	Morning
AMI	Area Median Income
AMP	Archaeological Monitoring Plan
amsl	above mean sea level
BMPs	Best Management Practices
CCH	Catholic Charities Hawai'i
CCHDC	Catholic Charities Housing Development Corporation
cfs	cubic feet per second
CIA	Cultural Impact Assessment
CO2 EQ	Carbon Dioxide Equivalent
DOE	Department of Education
DOFAW	Division of Forestry and Wildlife
DOH	Department of Health
DWS	Department of Water Supply
EA	Environmental Assessment
ESA	Environmental Site Assessment
FAA	Federal Aviation Administration
Fd	Fill land
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
GHG	Greenhouse Gasses
gpd	gallons per day
gpm	gallons per minute
HAR	Hawai'i Administrative Rules
HCZMP	Hawai'i Coastal Zone Management Program
HECO	Hawaiian Electric Company, Ltd.
HHFDC	Hawai'i Housing Finance and Development Corporation
HICRIS	Hawai'i Cultural Resource Information System
HRS	Hawai'i Revised Statutes
HUD	U.S. Department of Housing and Urban Development
LOS	Level-Of-Service
MCC	Maui County Code
mg	million gallon
mgd	million gallons per day
MIP	Maui Island Plan
NPDES	National Pollutant Discharge Elimination System
OEQC	Office of Environmental Quality Control
PCB	Polychlorinated Biphenyls
PER	Preliminary Engineering Report
PM	Afternoon
PZUE	Pu'uone Sand, 7 to 30 percent slopes
RGB	Rural Growth Boundary
RPBP	Reduced Pressure Backflor Preventer

SHPD	State Historic Preservation Division
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
UGB	Urban Growth Boundary

## **Executive Summary**

<b>Project Name:</b>	Proposed Hale Pilina Family Affordable Rental Housing Project
<b>Type of Document:</b>	Final Environmental Assessment
<b>Legal Authority:</b>	Chapter 343, Hawai'i Revised Statutes
<b>Anticipated Determination:</b>	Finding of No Significant Impact (FONSI)
<b>Applicable Environmental Assessment review "Trigger":</b>	Use of State and County Funds Use of State and County Lands (offsite infrastructure improvements)
<b>Location:</b>	Maui Island Kahului TMK No. (2)3-7-013:026
<b>Landowner:</b>	A&B Properties Inc. 11 South Pu'unē Avenue Kahului, Hawai'i 96732
<b>Applicant:</b>	Catholic Charities Housing Development Corporation c/o GSF, LLC 1388 Ala Moana Boulevard #7301 Honolulu, Hawai'i 96814 Contact: Gary S. Furuta, Project Manager Phone: (808) 429-7815
<b>Approving Agency:</b>	County of Maui Department of Housing and Human Concerns 2200 Main Street, Suite 546 Wailuku, Hawai'i 96793 Contact: Lori Tsuhako, Director Phone: (808) 270-7805
<b>Consultant:</b>	Munekiyo Hiraga 305 High Street, Suite 104 Wailuku, Hawai'i 96793 Contact: Kari Luna Nunokawa Phone: (808) 244-2015
<b>Project Summary:</b>	Catholic Charities Housing Development Corporation (CCHDC) is proposing the development of the Hale Pilina Family Affordable Rental Housing Project. The

Hale Pilina Family Affordable Rental Housing Project will be developed on 4.865 acres of land identified as TMK (2)3-7-013:026. The subject property is located in the Kahului urban core on South Pu'unēnē Avenue with Kaulawahine Street forming the western boundary of the project site.

The Hale Pilina Family Affordable Rental Housing Project will include the development of four (4) three-story multi-family residential buildings, an onsite park/open space area, a multi-purpose room for residents, laundry facilities, parking, bike racks and storage, and related improvements. The proposed project will provide 108 one-bedroom units and 70 two-bedroom units for rent to families who earn 60 percent or less of the County's Housing and Urban Development (HUD) Area Median Income (AMI). In addition, one (1) unit will be provided for a resident manager. Hale Mahaolu will provide onsite property management.

The Hale Pilina Family Affordable Rental Housing Project will seek funding assistance from the Hawai'i Housing Finance and Development Corporation. The use of State and County funds and use of State and County lands for offsite infrastructure improvements are triggers for the preparation of an Environmental Assessment (EA) pursuant to Chapter 343, Hawai'i Revised Statutes (HRS) and Section 11-200.1, Hawai'i Administrative Rules (HAR). As such, this EA has been prepared to evaluate the technical characteristics, environmental impacts, and alternatives, as well as to advance findings relative to the proposed project. This project will also be seeking an affordable housing project approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code. This EA will serve as the supporting document for the Chapter 2.97 application. The approving agency for the EA will be the County of Maui, Department of Housing and Human Concerns.



# PROJECT OVERVIEW



# I. PROJECT OVERVIEW

## A. PROJECT LOCATION, CURRENT LAND USE, AND OWNERSHIP

Catholic Charities Housing Development Corporation (CCHDC) is proposing the development of the Hale Pilina Family Affordable Rental Housing Project (“project”), comprised of 178 affordable family housing units off of South Pu‘unēnē Avenue in Kahului, Maui. The project will be developed on 4.865 acres of land identified as TMK No. (2)3-7-013:026 (Parcel 026). Parcel 026 is located on South Pu‘unēnē Avenue with Kaulawahine Street bordering the west side of the property in the Kahului urban core. See **Figure 1**.

The project site address is 150 South Pu‘unēnē Avenue. The site is bordered by South Pu‘unēnē Avenue to the east and Kaulawahine Street to the west. A mix of single-family residential, commercial, and public/quasi-public uses border the property. The Kahului Post Office, County of Maui Coach Spencer Shiraishi Memorial Pool, Salvation Army, and several churches are located in the vicinity of the project site.

A portion of the subject property was formerly used as the site for the Maui Swap Meet which has since moved to its current location at the University of Hawai‘i Maui College campus. The project site is currently vacant.

The project site is currently owned by A&B Properties Inc. The Applicant, CCHDC, is in the process of acquiring the site from A&B Properties Inc.

## B. PROPOSED ACTION

The project will include the development of four (4) three-story multi-family residential buildings, an onsite park/open space area, laundry facilities, parking, bike racks and storage, and related improvements. See **Figure 2**, **Figure 3**, and **Appendix “A”**. The proposed project will provide 108 one-bedroom units and 70 two-bedroom units for rent to families who earn 60 percent or less of the HUD Area Median Income (AMI) for Maui County. In addition, one (1) two-bedroom unit will be provided for the resident manager. A multi-purpose room for resident use will be provided on the ground floor of one (1) of the residential buildings.

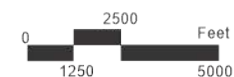
Carports with photovoltaic panels will be developed onsite to offset electrical demand generated by the project. Depending upon funding availability, photovoltaic panels may also be installed on building rooftops. Please refer to **Appendix “A”** for a site plan of the potential photovoltaic panels on the carports. Pedestrian pathways and traffic calming



Figure 1



## Hale Pilina Family Affordable Rental Housing Project Regional Location Map



Prepared for: Catholic Charities Housing Development Corporation



GSF/Kahului AH/Applications/Figures/Regional Location



Source: M & A Hawaii

Figure 2

## Hale Pilina Family Affordable Rental Housing Project Site Plan

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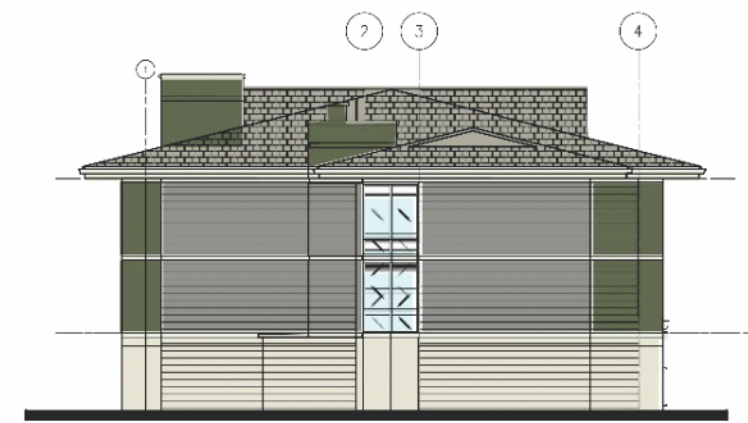
Prepared for: Catholic Charities Housing Development Corporation

**MUNEKIYO HIRAGA**

GSF/Kahului AH/Applications/Figures/Site Plan



Typical Front Exterior Elevation



Typical Rear Exterior Elevation



Typical Side Exterior Elevation



Typical Side Exterior Elevation

Source: M & A Hawaii

Figure 3

# Hale Pilina Family Affordable Rental Housing Project Building Elevations

NOT TO SCALE

measures, such as the use of raised crosswalks and/or speed bumps, will be incorporated into the parking lot design to promote pedestrian safety. Installation of fencing along Kaulawahine Street in the vicinity of the proposed park/open space area will be provided.

Access to the project will be provided by a new full access driveway along Kaulawahine Street and a new right-in/right-out driveway along South Pu'unēnē Avenue. In addition to signage, design measures are being explored to physically restrict turn movements at the South Pu'unēnē Avenue entrance to right-in and right-out only.

The current County of Maui HUD income limits and maximum rents for the 60 percent AMI threshold, as established by the U.S. Department of Housing and Urban Development (HUD) are presented in **Table 1** and **Table 2** below. Families within the income categories at the time of project opening will be eligible to apply for housing. The project is not limited to seniors. Rental agreements will be required for all qualified applicants that reside at the Hale Pilina Family Affordable Rental Housing project. There will be an agreement between CCHDC and HHFCD that the affordability commitment for the project is 61 years, which will be stated in the Restrictive Covenants.

**Table 1.** 2020 HUD Income Limits, 60 Percent AMI

Household Size	Income Limit
1 person	\$43,080
2 person	\$49,200
3 person	\$55,380
4 person	\$61,500

**Table 2.** 2020 Maximum Gross Rent Levels, 60 Percent AMI

Unit Size	Rent
1 bedroom	\$1,153
2 bedroom	\$1,384

## **C. PROJECT NEED**

Affordable housing has been and continues to be an important need within the County of Maui and State of Hawai'i as a whole. Population and household growth have exceeded the development of new housing units, exacerbating the demand for housing and increasing housing costs.

The *Hawai'i Housing Planning Study, 2019* is the latest in an ongoing effort by the State of Hawai'i, Department of Business, Economic Development, and Tourism (DBEDT) to

study the issue of housing in Hawai'i. The main purpose of this report is to provide the State and Counties with contemporary data on the housing situation in Hawai'i and to support planning activity. Included in this 2019 report are topics including housing demand, housing supply, housing prices, affordable housing, and needed housing units.

The *Hawai'i Housing Planning Study, 2019* projected a demand for 10,404 new units in Maui County from 2020-2025. It notes that 2,990 of these new units would be needed for households earning 60 percent of the AMI or less, 2,260 of the projected demand being for rental units. The 2019 study provides a baseline framework for understanding housing demand for new households, but it notes that there are other factors that could change actual demand, such as ability to qualify for a preferred move (i.e., home ownership), and consideration of households that are currently doubled up, which are counted as one (1) household instead of two (2) (SMS, 2019).

According to the study, about 49 percent of those who planned to move said they wanted to buy their next unit, which can be inferred that more than half, 51 percent of those people intend to rent their next unit. It was determined that, among the 53,850 households statewide that intended to rent their next unit, close to half (46%) plan to rent an apartment or other multi-family unit. Further, those on Maui were the most financially prepared to do so (SMS, 2019).

The project will provide much needed affordable rental housing for families in Central Maui. Existing affordable housing developments throughout Maui have lengthy waiting lists, a testament to the high demand present. In addition, the demand for affordable housing is anticipated to continue to grow.

#### **D. CHAPTER 343, HAWAI'I REVISED STATUTES REQUIREMENTS**

The Hale Pilina Family Affordable Rental Housing Project will seek funding assistance from the HHFDC. The use of State and County funds and use of State and County lands for offsite infrastructure improvements are triggers for the preparation of an Environmental Assessment (EA) pursuant to Chapter 343, Hawai'i Revised Statutes (HRS) and Section 11-200.1, Hawai'i Administrative Rules (HAR). As such, this EA has been prepared to evaluate the technical characteristics, environmental impacts, and alternatives, as well as to advance findings relative to the proposed project. CCHDC will also be seeking an affordable housing project approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code (MCC). As such, the approving agency for the EA will be the Department of Housing and Human Concerns. The EA will serve as the supporting document for the project's MCC Chapter 2.97 application.

**E. LAND USE ENTITLEMENT REQUIREMENTS**

The project site is designated “Urban” by the State Land Use Commission, “Park” by the Wailuku-Kahului Community Plan, and “P-1, Public/Quasi-Public” by Maui County Zoning. As a 100 percent affordable housing project, CCHDC will be seeking an affordable housing approval from the Maui County Council pursuant to Chapter 2.97, MCC. The Chapter 2.97 application process will allow exemptions relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon to support the development of affordable housing. The Chapter 2.97 application will include a request for an exemption from the need to seek a Community Plan Amendment and Change of Zoning for the project to expedite the delivery of affordable housing. Discussion of the Chapter 2.97 exemption requests is further detailed in Chapter III of this EA.

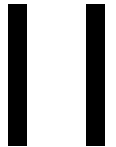
**F. CONSTRUCTION COST AND IMPLEMENTATION TIME FRAME**

The development of the proposed Hale Pilina Family Affordable Rental Housing Project will commence upon receipt of regulatory approvals, construction permits, and financing.

The development will be constructed in two (2) phases, with each phase expected to take 16 to 18 months to construct. The first phase of construction is estimated to begin in the first quarter of 2023. The estimated cost of construction for both phases of the project is approximately \$85 million dollars.



DESCRIPTION OF THE  
EXISTING CONDITIONS,  
POTENTIAL IMPACTS AND  
MITIGATION MEASURES



## II. DESCRIPTION OF THE EXISTING CONDITIONS, POTENTIAL IMPACTS AND MITIGATION MEASURES

### A. PHYSICAL SETTING

#### 1. Surrounding Land Uses

##### a. Existing Conditions

The proposed project is located within the urban core of Kahului, within walking distance of various commercial centers, as well as the Kahului Harbor, the island's only deep water port. The Kahului Airport, the second busiest airport in the State, is also located in the region and is less than two (2) miles from the subject property. With its proximity to the harbor and airport, the Kahului region has emerged as the focal point for heavy industrial, light industrial, and commercial activities and services. These services include warehousing, baseyard operations, automotive sales and maintenance, and retailing for equipment and material suppliers.

The region is also considered Central Maui's commercial retailing center with the Maui Mall, Kahului Shopping Center, and Queen Ka'ahumanu Center located within a mile radius of each other. Surrounding this commercial core is an expansive residential area. Residential uses encompass the area extending from the Maui Memorial Medical Center to South Pu'unēnē Avenue.

The project site address is 150 South Pu'unēnē Avenue. The site is bordered by South Pu'unēnē Avenue to the east and Kaulawahine Street to the west. The Kahului Post Office will border one part of the north side of the property and the Salvation Army site and County of Maui Coach Spencer Shiraishi Memorial Pool will border part of the subject property on the west.

A single-family residential neighborhood is located south and west of the project site. The Maui Mall shopping center is located on Kamehameha Avenue, in close proximity to the site, and provides a grocery store, drug store, movie theater, and other retail and dining establishments. Other commercial uses in close proximity to the project site include Bank of Hawai'i's Kahului Banking Center, dining establishments, and a car dealership.

The proposed affordable family residential development will be consistent with surrounding land uses, which include a mix of residential, commercial, and public/quasi-public uses. The site is an ideal location for in-fill housing development, locating new housing in close proximity to existing commercial and public services and infrastructure systems. Building setbacks and landscaping have been incorporated into the site planning and design to provide a buffer between the proposed project and existing single-family residences immediately adjacent to the project site. Significant adverse impacts to surrounding land uses are not anticipated as a result of the proposed project.

## **2. Climate**

### **a. Existing Conditions**

Like most areas of Hawai'i, Maui's climate is relatively uniform year-round. Characteristic of Hawai'i's climate, the project site experiences mild and uniform temperatures year round, moderate humidity and a relatively consistent northeasterly tradewind. Variation in climate on the island is largely left to local terrain.

The climate of Maui County is defined by average temperatures ranging from 88.0 degrees in the warmest month at Kahului Airport to 63.0 degrees in the coolest month. August and September are historically the warmest months, while January and February are the coolest. Rainfall in the region averages approximately 17.83 inches per year. Winds in the Kahului region are predominantly out of the north and northeast (County of Maui, Office of Economic Development, 2018).

### **b. Potential Impacts and Mitigation Measures**

The proposed action is not anticipated to adversely affect climatic conditions in the area. Landscaping, including shade trees throughout the parking lot, will be incorporated into the project to take advantage of the natural cooling effects of shading.

## **3. Topography and Soil Characteristics**

### **a. Existing Conditions**

The project site is relatively flat, having previously been used for the Swap Meet. However, there is some elevation to the land. It primarily ranges in grades from nine (9) feet above mean sea level (amsl) in elevation at the

southwest corner to five (5) feet amsl in elevation at the east edge along South Pu'unēnē Avenue.

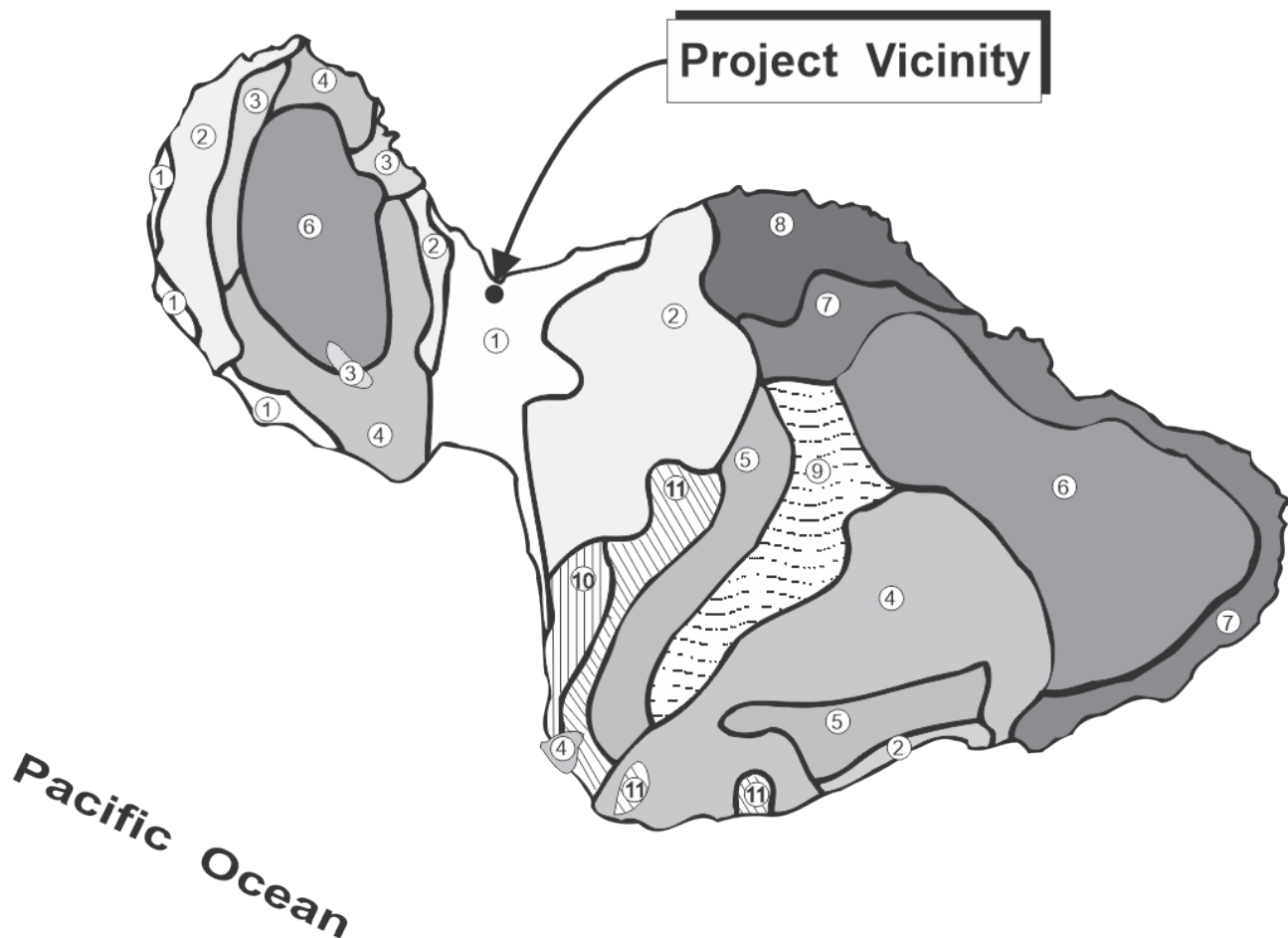
According to the "Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i", prepared by the United States Department of Agriculture, Soil Conservation Service, underlying the project site and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucas association. See **Figure 4**. This soil association is characteristically deep and well-drained, as well as located on alluvial fans and in basins. The soil types specific to the project site is primarily Puuone Sand, 7 to 30 percent slopes (PZUE) with a small portion comprised of Fill Land (Fd). See **Figure 5**. PZUE soil is typically on sandhills near the ocean and consists of a surface layer approximately 20 inches thick of calcareous sand, over grayish brown cemented sand. Permeability is rapid above the cemented layer, runoff is slow, and the wind erosion hazard is moderate to severe. This soil type is typically used for pasture or residential development. Fd soil consists of areas filled with material from dredging, excavation from adjacent uplands, and bagasse and slurry from sugar mills (U.S. Department of Agriculture, Soil Conservation Service, 1972).

**b. Potential Impacts and Mitigation Measures**

The proposed project will result in ground altering activities and minor alterations to existing topographical conditions to provide drainage improvements, utility service, and the necessary finished floor elevations for the proposed residential buildings, parking, and driveways. The proposed grading of the approximately 4.9-acre site will comply with the Maui County Grading Ordinance and the recommendations of the geotechnical engineer. Cut and fill slopes will be 3H:1V or flatter unless otherwise specified by the geotechnical engineer. Grading activities associated with the improvements will be completed in accordance with Chapter 20.08, Soil Erosion and Sedimentation Control, of the Maui County Code (MCC) and the permit requirements of the State of Hawai'i, Department of Health and the National Pollutant Discharge Elimination System (NPDES). Adverse impacts to topography and soil conditions in the vicinity of the project site are not anticipated as a result of the proposed action. Erosion and dust control measures will be implemented to mitigate impacts during construction to neighboring public and private facilities. Best Management Practices (BMPs) may include dust screens, frequent watering of exposed soils, vegetative covering of exposed areas, silt fences, storm drain inlet protection, sediment traps, and berms and soil stabilization.

## LEGEND

①	Pulehu-Ewa-Jaucas association	⑦	Hana-Makaalae-Kailua association
②	Waiakoa-Keahua-Molokai association	⑧	Pauwela-Haiku association
③	Honolua-Olelo association	⑨	Laumaia-Kaipoi-Olinda association
④	Rock land-Rough mountainous land association	⑩	Keawakapu-Makena association
⑤	Puu Pa-Kula-Pane association	⑪	Kamaole-Oanapuka association
⑥	Hydrandepts-Tropaquods association		



Source: USDA Soil Conservation Service

Figure 4

### Hale Pilina Family Affordable Rental Housing Project Soil Association Map

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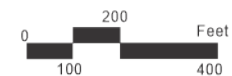
Prepared for: Catholic Charities Housing Development Corporation



Figure 5



## Hale Pilina Family Affordable Rental Housing Project Soil Classification Map



Prepared for: Catholic Charities Housing Development Corporation



K:\DATA\GSF\Kahului AH 2281\Applications\Figures\Soils Classification

#### **4. Flood and Tsunami Hazards**

##### **a. Existing Conditions**

The Federal Emergency Management Agency (FEMA) manages the National Flood Insurance Program under which flood-prone areas are identified and flood insurance is made available. FEMA produces Flood Insurance Rate Maps (FIRM), an insurance and floodplain map that identifies the areas subject to flooding during a 1-percent chance (100-year) flood event, as well as areas inundated by the 0.2-percent annual chance (500-year) flood. The 100-year floodplain is the boundary of the flood that has a 1-percent chance of being equaled or exceeded in any year, while the 500-year floodplain is the boundary of the flood that has a 0.2-percent chance of being equaled or exceeded in any given year. FEMA's FIRM indicates that the subject property is located within Zone X (unshaded). See **Figure 6**.

According to FEMA, Zone X is identified as areas of low flood risk and minimal flooding with no development restrictions. Specifically, Zone X (unshaded) corresponds to areas that are determined to be outside the 0.2-percent annual chance floodplain. Zone AE is identified as areas that lie within the 100-year coastal floodplains. Zone VE is identified as areas that lie within the 100-year coastal floodplains that have additional hazards associated with storm waves.

The proposed project area is located within the tsunami evacuation zone as designated by the County of Maui, Emergency Management Agency. See **Figure 7**.

##### **b. Potential Impacts and Mitigation Measures**

The proposed Hale Pilina Family Affordable Rental Housing Project is located within Flood Zone X, areas of minimal flooding. As such, a Special Flood Hazard Area Development Permit will not be required for project implementation.

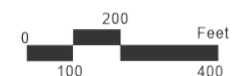
Procedures to organize and direct operations at the Hale Pilina Family Affordable Rental Housing Project in the event of an emergency or civil defense action, such as a tsunami, will be established. The procedures will identify protocol during times of emergency or disruption and specific actions dependent upon the type of emergency or disruption. Hale Mahaolu, the managing organization for the project, has emergency procedures in place which will be posted and distributed to all residents.



Figure 6



## Hale Pilina Family Affordable Rental Housing Project Flood Insurance Rate Map



Prepared for: Catholic Charities Housing Development Corporation



K:\DATA\GSF\Kahului AH 2281\Applications\Figures\FIRM

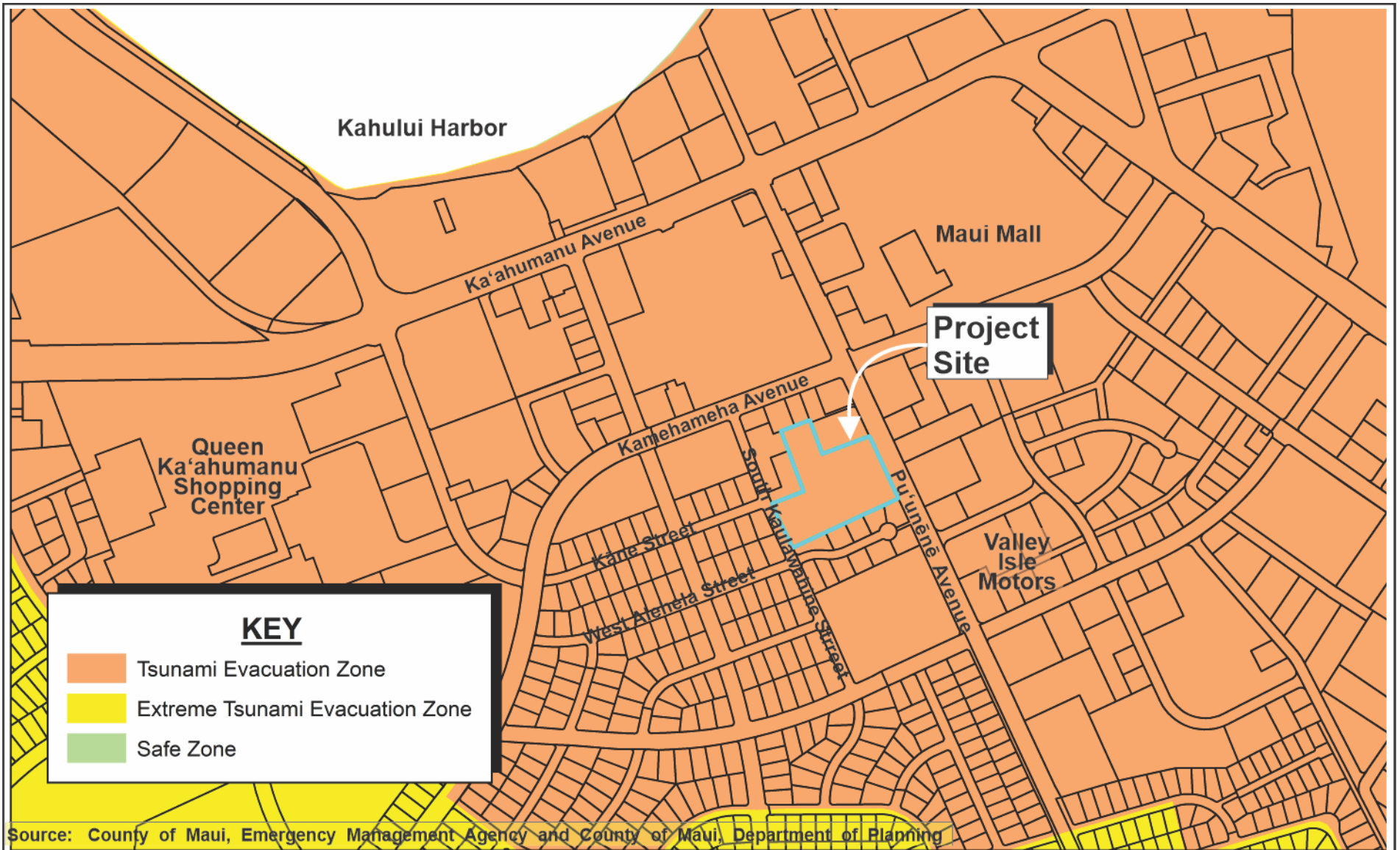
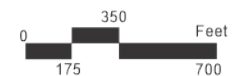


Figure 7

# Hale Pilina Family Affordable Rental Housing Project Tsunami Evacuation Map



Prepared for: Catholic Charities Housing Development Corporation



Given the FIRM designation for the project area and the emergency and civil defense procedures to be established, no significant adverse impacts to flood and tsunami conditions are anticipated with the implementation of the proposed action.

**5. Sea Level Rise**

**a. Existing Conditions**

Due to Hawai'i's location in the Pacific, it is often faced with risks due to extreme weather events. Changing climatic patterns caused by global warming result in impacts, including rising sea levels, storm surge, increased flood potential, and beach erosion for ocean fronting and shoreline parcels. The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* (Report) updated in 2018 provided the first State-wide assessment of Hawai'i's vulnerability to sea level rise and recommendations to reduce exposure and sensitivity to sea level rise and increase the State's capacity to adapt. The Report presents a Sea Level Rise Exposure Area (SLR-XA) to depict the area exposed to potential chronic flooding based on modeling of passive flooding, annual high wave flooding, and coastal erosion. Although the Report provides a range of sea level rise projections and vulnerability scenarios, the 3.2-foot sea level rise exposure area was chosen to depict hazards that may occur in the mid to latter half of this century. The project site is located outside the 3.2-foot sea level rise exposure area (Hawaii Climate Change Mitigation and Adaptation Commission, 2018). See **Figure 8**.

**b. Potential Impacts and Proposed Mitigation Measures**

The Hale Pilina Family Affordable Rental Housing Project is outside the predicted sea level rise benchmark and, therefore, potential impacts are minimal. Even with the anticipated 3.2 feet of sea level rise as soon as 2060, the proposed project is well inland from the coast and mitigation measures do not need to be implemented.

**6. Streams and Wetlands**

**a. Existing Conditions**

There are no streams in the vicinity of the project site. The closest wetland to the project area is Kanahā Pond, located approximately 0.8 of a mile west of the project area.

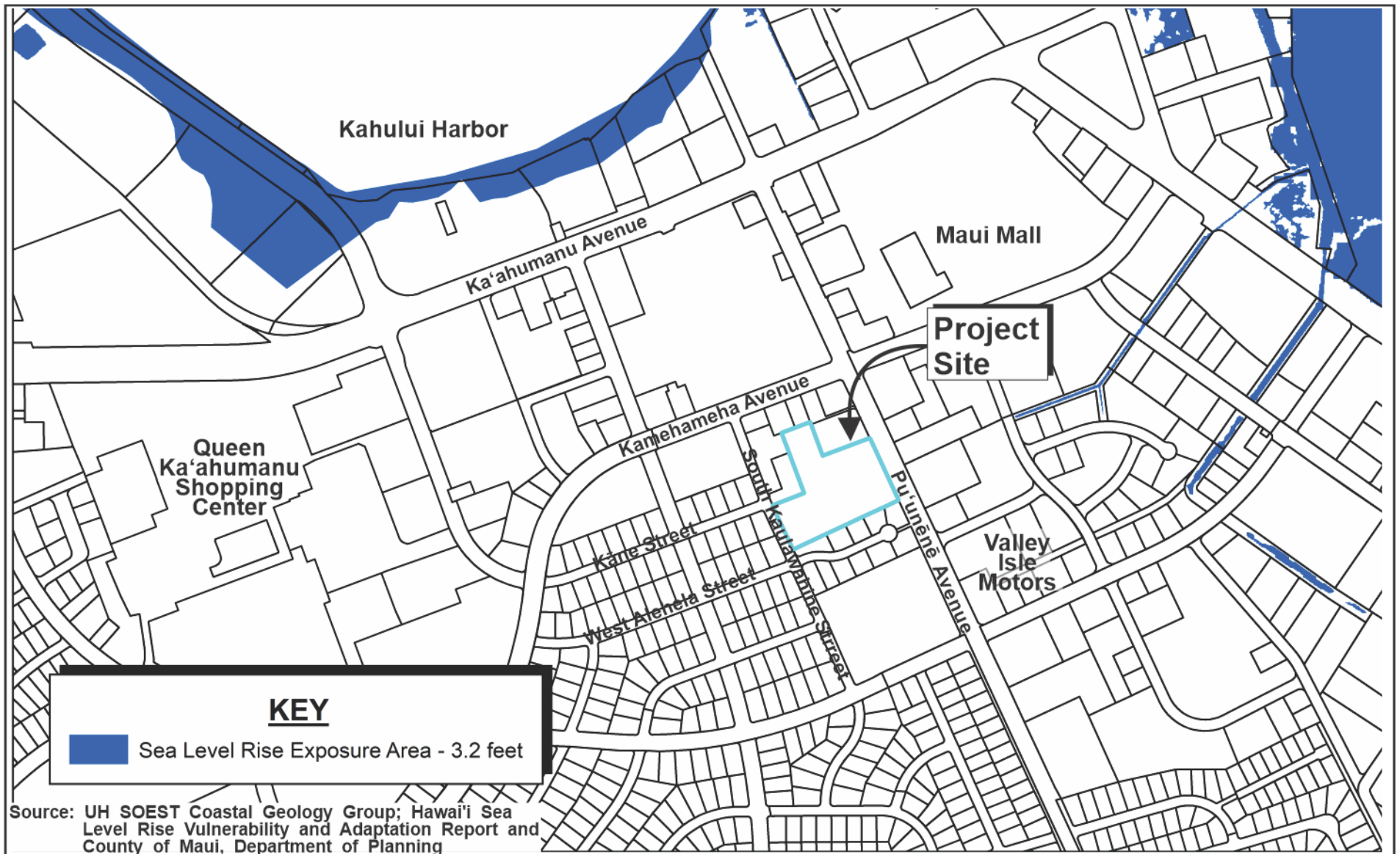
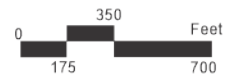


Figure 8



## Hale Pilina Family Affordable Rental Housing Project Sea Level Rise Exposure Map



Prepared for: Catholic Charities Housing Development Corporation

 **MUNEKIYO HIRAGA**

GSF/Kahului AH/Applications/Figures/SLR

**b. Potential Impacts and Mitigation Measures**

No adverse impacts on streams or wetlands are anticipated as a result of the proposed project

**7. Flora, Fauna and Avifauna**

**a. Existing Conditions**

A Botanical and Fauna Survey was conducted for the project site by Robert Hobdy in May 2020. See **Appendix “B”**. The project site is located within the urbanized core of Kahului. As such, areas surrounding the project site are characteristic of the urban nature of Kahului. The subject property is undeveloped and lies on level open ground that has been maintained as a mowed grass lawn that was formerly the site of the Kahului Swap Meet. There are no known rare, endangered, or threatened species of flora within the project site. Only one (1) native plant species was identified, the pōpolo (*Solanum americanum*), a common indigenous plant in Hawai‘i, but also naturally occurring in many other tropical countries and is a species of least environmental concern.

Fauna and avifauna at the project site are generally characteristic of urban areas. Fauna typically found in the vicinity include mongoose, rats, dogs, and cats. Avifauna typically include mynahs, several types of doves, and house sparrows. There are no rare, endangered, or threatened species of fauna or avifauna found at the project site.

**b. Potential Impacts and Mitigation Measures**

There are no known significant habitats or rare, endangered, or threatened species of flora, fauna, and avifauna located within the project site. Landscaping is proposed as part of the project. The Botanical and Fauna Survey noted that while no protected seabirds were found on the property, they are known to overfly the area at dawn and dusk to their burrows high in the mountains in the months of March to November. As such, the Survey recommended that outdoor lighting be shielded and downward facing. It was also recommended that the project utilize native plants in its landscaping.

Various mitigation measures recommended by the U.S Fish and Wildlife Service, as noted in their early consultation comment letter, will be implemented. This includes ensuring that woody plants greater than 15 feet tall not be disturbed, removed, or trimmed during the Hawaiian hoary

bat birthing and pup rearing season unless inspected for the presence of the hoary bat, and barbed wire fencing will not be used. Although Blackburn's sphinx moth and its native and nonnative host plants were not identified within the project site, a survey of Blackburn's sphinx moth and its host plants will be conducted within four (4) to six (6) weeks prior to construction. Outdoor lights will be shielded to minimize impacts to seabirds, automatic motion sensor switches and controls will be considered for permanent outdoor lighting, and night construction will be avoided between September 15 and December 15. It is noted that this study included a special effort to identify any native Hawaiian Hoary bat presence. No bats were detected on the project site.

As recommended by the Division of Forestry and Wildlife (DOFAW), the construction site will utilize bait stations for rodents and mongoose and provide covered trash receptacles to minimize attracting vulnerable birds to the project site. The movement of plant or soil material between worksites will also be carefully monitored to minimize the unintentional introduction of invasive fungal pathogens, vertebrate and invertebrate pests (e.g., Little Fire Ants), or invasive plant parts that could harm the native species and ecosystems. The Maui Invasive Species Committee will be consulted to learn about the high-risk invasive species in the area and ways to mitigate spread. Equipment, materials, and personnel will take care to clean excess soil and debris to minimize the spread of invasive species. A landscape architect will be consulted on the landscape for the project. Every effort to utilize native plant species will be explored.

## **8. Archaeological Resources**

### **a. Existing Conditions**

Archaeological consultation with the State Historic Preservation Division (SHPD) was initiated on September 24, 2020 by the County of Maui, Department of Housing and Human Concerns. A copy of the 6E, Hawai'i Revised Statutes (HRS) submittal is included in **Appendix "C-1"**. The project area was the subject of an Archaeological Inventory Survey (AIS) prepared by Xamanek Researches in October 2004 for a previously proposed affordable housing development on the same property. See **Appendix "C-2"**. The AIS was carried out following consultation with the SHPD Maui Office in 2004. Fieldwork included a pedestrian inspection and subsurface investigation consisting of 10 backhoe trenches. All trenches were excavated into the water table. There were no subsurface cultural layers encountered. The AIS (termed an archaeological assessment due to negative findings) was reviewed and accepted by the SHPD on March

4, 2005. See **Appendix “C-3”**. In response to SHPD’s comment to this project’s 6E Consultation letter, another AIS was conducted in February 2021. The SHPD requested a more robust testing of the project site to ensure no historic properties existed in the area. The AIS confirmed that no historic properties were present on the site. Subsequently, due to the fact that there were no historic properties identified during the AIS, the study is termed an Archaeological Assessment (AA) in accordance with Hawai’i Administrative Rules (HAR) Section 13-284-5(5)(A). The AA document was uploaded into the SHPD’s Hawai’i Cultural Resource Information System (HICRIS) on April 13, 2021. In response to SHPD comments, a revised AA was submitted on May 5, 2021. See **Appendix “C-4”**.

**b. Potential Impacts and Mitigation Measures**

As previously mentioned, no historic properties have been identified within the project site. Due to the presence of sand deposits within the project area, the SHPD will determine, based upon the most recent AA, whether archaeological monitoring should be proposed for project related ground disturbing activities. Refer to **Appendix “C-1”**. CCHDC will continue to consult with the SHPD and implement agreed upon mitigation measures.

In accordance with Section 6E-43.6, HRS and Chapter 13-300, HAR, if any significant cultural deposits or human skeletal remains are encountered, work will stop in the immediate vicinity and SHPD will be contacted to establish the appropriate protocols and level of mitigation.

**9. Cultural Resources**

**a. Existing Conditions**

A Cultural Impact Assessment (CIA) was prepared for the proposed project. See **Appendix “D”**. The project site is located within the ahupua’a of Wailuku, in the district of Wailuku. The ahupua’a of Wailuku is part of a greater area, known as Nā Wai ‘Ehā, “The Four Waters”, named after the four (4) major streams that fed the taro-growing areas of Waikapū, Wailuku, Waiehu, and Waihe’e.

In traditional times, Kahului appears to have been a marginal settlement location, relative to Wailuku Town and areas to the north. It is noted that before western contact, this area was not suitable for food agriculture and the plains of Kama’oma’o were barren. However, fishing was plentiful and due to the close proximity to the bay, a fishing, and perhaps trading village, existed next to the large natural lagoon.

The project site, through many decades of urban growth in Kahului, has been subdivided from a larger parcel, first by Hawaiian Commercial Sugar Company and then subsequently, by Alexander and Baldwin and Alexander and Baldwin Properties. What is currently the project site has never been developed beyond a public park space and overflow parking for the Maui County Fairgrounds and Racing Association, which took place across South Pu'unēnē Avenue.

It is noted that the parcel is relatively flat with an approximate elevation of 5 to 9 feet amsl. No cultural resources, features, or artifacts were visible. Some adjacent buildings are considered historical heritage sites, including the Kahului Post Office building, the Old National Guard building, and a concrete slab from the World War II era, which was redeveloped into the Coach Spencer Shiraishi Memorial Pool facility. Refer to **Appendix "D"**.

**b. Potential Impacts and Mitigation Measures**

The CIA included interviews with three (3) individuals familiar with the project area to assess any potential impacts the project may have on cultural resources and practices. The testimonies given did not make any reference to cultural practices occurring on the project site.

Overall, the CIA found that there are no cultural items, artifacts, earthworks, sites or record of any cultural practices at the project site. No natural resources valuable for the practice of Hawaiian culture was found or reported at the property. There are no historical stories, events, or artifacts significant to the history of Kahului that were found or known to be registered with the State of Hawai'i or any national heritage organization. Due to the absence of cultural and historical artifacts, resources, and practices, the CIA concluded that adverse cultural impacts are not anticipated as a result of the proposed Hale Pilina Family Affordable Rental Housing Project. Refer to **Appendix "D"**.

**10. Air Quality**

**a. Existing Conditions**

Air pollution in the Kahului area results from both natural and man-made sources. Natural sources include windblown dust. Man-made sources include industrial sources (e.g., power plants), mobile sources (e.g., vehicular traffic), and agricultural sources.

The proposed project is located within the urban core of Kahului and the only known sources of pollutant air emissions in the immediate vicinity are

associated with fuel combustion emissions from vehicular activity on nearby roadways, and the Hawaiian Electric Company Ltd.'s Kahului Power Plant located adjacent to Kahului Harbor.

Air quality in Hawai'i is relatively high, attributed in part to the consistent trade winds that quickly disperse concentrations of emissions. The rapid dispersion was evident during previous burning of sugar cane in fields which were located to the southeast of the Kahului residential core.

**b. Potential Impacts and Mitigation Measures**

Airborne particulates, including dust, may be generated during site preparation and construction activities. Dust control measures, such as regular watering and sprinkling and erection of dust fences around the construction site, will be implemented as needed to minimize windblown emissions. In the long term, vehicle-generated emissions from automobiles driving to and from the project are not anticipated to create significant adverse impacts to local and regional ambient air quality conditions.

**11. Noise**

**a. Existing Conditions**

Ambient noise conditions at the project site are typical of urban environments. Traffic noise from nearby roadways is the predominant source of background noise in the project vicinity.

**b. Potential Impacts and Mitigation Measures**

As with air quality, ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment, such as bulldozers, front end loaders, and dump trucks and trailers, will be the dominant source of noise during site construction. Construction generated noise will be mitigated through BMPs and construction activities will be limited to daylight work hours only. In addition, precautionary measures will be taken so as to not disrupt the adjacent tenants during the construction process.

In the context of long-term operations, the proposed Hale Pilina Family Affordable Rental Housing Project is not anticipated to significantly affect ambient noise levels.

## **12. Visual Resources**

### **a. Existing Conditions**

The project area is located within Kahului's commercial core. Properties surrounding the project site are developed and include the Kahului Post Office, the Salvation Army, the Coach Spencer Shiraishi Memorial Pool, and residential homes. Scenic resources to the west of the project site include 'Īao Valley and Mauna Kahālāwai. Haleakalā lies east of the project site. To the north of the site lies the Kahului Harbor and the Pacific Ocean.

### **b. Potential Impacts and Mitigation Measures**

The proposed Hale Pilina Family Affordable Rental Housing Project is within the urban core of Kahului and is not located in a designated scenic corridor. In the context of the surrounding urbanized and developed land uses, the proposed action is not anticipated to have a significant adverse impact upon the scenic and open space resources of the area. The project will incorporate a park/open space area for residents onsite. As previously mentioned, building setbacks and landscaping have been incorporated into the site planning and design to provide a buffer between the proposed project and existing single-family residences immediately adjacent to the project site.

## **13. Greenhouse Gas Considerations**

### **a. Existing Conditions**

Greenhouse gases (GHG) (carbon dioxide, methane, nitrous oxide and fluorinated gases) trap heat in the earth's atmosphere. In the context of climate and ocean warming, increases in levels of atmospheric GHG have been attributed to human activity (IPCC, 2017). Within the State of Hawai'i, the energy sector (including fossil fuel burning to produce electricity, transportation, waste incineration, and natural gas systems) is identified as the source of 89.7 percent of GHG emissions (Hawai'i Department of Health, 2019). Other sources of GHG emissions include industrial facilities, agriculture and forestry, and waste treatment such as landfills, composting, and wastewater treatment.

The Federal Greenhouse Gas Reporting Program (40 CFR Part 98) requires mandatory reporting of GHG emissions from sources that emit 25,000 metric tons or more of carbon dioxide equivalent (CO<sub>2</sub> EQ) per year in the United States. Categories of use which are generally associated with this level of reporting include power plants, petroleum and natural gas

systems, refineries and other heavy manufacturing processes. On Maui, the facilities operating at or above the 25,000 metric ton level include Hawaiian Electric Company's Kahului Power Plant, Mā'alaea Power Plant and the Central Maui Landfill (U.S. EPA, 2017).

**b. Potential Impacts and Mitigation Measures**

The proposed action involves the construction of four (4) three-story multi-family buildings, parking stalls, and a park. In the context of the GHG Reporting Program (25,000 metric tons of CO<sub>2</sub> EQ), the relative effects GHG emissions (CO<sub>2</sub> EQ) is not considered significant.

Commercial and residential sector emissions may include some direct on-site emissions related to fuel combustion or waste management, but are primarily attributable to indirect emissions from fossil fuels burned off-site to generate electricity consumed by businesses and residences (Hawai'i Department of Health, 2019). Combustion of fuel by (Hawaiian Electric or local electrical utility) to provide electrical power for the project's energy requirements represent the primary source of project-related greenhouse gas (GHG) emissions.

The average energy use per household in Maui County is 581 kWh/month (Hawai'i Energy, 2017). This corresponds roughly to production of 4.9 metric tons CO<sub>2</sub> EQ per year (U.S. EPA, 2018). As such, the GHG emissions associated with the proposed development of four (4) three-story multi-family buildings is anticipated to be on the order of 900 metric tons CO<sub>2</sub> EQ per year.

The proposed action will involve short term consumption of fuel for construction equipment, vehicles, and machinery during the construction period. This usage is not anticipated to be substantial or excessive within the context of the action's benefits over the lifetime of the project. After the project is completed, use of the proposed facilities may result in increased motor vehicle traffic to in the project area. The project is anticipated to generate 83 (99) new vehicle trips during the AM (PM) peak hours of traffic, respectively. Statewide, vehicle-related fuel consumption for commercial, industrial, and residential sectors is a less significant contributor to total GHG emissions than emissions attributable to electricity consumption (Hawai'i Department of Health, 2019), and this contribution is anticipated to continue to decrease due to ongoing reduction in vehicle emission standards as well as increased utilization of hybrid and electric vehicles.

The proposed Hale Pilina Family Affordable Rental Housing Project is located in urban Kahului, walking distance to the new Maui bus transit

center, shopping centers, grocery stores, the post office, and other amenities. It will be a walkable community which supports the decrease in GHG emissions. Further, this project is not expected to contribute to an increase in new population. This project is intended for existing Maui residents. Based on the foregoing, the proposed action is not anticipated to create significant direct and indirect foreseeable GHG emissions. This action does not fall within the threshold of mandatory GHG reporting.

The project will also incorporate energy saving, sustainable features and green building practices. This includes the use of ENERGY STAR qualified light fixtures in each unit and common areas, appliances including refrigerators, dishwashers, and laundry facilities. ENERGY STAR low emissive roofing products will be used for at least 50 percent of the roof area and at least 25 percent of paved surfaces will use low emissive pavement coatings and materials. The project may also install photovoltaic panels to provide at least 5 percent of the property's annual energy consumption, if funding is available.

#### 14. **Hazardous Materials**

##### a. **Existing Conditions**

A Phase 1 Environmental Site Assessment (ESA) was conducted in December 2020. See **Appendix "G"**. The study found no evidence of the use of hazardous materials or wastes on the property. The Phase 1 ESA investigated for different types of materials that could potentially cause concern from unlabeled containers and drums to polychlorinated Biphenyls (PCBs), landfills, pits, ponds, lagoons, sumps, or catch basins, onsite underground storage tanks, radiological hazards, asbestos-containing materials, radon, and others. In relation to the PCBs, there were three (3) pole mounted transformers located along South Pu'unenē Avenue in the approximate center of the property. All appeared to be in good condition and no signs of leakage. The study consulted with Hawaiian Electric, Maui and confirmed that the three (3) transformers are expected to be non-PCB containing and Hawaiian Electric, Maui will test them and dispose if they are damaged.

There was some mastic noted on the concrete on the west central side of the project site. The material may be asbestos containing, however, the mastic appeared to be non-friable and very limited in quantity. The mastic was less than three (3) square feet in quantity and is considered non regulated by the Hawai'i Department of Health. Refer to **Appendix "G"**.

**b. Potential Impacts and Mitigation Measures**

As a result of the Phase 1 ESA, it has been determined that there are no onsite or previously resolved environmental conditions identified in connection with the property and no offsite controlled recognized environmental conditions that are expected to impact the property. Further, the assessment has revealed no evidence of a Recognized Environmental Conditions in connection with the Property and, as such, the project will not have significant impact on the environmental conditions.

**B. SOCIO-ECONOMIC ENVIRONMENT**

**1. Population**

**a. Existing Conditions**

At the time of the last census in 2010, the County of Maui had a population of 154,834. Approximately 31 percent of the County's population, or 54,400 people, resided in the Wailuku-Kahului Community Plan region, the most populous region in the County (U.S. Census Bureau, 2010). In 2019, the estimated population of the County was 167,417 people, an increase of 8.1 percent since 2010 (U.S. Census Bureau, 2019). Population growth is expected to continue at a steady pace in Maui County, with the resident population expected to increase to 211,500 by 2045 (State of Hawai'i, Department of Business, Economic Development, and Tourism, 2018).

**b. Potential Impacts and Mitigation Measures**

The Hale Pilina Family Affordable Rental Housing Project is intended to meet the growing need for affordable family housing on Maui. The *Hawai'i Housing Planning Study, 2019* prepared for the State of Hawai'i Department of Business, Economic Development and Tourism, estimates an effective demand for 2,260 family rental units affordable to households earning 60 percent or less of the County's HUD Area Median Income (AMI) by the year 2025 (SMS, 2019). The 2019 study provides a baseline framework for understanding housing demand, but it notes that there are other factors that could change actual demand, such as ability to qualify for a preferred move (i.e., home ownership), and consideration of households that are currently doubled up, which are counted as one (1) household instead of two (2) (SMS, 2019). It is noted that there are lengthy waiting lists when an affordable family housing project in Maui County is developed.

This project will support the significant need for affordable rental housing to families in a place situated close to businesses and infrastructure.

Onsite and offsite case management services will be provided by Catholic Charities Hawai'i, as needed. Residents will be able to take part in the Hale Mahaolu Housing Counseling program designed to help families with financial planning, budgeting, home buyer education, and credit counseling so they can reach their financial goals. Qualified residents will also be able to participate in Hale Mahaolu's Meals Program and Personal Care Program.

## **2. Economy**

### **a. Existing Conditions**

The Kahului region is the island's center of commerce. Combined with neighboring Wailuku, the region's economic character encompasses a broad range of commercial, service, and governmental activities. The Kahului Harbor, a deep sea port, and Kahului Airport, both located in the Wailuku-Kahului region, provide vital links to off-island economies and links through which virtually all imports and exports pass. Visitor arrivals to Maui County totaled 3,071,596 in 2019, with the vast majority traveling through Kahului Airport (Hawai'i Tourism Authority, 2019).

Hawai'i's economy through 2019 was strong, with record-setting visitor arrivals and low unemployment. However, the COVID-19 pandemic has had and will continue to have far reaching impacts on the economy on Maui, in Hawai'i, and across the nation and world. Stay-at-home regulations and travel regulations aimed to curb the spread of the COVID-19 virus in Hawai'i caused many businesses to shut down or drastically reduce operations. Unemployment claims soared. The County and State's economy is slowly recovering, but unemployment remains high. The unemployment rate in Maui County in April 2021 was 11.7 percent while statewide unemployment was 8.1 percent (Department of Labor and Industrial Relations, 2021).

### **b. Potential Impacts and Mitigation Measures**

Short-term benefits to the local economy will occur with the provision of construction-related employment and related spending. In the long term, the proposed project will provide much needed affordable family housing at a central, accessible location in the main urban area of the island.

## **C. PUBLIC SERVICES**

### **1. Recreational Facilities**

#### **a. Existing Conditions**

County recreational facilities are administered and maintained by the Department of Parks and Recreation. The Wailuku-Kahului region contains a network of recreational facilities comprised of mini-parks, as well as neighborhood and district parks. The region's seven (7) mini-parks are distributed throughout the area, while the region's eleven (11) neighborhood and three (3) district parks provide a wide range of facilities to meet the recreational needs of the community.

In the vicinity of the project site, shoreline and ocean recreation activities, such as boating, fishing, diving, surfing, canoeing, kayaking, picnicking, and windsurfing, are available at the Kahului Harbor and nearby beach parks. County parks in the immediate vicinity of the project site include the adjacent Coach Spencer Shiraishi Memorial Pool, Keōpūolani Park, and the War Memorial Sports Complex.

#### **b. Potential Impacts and Mitigation Measures**

The proposed Hale Pilina Family Affordable Rental Housing Project is not anticipated to adversely impact the existing County-owned recreational facilities and services available to Maui County residents. The project plans include a new park and open space area, which may be utilized by residents for recreational purposes. A multi-purpose room is also included on the ground floor of one (1) of the residential buildings for resident use. It is noted that as a 100 percent affordable housing project, it is anticipated that the project will be exempt from paying the park fees, as provided for in Maui County Code, Chapter 18.16.320.15.

### **2. Police and Fire Protection**

#### **a. Existing Conditions**

Police protection for the Wailuku-Kahului region is provided by the County Police Department headquartered on Mahalani Street, just over one (1) mile from the project site. The region is served by the Department's Central Maui patrol.

Fire prevention, suppression, and protection services for the Wailuku-Kahului region is provided by the County Department of Fire and Public

Safety's Wailuku Station, located in Wailuku Town, as well as the Kahului Station located on Dairy Road. The project site is located approximately one (1) mile from the Kahului Station.

**b. Potential Impacts and Mitigation Measures**

Police and fire protection services are not expected to be adversely impacted by the proposed project. The proposed Hale Pilina Family Affordable Rental Housing Project will be located in the Kahului urban area and will not extend existing service area limits for emergency services.

**3. Solid Waste**

**a. Existing Conditions**

Single-family residential solid waste collection service is provided by the County of Maui on a weekly basis. Residential solid waste collected by County crews are disposed at the County's Central Maui Landfill, located 4.0 miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies. A privately operated greenwaste recycling facility, Maui Earth Compost Company, is situated at Pulehu Road and Hansen Road, while Eko Compost is operated at the Central Maui Landfill. According to the County of Maui, the Central Maui Landfill has adequate capacity to accommodate residential and commercial waste needs through the year 2026. The County's Department of Environmental Management is currently planning to implement a processing facilities project adjacent to the landfill, which would further extend the projected capacity by an estimated 16 years. The remaining capacity estimate is based on future disposal volumes that assume significant population growth.

**b. Potential Impacts and Mitigation Measures**

During construction and following project completion, solid waste for the Hale Pilina Family Affordable Rental Housing project will be handled by a private refuse collection company. The solid waste generated by the proposed project is not anticipated to adversely impact the County solid waste capacity of the Central Maui Landfill.

#### **4. Healthcare**

##### **a. Existing Conditions**

Maui Memorial Medical Center, the only major medical facility on the island, services the Wailuku-Kahului region. Acute, general, and emergency care services are provided by the approximately 214-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

##### **b. Potential Impacts and Mitigation Measures**

The Hale Pilina Family Affordable Rental Housing Project is located within close proximity to existing medical facilities and services in the region, including the Maui Memorial Medical Center. Inasmuch as the proposed project is intended to accommodate the needs of Maui's existing families, the project is not anticipated to increase the service demands placed upon emergency healthcare services.

#### **5. Educational Facilities**

##### **a. Existing Conditions**

The Wailuku-Kahului region is served by the State Department of Education's public school system as well as several privately operated schools accommodating elementary, intermediate, and high school students. Department of Education facilities in the Kahului area include Pōmaika'i, Lihikai, and Kahului Schools (Grades K-5), Maui Waena Intermediate School (Grades 6-8), and Maui High School (Grades 9-12). Existing facilities in the Wailuku area include Wailuku Elementary School and Pu'u Kukui Elementary School (Grades K-5), 'Īao Intermediate School (Grades 6-8), and Baldwin High School (Grades 9-12). The University of Hawai'i Maui College is the primary higher education institution serving Maui. The DOE identifies Kahului Elementary, Maui Waena Intermediate, and Maui High as the schools servicing the proposed Hale Pilina Family Affordable Rental Housing Project. All three (3) schools currently exceed facility capacity and the DOE expects that condition that will continue over the next five (5) years.

##### **b. Potential Impacts and Mitigation Measures**

The proposed Hale Pilina Family Affordable Rental Housing Project is not expected to place significant new demands upon area schools. The Hale Pilina Family Affordable Rental Housing Project will provide 178 affordable

housing units, including 108 one-bedroom units and 70 two-bedroom units for rent and an additional two-bedroom unit for the resident manager. With a majority of the units being one-bedroom units, it is anticipated that the tenant profile will consist of many individuals and two-person households without children. Future tenants of the Hale Pilina Family Affordable Rental Housing Project are expected to be families currently living in the region and doubled up in households, unable to afford their own home. The project site is located within the Central Maui School Impact Fee District, which was designated pursuant to Chapter 302A-1604, HRS. As such, a School Impact Fee will be assessed. As it stands, the Hale Pilina Family Affordable Rental Housing Project will have 179 multi-family units (108 one-bedroom units, 70 two-bedroom units, and the additional resident manager (two-bedroom unit)). The School Impact Fee per multi-family unit is \$2,371.00. This equates to approximately \$424,409.00. CCHDC will coordinate with the Department of Education regarding the School Impact Fee requirement.

**6. Airports**

**a. Existing Conditions**

The proposed Hale Pilina Family Affordable Rental Housing Project is approximately two (2) miles from Kahului Airport. Kahului Airport, Maui's primary airport, receives both interisland and overseas flights. According to the Air Traffic Statistics report by the Hawai'i Department of Transportation, Kahului Airport experienced a total of 149,160 takeoffs and landings in 2018 (State of Hawai'i Department of Transportation, Airport Division, 2019).

**b. Potential Impacts and Mitigation Measures**

According to the Noise Exposure Map approved by the Federal Aviation Administration (FAA), the proposed Hale Pilina Family Affordable Rental Housing Project is outside of the designated area restricted from residential development. As such, no adverse impacts are anticipated due to the project's proximity to the airport.

## **D. INFRASTRUCTURE**

### **1. Roadways**

#### **a. Existing Conditions**

A Traffic Impact Analysis Report (TIAR) was prepared for the proposed project. See **Appendix “E”**. The Wailuku-Kahului region is served by a roadway network which includes arterial, collector, and local roads. Major roadways in the vicinity of the project include the following:

##### **Kamehameha Avenue**

Kamehameha Avenue is a two-way, two-lane, undivided County roadway which provides connectivity within the Kahului area. Kamehameha Avenue begins to the north with its intersection with Hāna Highway near the Kānaha Pond, extends westward and then curves southward where it eventually terminates at the Central Maui Regional Park. The posted speed limit along this roadway is 30 mph in the project's vicinity.

##### **South Pu‘unēnē Avenue**

South Pu‘unēnē Avenue fronts one (1) side of the project site. It is a two-way, four-lane, State principal arterial roadway which provides access to destinations throughout the Kahului area. The posted speed limit along this roadway is 30 mph in the project's vicinity. South Pu‘unēnē Avenue begins at its intersection with Ka‘ahumanu Avenue and transitions into Mokulele Highway or Maui Veteran’s Highway, near its intersection with Ho‘okele Street.

##### **Wakea Avenue**

Wakea Avenue is a two-way, two-lane undivided County roadway, generally running in an east-west orientation. Wakea Avenue serves adjacent residential and commercial land uses along its corridor. Wakea Avenue begins to the east at its intersection with Hāna Highway and terminates to the west at Ka‘ahumanu Avenue. The posted speed limit along this roadway is 30 mph in the project's vicinity.

##### **Lono Avenue**

Lono Avenue is a two-way, two-lane, undivided County roadway running north-south with a posted speed limit of 30 mph in the vicinity of the project

site. Lono Avenue begins to the north at its intersection with Ka'ahumanu Avenue and terminates to the south at Makali'i Street.

### **Kaulawahine Street**

Kaulawahine Street is a two-way, two-lane undivided County roadway which primarily serves the adjacent residential neighborhood. Kaulawahine Street begins to the north at its intersection with Kamehameha Avenue and terminates to the south at Lanai Street. The posted speed limit along this roadway is 20 mph in the project's vicinity.

### **Papa Avenue**

Papa Avenue is generally an east-west, two-way, two-lane undivided County roadway with a posted speed limit of 30 mph in the project's vicinity. Papa Avenue begins to the east at its intersection with Ku'ula Street and terminates to the west at Ka'ahumanu Avenue.

The TIAR included a Level Of Service (LOS) analysis for the various study intersections surrounding the project area. LOS is a qualitative measure used to describe the conditions of traffic flow at intersections, with values ranging from free-flow conditions at LOS A to congested conditions at LOS F. The TIAR assessed a total of nine (9) intersections surrounding the Hale Pilina Family Affordable Rental Housing Project site. The TIAR stated that during morning (AM) and afternoon (PM) peak traffic, some movements, specifically the left-turn movements, at the Kamehameha Avenue and South Pu'unēnē Avenue and the South Pu'unēnē Avenue and Wakea Avenue intersections operate at LOS E or LOS F levels, primarily due to signal coordination based on traffic volumes. Of note, the South Pu'unēnē Avenue and Papa Avenue signalized intersection operates at an overall LOS D(E) during the AM(PM) peak hours of traffic, respectively. Although this intersection is approximately 0.6 mile from the project site, flow of traffic from this intersection can impact the other intersections during peak AM(PM) hours. Overall LOS for signalized intersections immediately surrounding the project site are D or better. See **Table 3**.

**Table 3.** Existing 2020 Overall LOS for Signalized Study Intersection

Intersection	LOS for AM Peak Hour	LOS for PM Peak Hour
Kamehameha Avenue and Lono Avenue	B	B
Kamehameha Avenue and Kaulawahine Street	---	---
Kamehameha Avenue and South Pu'unēnē Avenue	C	D
Lono Avenue and Kāne Street	---	---
Kaulawahine Street and Kāne Street	---	---
Wakea Avenue and Lono Avenue	C	B
Wakea Avenue and Kaulawahine Street	---	---
South Pu'unēnē Avenue and Wakea Avenue	C	D
South Pu'unēnē Avenue and Papa Avenue	D	E
Source: Austin, Tsutsumi & Associates, Inc., 2020.		

**b. Potential Impacts and Mitigation Measures**

Access to the project site will be provided by new driveways off of South Pu'unēnē Avenue and Kaulawahine Street. The South Pu'unēnē Avenue access will be restricted to right turns in and out of the property. In addition to signage, design measures are being explored to physically restrict turn movements at the South Pu'unēnē Avenue entrance to right-in and right-out only.

Based on standard Institute of Transportation Engineers trip generation ratios, the project is forecasted to generate 83 trips during the AM peak hour and 100 trips during the PM peak hour. This translates to an increase of approximately 15 to 25 vehicles in each direction per peak hour, which translates to a 1.9 percent increase in traffic. Similarly along Wakea Avenue and Kamehameha Avenue, traffic is projected to increase by approximately 10 to 15 vehicles in each direction per peak hour, which translates to a 1.3 percent and 1.6 percent increase in traffic, respectively. In commute time, people on the road surrounding the project area during peak hours, may experience a minimal increase of 1 to 4 seconds.

The TIAR included a background traffic analysis to define the future traffic conditions with the proposed project including all known upcoming projects within the vicinity. Future traffic growth is dependent on two (2) components, ambient background growth and estimated traffic from other

development projects in the vicinity of the project area. According to the TIAR, there are numerous developments forecasted to be completed within the project area that are factored into the future traffic growth. The TIAR assessed traffic conditions in 2025 with and without the project. Upon completion of the project, all study intersections are forecast to operate with similar LOS as without the project in 2025. See **Table 3** and refer to **Appendix “E”**.

The Pu'unēnē Avenue and Papa Avenue intersection will also continue to operate similar to Base Year 2025 at LOS E/F conditions. The TIAR also references the County's long-range plan to extend Lono Avenue as an improvement that would alleviate congestion at this intersection. Future Year 2025 with project volumes at the Kamehameha and Kaulawahine Street and Wakea Avenue and Kaulawahine Street intersections are not anticipated to meet the warrant thresholds based on the MUTCD Eight-Hour and Four-Hour Vehicular Volume signal warrants. As such, no roadway improvements are recommended.

**Table 4.** Overall LOS for Signalized Study Intersections Without and With Proposed Project

Intersection	LOS for AM Peak Hour		LOS for PM Peak Hour	
	Without Project	With Project	Without Project	With Project
Kamehameha Avenue and Lono Avenue	B	B	B	B
Kamehameha Avenue and Kaulawahine Street	---	---	---	---
Kamehameha Avenue and South Pu'unēnē Avenue	C	D	D	D
Lono Avenue and Kāne Street	---	---	---	---
Kaulawahine Street and Kāne Street	---	---	---	---
Wakea Avenue and Lono Avenue	C	B	C	B
Wakea Avenue and Kaulawahine Street	---	---	---	---
South Pu'unēnē Avenue and Wakea Avenue	C	D	C	D
South Pu'unēnē Avenue and Papa Avenue	D	E	E	F
Source: Austin, Tsutsumi, and Associates, 2020.				

The State of Hawai'i, Department of Transportation and Maui County provide various multi-modal facilities in the area that promote the use of transit, walking, and biking. There are currently six (6) Maui Bus routes that provide service near the proposed project location. The nearest sheltered bus stop is on Kamehameha Avenue fronting the Kahului Salvation Army and Kahului Shopping Center. There are existing sidewalks surrounding the property site along South Pu'unēnē Avenue and Kaulawahine Street connecting future residents to businesses, public transportation, recreation, and other amenities within the neighborhood. There are also existing bicycle lanes and shoulder lanes on Kamehameha Avenue, Lono Avenue, and Wakea Avenue, in the vicinity of the project site and, as mentioned previously, the project will provide bike racks and storage to further encourage a multi-modal mindset for residents. As part of the Chapter 2.97 Maui County Code (MCC) approval, an exemption will be requested to reduce the number of parking stalls provided onsite. One (1) parking stall will be provided for each one-bedroom unit and two (2) parking stalls will be provided for each two-bedroom unit. Given the unit sizes proposed, income levels of residents, and multi-modal transportation options in the vicinity, the proposed parking is anticipated to be adequate for the development.

During construction, traffic control devices and personnel will be utilized to mitigate impacts to pedestrians and to vehicular movement by heavy equipment and construction vehicles.

## **2. Wastewater**

### **a. Existing Conditions**

Domestic wastewater generated in the Wailuku-Kahului region is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility located one-half mile south of Kahului Harbor. The County of Maui Department of Environmental Management reports that there is current capacity to service the project at the Wailuku-Kahului Wastewater Reclamation Facility as well as the current collection system and the downstream wastewater pump station without having to do any system modifications. The capacity allocation for affordable housing projects in this area is set at 340,000 gpd of which 290,000 gpd is available. A property service manhole does not exist on the property site.

Wastewater infrastructure in the project vicinity includes an existing 10-inch sewermain located on South Pu'unēnē Avenue. The 10-inch South Pu'unēnē Avenue sewermain connects to a 24-inch sewer north of

Kamehameha Avenue, which runs northeast to the Kahului Wastewater Pump Station. The pump station is located approximately 2,800 feet from the Wailuku-Kahului Wastewater Reclamation Facility. See **Appendix “F”**.

**b. Potential Impacts and Mitigation Measures**

According to the Preliminary Engineering Report (PER) prepared for the project, the total wastewater flow for the project is estimated at approximately 51,730 gallons per day (gpd). Refer to **Appendix “F”**. The buildings will connect to the County wastewater system via South Pu‘unēnē Avenue. Sewer system improvements will be designed to comply with the Design Standards of the Wastewater Reclamation Division of the County of Maui and a property service manhole will be installed prior to connection to the County sewer system.

**3. Water**

**a. Existing Conditions**

Domestic water and fire flow for the Kahului area are serviced from the 3.0 million gallon (mg) Mokuhaui tank and wells in Happy Valley. There is an existing 12-inch waterline in South Pu‘unēnē Avenue and an existing 6-inch waterline in Kaulawahine Street. Currently, there is no existing water meter on the property. A Preliminary Engineering Report (PER) was prepared by Mitsunaga & Associates, Inc. for the proposed project. Refer to Appendix “F”. According to the PER, the proposed Hale Pilina Family Affordable Rental Housing Project is located within the Maui County Department of Water Supply’s (DWS) Central Maui water system. Water for the proposed project will be supplied from the waterline on South Pu‘unēnē Avenue or Kaulawahine Street.

**b. Potential Impacts and Mitigation Measures**

As noted in the PER, the average daily domestic demand for potable water for the project is 104,260 gpd, including irrigation demand. The fire flow requirement is 1,500 gallons per minute. Refer to **Appendix “F”**. Fire hydrants will be provided onsite in compliance with the Uniform Fire Code. As mentioned above, the project site does not have an existing water meter and a water service lateral and meter box will be installed. The water meter will be sized in accordance with the Non-Residential Water Meter Sizing worksheet. A reduced pressure backflow preventer (RPBP) after the water meter will be installed. The potable water system will comply with the latest Water System Standards and Standard Details for Water System

Construction for the County of Maui, Department of Water Supply. As a 100 percent affordable housing project, the project is anticipated to be exempt from water service requirements of the DWS' Administrative Rules, Title 16, Chapter 201.

Water conserving plumbing fixtures and water conservation landscape irrigation practices will be incorporated into the project. Water conserving plumbing fixtures will include, but not be limited to Water Sense High Efficiency Toilets, showerheads with rated flow less than 1.75 gallons per minute (gpm), kitchen aerators with rated flow less than 1.5 gpm, and bathroom aerators with rated flow less than 1.0 gpm. Irrigation needs will be minimized by selecting native trees and plants that are appropriate to the site's soil and microclimate. Smart Approved WaterMark products specified for irrigation equipment will be utilized.

#### **4. Drainage**

##### **a. Existing Conditions**

As mentioned above, the project site is relatively flat. However, there is some elevation to the land. It primarily ranges in grades from nine (9) feet amsl in elevation at the southwest corner to five (5) feet amsl in elevation at the east edge along South Pu'unēnē Avenue. The PER found small hills along the south and west edges of the property with high points of 10 feet amsl and 15 feet amsl, respectively. For most of the site, the grade is less than one (1) percent. Steeper slopes up to 25 percent are encountered at the small hills along the south and west portions of the site. See **Appendix "F"**.

There are no onsite drainage improvements within the project area.

##### **b. Potential Impacts and Mitigation Measures**

The drainage system improvements will be incorporated into the proposed project. Existing drainage patterns will be maintained to the maximum extent practicable and additional runoff caused by the development will be detained. The proposed apartment buildings and parking lots will drain to a collection system which leads to either an underground detention system or above ground shallow retention basins.

The PER prepared for the project estimates that under conditions of a 50-year, 1-hour storm event, runoff from the project site will be increased approximately 14.9 cubic feet per second (cfs) due to the proposed project, requiring approximately 26,750 cubic feet of detention storage. Refer to

**Appendix “F”.** The stormwater storage required for the 50-year, 1 hour storm event will be installed within the site. The connecting pipes will be designed for the 10-year, 1-hour storm event. The PER estimates that under a 10-year, 1-hour storm event, the proposed flow is 18 cfs. The overflow from the system will either discharge to catch a basin along Kaulawahine Street or a drainage system along South Pu‘unē Avenue. Erosion and dust control measures will be implemented to accommodate neighboring public and private facilities. A NPDES Permit will be obtained for projects greater than one (1) acre; it will address all necessary stormwater measures to be implemented during construction activities. The drainage system design will comply with the Rules for the Design of Storm Drainage Facilities in the County of Maui, dated July 1995.

## **5. Electrical and Telephone Services**

### **a. Existing Conditions**

Electrical service to the area is currently provided by Hawaiian Electric Company, Ltd. Telephone service is provided by Hawaiian Telcom. Existing utility infrastructure is located underground.

### **b. Potential Impacts and Mitigation Measures**

The proposed action is not anticipated to impact existing utility facilities and services. Coordination will be carried out with the service providers to ensure timely service capability and capacity. Energy conservation measures have been incorporated into the project, including use of LED lighting that complies with Hawai‘i Energy standards for energy efficiency and longevity, photosensors on outdoor lighting, and Energy Star appliances. Carport structures with photovoltaic panels will be provided in the parking lot. Please refer to **Appendix “A”**. Photovoltaic panels may also be installed on building rooftops if financing is available.

## **E. CUMULATIVE AND SECONDARY IMPACTS**

Pursuant to Section 11-200.1-2 of the Hawai‘i Administrative Rules, Chapter 200.1, 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.*

The Hale Pilina Family Affordable Rental Housing Project is proposed in an urbanized area of Kahului on lands designated for urban use. The proposed project is not a phase of a larger action, nor does it represent a commitment to such actions. Given the surrounding development and urban land uses, significant environmental impacts are not anticipated as a result of the project. Significant impacts to public systems, such as water and wastewater, are not anticipated as a result of the proposed project. The TIAR prepared for the project concludes that LOS at nearby roadway intersections will not be significantly impacted by the project. As such, no cumulative impacts are anticipated as a result of the proposed project.

Secondary impacts are those which have the potential to occur late 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. Given the surrounding development and urban land uses, significant environmental impacts are not anticipated as a result of the project. Given that the proposed Hale Pilina Family Affordable Rental Housing Project is intended to meet the documented shortage of affordable family housing for the existing population, the project is not considered a population generator in and of itself. Therefore, with the proposed mitigation measures, the project is not anticipated to result in significant adverse secondary impacts.



RELATIONSHIP TO  
GOVERNMENTAL PLANS,  
POLICIES, AND CONTROLS



### III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

This section discusses the relationship between the proposed action and State and County land use plans, policies, and controls for the Central Maui region.

#### A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205, Hawai'i Revised Statutes (HRS), all lands in the State have been placed into one (1) of four (4) major land use districts by the State Land Use Commission. These land use districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The project site is located within the "Urban" district. See **Figure 9**. The proposed use of the property is consistent with "Urban" district provisions.

#### B. HAWAI'I STATE PLAN

Chapter 226, HRS, also known as the Hawai'i State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. The Plan consists of three (3) parts. Part I includes the Overall Theme, Goals, Objectives, and Policies; Part II includes Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Part II of the State Plan covers its administrative structure and implementation process. An analysis of the project's applicability to Part I and Part III of the Hawai'i State Plan is provided in **Appendix "H-1"**.

The overall theme of the Hawai'i State Plan is governed by the following general principles.

1. Individual and family self-sufficiency
2. Social and economic mobility
3. Community or social well-being

In consonance with the foregoing principles, the Hawai'i State Plan identifies three (3) clarifying goals:

1. A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.

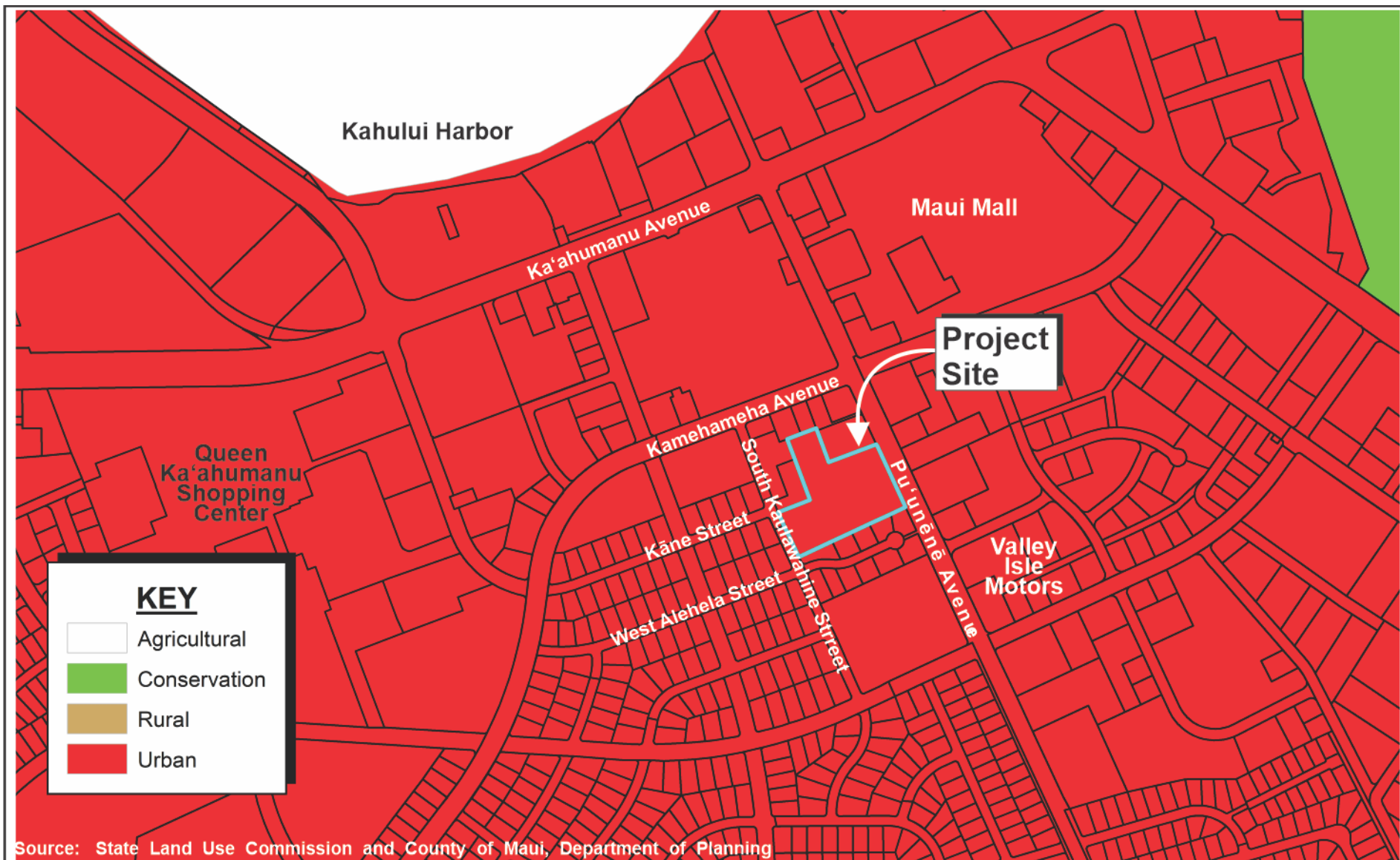


Figure 9

## Hale Pilina Family Affordable Rental Housing Project State Land Use District Map

0 350 700  
175 Feet



Prepared for: Catholic Charities Housing Development Corporation

 MUNEKIYO HIRAGA

GSF/Kahului AH/Applications/Figures/SLUD

2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
3. Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.

This section of the environmental assessment examines the applicability of the proposed action as it relates to the objectives, policies, and priority guidelines of the Hawai'i State Plan, as set forth in HRS Sections 226-5 through 226-27.

A summary of the project's relationship to the Hawai'i State Plan, as detailed in **Appendix "H-1"** is provided below. The methodology for the analysis involves examining the project's applicability to the Hawai'i State Plan's goals, objectives, and policies. "Applicability" refers to a project's need, purpose and effects, and how these advance or promote a particular set of goals, objectives and priority guidelines. In assessing the relationship between a proposed action and the Hawai'i State Plan, an action may be categorized in one of the following groups:

1. **Directly applicable:** the action and its potential effects directly advances or promotes the objective, policy or priority guideline.

**Example:** A county project to develop a new water source and related transmission facilities would be directly applicable to the objectives and policies for Facility Systems-Water (HRS 226-16) which states" (5) *Support water supply services to areas experiencing critical water problems.*

2. **Indirectly applicable:** the action and its potential effects indirectly supports or advances the objective, policy or priority guideline.

**Example:** The county water source project cited above supports other related objectives and policies for the economy (HRS 226-6, General), which, by example, states: (9) *Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.* In this case, the principle purpose of the project was not to create new construction activities, but nonetheless, supports this policy by creating temporary construction activity during the implementation of the project. In this instance, the proposed action may be deemed to be indirectly applicable to the objective and policy of the Hawai'i State Plan.

3. **Not applicable:** the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Hawai'i State Plan.

**Example:** That same county water source improvement project referenced above, may not have direct or indirect linkage to objectives and policies for the economy-Federal Expenditures (HRS 226-9) which states: *(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment.* From the standpoint of the agency proposing the water system improvement, and assuming no Federal Funding for the project, there is an unlikely intent that the proposed water source project would be connected to or reliant upon the foregoing policy. Hence, from the standpoint judiciously applied policy analysis, the proposed action would be considered not applicable to the policy.

In general, a proposed action's applicability the objectives, policies and priority guidelines of the Hawai'i State Plan is judged on the basis of the action's direct or indirect relationship to the respective objectives, policies and priority directions. It is recognized that the categorization of "applicability" is subject to interpretation and should be appropriately considered in the context of local and regional conditions.

The assessment presented below summarizes the objective(s) for each policy/planning category of the Hawai'i State Plan, followed by a response which consolidates the assessments provided in **Appendix "H-1"**. The responses examines whether the proposed action is directly applicable, indirectly applicable or not applicable to the respective Hawai'i State Plan objectives, policies and priority guidelines.

#### **HRS 226-4 State Goals**

*In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self determination, it shall be the goal of the State to achieve:*

- (1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.
- (2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- (3) Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.

**Response:** The proposed project provides affordable housing opportunities for Maui County families earning 60 percent of the AMI and under, in an area that is close to government, business, and commercial centers of Wailuku and Kahului.

#### **HRS 226-5 Objective and policies for population**

*The Hawaii State Plan's objective for population is to guide population growth to be consistent with the achievement of physical, economic, and social objectives of HRS 226.*

**Response:** The proposed project indirectly supports the objectives and policies for population as it will be implemented in a developed area in Central Maui, in close proximity to existing government, business, and commercial destinations at Wailuku and Kahului, thus providing employment opportunities for residents of the project.

#### **HRS 226-6 Objectives and policies for the economy--in general**

*In summary, planning for the State's economy in general shall be directed to increased and diversified employment, income and job choice opportunities, and a growing and diversified economic base.*

**Response:** The proposed action indirectly supports the general objectives and policies for the economy by supporting construction activity which contributes to increased employment opportunities, job choices, and living standards. Businesses positively affected by the project are those which support construction such as material suppliers, equipment rental companies, and landscape companies.

#### **HRS 226-7 Objectives and Policies for the economy—agriculture**

*The objectives for agriculture seek to sustain the viability of sugar and pineapple industries, ensure growth and development of diversified agriculture, and ensure that the agriculture industry continues as an essential component of the State's well-being.*

**Response:** The project will be situated in urban Kahului. As such, the state's goals with respect to the economy and the role of agriculture are not applicable to the project.

#### **HRS 226-8 Objective and policies for the economy—visitor industry**

*The visitor industry objective recognizes that the visitor industry constitutes a major component of Hawaii's steady economic growth.*

**Response:** The proposed action is not directly or indirectly applicable to the objective and policies for the visitor industry. The proposed action has no implications for enhancement or growth of the visitor industry.

#### **HRS 226-9 Objective and policies for the economy—federal expenditures**

*This objective seeks a stable federal investment base as an integral component of Hawaii's economy.*

**Response:** The proposed action is not reliant on federal funding, and does not directly or indirectly advance the objective and policies for strengthening or increasing federal expenditures for the betterment of Hawai'i's economy.

**HRS 226-10 Objective and policies for the economy—potential growth and innovative activities**

*The objective for potential growth and innovative activities is directed towards the development and expansion of the economy to increase and diversify Hawaii's economic base.*

**Response:** As a residential project, the proposed action does not directly or indirectly affect the development and expansion of innovative activities to increase and diversify Hawai'i's economic base.

**HRS 226-10.5 Objectives and policies for the economy—information industry**

*The objective for the information industry recognizes that broadband and wireless communication capability and infrastructure are foundations for an innovative economy which will position Hawaii as a leader in this field in the Pacific region.*

**Response:** The proposed action does not directly or indirectly affect Hawai'i's capacity to be a leader in the broadband and wireless communications industries, nor does it affect these innovative industries in advancing Hawai'i's economic position in the Pacific.

**HRS 226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources**

*The objectives for land-based, shoreline, and marine resources seeks the prudent use of land-based, shoreline, and marine resources, and the effective protection of Hawaii's unique and fragile environmental resources.*

**Response:** The proposed project will utilize Best Management Practices (BMPs) to ensure that natural resources such as the coastal environment are not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species, and their habitats native to Hawai'i that may be present in the vicinity of the proposed action.

**HRS 226-12 Objective and policies for the physical environment- scenic, natural beauty, and historic resources**

*With regard to scenic, natural beauty and historic resources, it is the State's objective to enhance scenic assets, natural beauty and multi-cultural/historical resources.*

**Response:** The project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas. The proposed project will be developed in urban Kahului in the vicinity of business buildings and residential subdivisions. Landscape on the property will be carefully considered to provide aesthetic viewplanes. Archaeological investigations identified no historic properties on the site. Landscaping proposed in connection with the project is intended to enhance the project's visual relationship with its immediate surrounding environs.

**HRS 226-13 Objectives and policies for the physical environment--land, air, and water quality**

*The objectives for land, air, and water quality is directed at the maintenance and pursuit of improved quality of Hawaii's land, air and water resources, and greater public awareness and appreciation of Hawaii's environmental resources.*

**Response:** The proposed project will be implemented in a developed area in Central Maui, in proximity to existing infrastructure and services. Maintaining land, air, and water quality are directly and indirectly advanced by the proposed action. Construction BMPs will be used to manage and control erosion control during grading operations to minimize downstream water quality impacts. Work on the project is not anticipated to be affected by natural hazards, and the highest standards of design and construction practices has been and will be employed for the project.

**HRS 226-14 Objective and policies for facility systems—in general**

*Having water, transportation, waste disposal, and energy and telecommunications systems that support Statewide social, economic, and physical objectives is the focus of this planning category.*

**Response:** The proposed action is indirectly applicable to the general objective and policies for facility systems. As an urban infill project, the proposed action can be serviced by existing infrastructure systems.

**HRS 226-15 Objectives and policies for facility systems--solid and liquid wastes**

*The objectives for solid and liquid waste addresses the maintenance of basic public health and sanitation standards relating to the treatment and disposal of solid and liquid wastes, and the provision of adequate sewerage facilities in keeping with housing, employment, mobility and related needs.*

**Response:** The proposed project indirectly supports the objectives and goals for solid and liquid waste facility systems as it will connect to the County wastewater system. Coordination will be undertaken with the County Department of Environmental Management (DEM) as it relates to connection to the County's wastewater system.

Furthermore, construction waste will be disposed at the County's Central Maui Landfill or appropriate construction recycling centers.

#### **HRS 226-16 Objective and policies for facility systems—water**

*The objective for water is to adequately accommodate domestic, agricultural, commercial, industrial, recreational and related needs within resource capabilities.*

**Response:** The project indirectly supports the objective and policies for water facility systems enhancement as it is located in an area that is serviced by existing County water infrastructure. Coordination will be undertaken with the County Department of Water Supply (DWS) regarding connection to the County's water system.

#### **HRS 226-17 Objectives and policies for facility systems—transportation**

*An integrated multi-modal transportation system that meets statewide needs and promotes the efficient, economic, safe and convenient movement of people and goods, and which will accommodate planned growth is the objective for facility systems—transportation.*

**Responses:** The proposed project indirectly supports the objectives and policies of transportation facility systems as it is located in very close proximity to existing public bus routes.

#### **HRS 226-18 Objectives and policies for facility systems—energy**

*The objective for energy is multi-pronged, seeking dependable, efficient, and economic statewide energy systems; increased energy security and self-sufficiency; greater diversification of energy generation; reduction, avoidance or sequestration of greenhouse gas emissions, and prioritizing utility customers from a social and financial interest standpoint.*

**Response:** The project will utilize energy efficient fixtures and appliances. Should funding be available, photovoltaic solar panels will be installed to reduce the development's dependence on fossil-fuel based energy.

#### **HRS 226-18.5 Objectives and policies for facility systems—telecommunications**

*A dependable, efficient and economical statewide telecommunications system along with adequate, reasonably priced, and dependable telecommunications services to accommodate demand are the objectives for telecommunications.*

**Response:** The proposed action does not directly or indirectly affect telecommunications systems dependability, efficiency, and cost parameters. In particular, the project does not promote research and development of telecommunications systems and resources and

does not advance efficient management and use of existing telecommunications systems and services.

#### **HRS 226-19 Objectives and policies for socio-cultural advancement--housing**

*The objectives for housing encompass greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary and livable homes; the orderly development of residential areas sensitive to community needs and other land uses; and the development and provision of affordable rental housing.*

**Response:** The proposed project is directly applicable to the objectives and policies related to housing as it provides needed additional affordable housing in Kahului. In addition, the project will be implemented in a developed area in Central Maui, in proximity to existing infrastructure and services.

#### **HRS 226-20 Objectives and policies for socio-cultural advancement—health**

*Fulfillment of basic individual health needs, maintenance of sanitary and environmentally healthful community conditions; and elimination of health disparities by identifying and addressing the social determinants of health are the objectives for health.*

**Response:** The proposed action does not directly or indirectly affect the objectives and policies for health. The proposed action does not affect individual health needs, sanitation and health conditions, and health disparities.

#### **HRS 226-21 Objective and policies for socio-cultural advancement—education**

*The provision of a variety of educational opportunities that enable individuals to fulfill their needs, responsibilities and aspirations is the objective for education.*

**Response:** Through the payment of impact fees, the proposed project indirectly supports the objectives and policies for education by supporting the provision of adequate and accessible educational services and facilities in Central Maui.

#### **HRS 226-22 Objective and policies for socio-cultural advancement--social services**

*The objective for social services is improved public and private social services and activities that enables individuals, families and groups to become more self-reliant and confident to improve their well-being.*

**Response:** The objective and policies for improving public and private social services are directly supported by the proposed action through the provision of affordable housing opportunities and onsite and offsite case management provided by Catholic Charities Hawai'i, as needed. Further, residents will be able to take part in the Hale Mahaolu

Housing Counseling program designed to help families with financial planning, budgeting, home buyer education, and credit counseling so they can reach their financial goals. Qualified residents will be able to participate in Hale Mahaolu's Meals Program and Personal Care Program as well.

**HRS 226-23 Objective and policies for socio-cultural advancement—leisure**

*The objective for leisure is the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.*

**Response:** As a residential project, the proposed action does not directly or indirectly advance the objective and policies for leisure.

**HRS 226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being**

*The individual rights and personal well-being objective seeks to increase opportunities and protection of individual rights to enable achievement of socio-economic needs and aspirations.*

**Response:** The proposed residential project does not directly or indirectly affect the objective and policies related to individual rights and personal well-being.

**HRS 226-25 Objective and policies for socio-cultural advancement--culture**

*Enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people reflects the objective for culture.*

**Response:** A Cultural Impact Assessment (CIA) was prepared for the proposed project as part of the environmental review process. The CIA fosters increased knowledge of Native Hawaiian cultural practices, as well as the history of the project area. In this context, the proposed action indirectly advances the objective and policies related to culture.

**HRS 226-26 Objectives and policies for socio-cultural advancement--public safety**

*The objectives for public safety seek to provide assurance of public safety and adequate protection of life and property for all people; optimum organizational readiness and capability in emergency management during civil disruptions, wars, natural disasters, and other major disturbance; and promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.*

**Response:** The proposed action does not directly or indirectly affect the objectives and policies for public safety. In particular, the project does not address protection of life and property parameters, organizational readiness and capacity, and community responsibility for peoples' welfare and safety.

## **HRS 226-27 Objectives and policies for socio-cultural advancement--government**

*The objective for government encompasses efficient, effective and responsive government services and fiscal integrity, and responsibility, and efficiency in state and county governments.*

**Response:** The proposed action has indirect applicability to the objectives and policies for government. In particular, the project will comply with regulatory requirements which advance transparency in the flow of project-related information to the public. Such requirements include the Chapter 343, HRS environmental review process.

### **Priority Guidelines**

“Priority guidelines” means those guidelines which shall take precedence when addressing areas of statewide concern. This section addresses applicability criteria to the priority guidelines set forth in HRS 226-103 to HRS 226-108.

Priority guidelines of the Hawai'i State Plan covers the economy, population growth and land resources, crime and criminal justice, affordable housing, quality education, sustainability, and climate change adaptation. Applicability assessment for each of the foregoing issue areas are presented below:

#### **1. Economic Priority Guidelines**

**Response:** The proposed action indirectly supports the economic priority guidelines by supporting construction activity which contributes to increased employment opportunities, job choices, and living standards. Pending funding availability, the project will include photovoltaic systems for the development, thereby advancing measures to lessen dependence on fossil fuel based energy.

#### **2. Population Growth and Land Resources Priority Guidelines**

**Response:** The proposed project supports population growth and land resources priority guidelines as it will be developed on urban, infill land, in Kahului. In addition, the project will be implemented in a developed area in Central Maui, in proximity to existing infrastructure and services.

#### **3. Crime and Criminal Justice Priority Guidelines**

**Response:** The proposed action does not directly or indirectly affect the priority guidelines for crime and criminal justice.

#### **4. Affordable Housing Priority Guidelines**

**Response:** The proposed project directly affects the priority guidelines for affordable housing as it will be developed on urban, infill land, in an area that is

close to the government, business, and commercial centers of Wailuku and Kahului.

**5. Quality Education Priority Guidelines**

**Response:** The proposed action does not directly or indirectly affect the priority guidelines for education.

**6. Sustainability Priority Guidelines**

**Response:** As an urban infill project, the proposed action supports smart growth principles. A variety of sustainability measures has been incorporated into the project design.

**7. Climate Change Adaptation Priority Guidelines**

**Response:** The proposed project indirectly supports the climate change priority guidelines as it will be implemented in an area that is outside of natural landscape features such as flood zones as well as the projected sea level rise exposure area in order to avoid impacts related to climate change.

**C. STATE FUNCTIONAL PLANS**

A key element of the Statewide Planning System is the Functional Plans which set forth the policies, statewide guidelines, and priorities within a specific field of activity. There are 13 Functional Plans which have been developed by the state agency primarily responsible for a given functional area. Together with the County General Plans, the State Functional Plans establish more specific strategies for implementation. In particular, State Functional Plans provide for the following:

- Identify major Statewide priority concerns
- Define current strategies for each functional area
- Identify major relationships among functional areas
- Provide direction and strategies for departmental policies, programs, and priorities
- Provide a guide for the allocation of resources
- Coordinate State and County roles and responsibilities in the implementation of the Hawai'i State Plan

**Table 3** provides an assessment of the relationship between the proposed action and each of the 13 Functional Plans.

**Table 3.** Relation Between the Proposed Hale Pilina Family Affordable Rental Housing Project and the State Functional Plans

<b>No.</b>	<b>State Functional Plan</b>	<b>State Coordinating Agency</b>	<b>Purpose</b>	<b>Analysis</b>
1	Agriculture Functional Plan (1991)	Department of Agriculture	Continued viability of agriculture throughout the State	The proposed project will be developed on urban, infill land in Kahului. As such, the proposed action will not contravene the objectives and policies of this functional plan.
2	Conservation Lands State Functional Plan (1991)	Department of Land and Natural Resources	Addresses issues of population and economic growth and its strain on current natural resources; broadening public use of natural resources while protecting lands and shorelines from overuse; additionally, promotes the aquaculture industry	The proposed project will not utilize any State Conservation lands. Similarly, the project is located inland, and not near the coastline. The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
3	Education State Functional Plan (1989)	Department of Education	Improvements to Hawaii's educational curriculum, quality of educational staff, and access to adequate facilities	The project will comply with the requirement for school impact fees and will coordinate with the Department of Education on appropriate school impact fees. The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
4	Employment State Functional Plan (1990)	Department of Labor and Industrial Relations	Improve the qualifications, productivity, and effectiveness of the State's workforce through better education and training of workers as well as efficient planning of economic development, employment opportunities, and training activities	The proposed action will result in the creation of construction jobs throughout the development period. This will provide local residents with opportunities to successfully compete in the workforce. The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
5	Energy State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Lessen the reliance on petroleum and other fossil fuels in favor of alternative sources of energy so as to keep up with the State's increasing energy demands while also becoming a more sustainable island state; achieving dependable, efficient, and economical statewide energy systems	The project will explore the option of solar photovoltaic panels for electricity, if feasible. The proposed action is not anticipated to contravene the objectives and policies of this functional plan.

**Table 3.** Relation Between the Proposed Hale Pilina Family Affordable Rental Housing Project and the State Functional Plans

No.	State Functional Plan	State Coordinating Agency	Purpose	Analysis
6	Health State Functional Plan (1989)	Department of Health	Improve health care system by providing for those who don't have access to private health care providers; increasing preventative health measures; addressing 'quality of care' elements in private and public sectors to cut increasing costs	The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
7	Higher Education Functional Plan (1984)	University of Hawaii	Prepare Hawaii's citizens for the demands of an increasingly complex world through providing technical and intellectual tools	The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
8	Historic Preservation State Functional Plan (1991)	Department of Land and Natural Resources	Preservation of historic properties, records, artifacts and oral histories; provide public with information/education on the ethnic and cultural heritages and history of Hawai'i	A previous archaeological inventory survey (AIS) was done on the 4.865-acre site and no historic properties were found. Consultation with the State Historic Preservation Division has been initiated pursuant to Chapter 6E, HRS. A more current and robust AIS was completed in February 2021 and also determined no historic properties were present. A Cultural Impact Assessment (CIA) was prepared for the Proposed Hale Pilina Family Affordable Rental Housing project and concluded that adverse impacts to cultural resources are not anticipated. The proposed action is in consonance with this functional plan.
9	Housing State Functional Plan (1989)	Hawaii Housing Finance and Development Corporation	Based largely on joint public/private efforts to finance, build, and maintain an adequate supply of affordable housing, it will be a working tool to guide the State, the counties, as well as the private sector in meeting the overall goal that every Hawai'i resident will have the opportunity to live in a safe, decent, and affordable home.	The proposed project provides additional affordable rental housing to households earning up to 60 percent of AMI in close proximity to transit and various public, recreational, and commercial services. In addition, the project will be implemented in a developed area in Central Maui, in proximity to existing infrastructure and services. The proposed action is in consonance with this functional plan.
10	Human Services State Functional Plan (1989)	Department of Human Services	Refining support systems for families and individuals by improving elderly care, increasing preventative measures to combat child/spousal abuse and neglect; providing means for 'self-sufficiency'	The proposed action is not anticipated to contravene the objectives and policies of this functional plan.

**Table 3.** Relation Between the Proposed Hale Pilina Family Affordable Rental Housing Project and the State Functional Plans

<b>No.</b>	<b>State Functional Plan</b>	<b>State Coordinating Agency</b>	<b>Purpose</b>	<b>Analysis</b>
11	Recreation State Functional Plan (1991)	Department of Land and Natural Resources	Manage the use of recreational resources via addressing issues: (1) ocean and shoreline recreation, (2) mauka, urban, and other recreation opportunities, (3) public access to shoreline and upland recreation areas, (4) resource conservation and management, (5) management of recreation programs/facilities/areas, and (6) wetlands protection and management	The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
12	Tourism State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Balance tourism/economic growth with environmental and community concerns; development that is cognizant of the limited land and water resources of the islands; maintaining friendly relations between tourists and community	The proposed action is not anticipated to contravene the objectives and policies of this functional plan.
13	Transportation State Functional Plan (1991)	Department of Transportation	Development of a safer, more efficient transportation system that also is consistent with planned physical and economic growth of the state; construction of facility and infrastructure improvements; develop a transportation system balanced with new alternatives; pursue land use initiatives which help reduce travel demand	<p>The proposed project will be implemented in proximity to existing State and County roadway facilities. A Traffic Impact Analysis Report (TIAR) has been prepared to assess the projected increase in traffic on these roadways.</p> <p>The TIAR that was prepared determined that the project will have minimal impact on area roadways. As such, the TIAR determined that no roadway improvements were needed.</p>

## **D. GENERAL PLAN OF THE COUNTY OF MAUI**

As indicated by the Maui County Charter, the purpose of the general plan shall be to:

*... 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 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.*

Chapter 2.80B of the Maui County Code, relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a Maui Island Plan.

### **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 development of the Maui Island Plan as well as for updating the nine (9) 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. Discussion of the proposed project's applicability to the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan is provided in **Appendix "H-2"**.

As with the Hawai'i State Plan, the methodology for assessing a project's relationship to the Countywide Policy Plan involves examining the project's applicability to the Plan's goals, objectives, and policies. "Applicability" refers to a project's need, purpose and effects, and how they advance or promote a particular set of goals, objectives and policies. In assessing the relationship between a

proposed action and the Countywide Policy Plan, an action may be categorized in one of the following groups:

1. **Directly applicable:** the action and its potential effects directly advances, promotes or affects the relevant goal, objective, or policy.

**Example:** Using the same example as that provided for the Hawai'i State Plan, that of a County project to develop a new water source and related transmission facilities, such an action would be directly applicable to improving physical infrastructure. The relevant objective states: *"Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water"* (Objective I.1). A policy within this objective category states: *"Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents"* (Policy I.1.a).

In this instance, the proposed action is considered to be directly applicable to the cited objective and policy.

2. **Indirectly applicable:** the action and its potential effects indirectly supports, advances or affects the objective, policy or priority guideline.

**Example:** The county water source project cited above supports the objective to: *Improve land use management and implement a directed-growth strategy* (Objective J.1). A related policy encompassed by this objective states: *"Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources"* (Policy J.1.h). In this case, the principle purpose of the project is not to create source specifically intended to improve land use management. Nonetheless, the proposed action indirectly supports the Countywide Policy Plan's directives relating to appropriate locations for new development.

3. **Not applicable:** the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Countywide Policy Plan.

**Example:** The county water source improvement project referenced above, may not have direct or indirect linkage to Objective D.1, which states: *"In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County"*. Hence, from a policy analysis and linkage standpoint, the proposed action would be considered not applicable to this set of objectives and policies.

It is recognized that policy analysis is subject to interpretation and is best considered in the context of the proposed action's local and regional conditions.

The assessment presented below restates the goal for each policy/planning category followed by a response which consolidates and summarizes the assessments provided in **Appendix "H-2"**. The responses examine whether the proposed action is directly applicable, indirectly applicable or not applicable to the respective Countywide Policy Plan objectives, policies and implementing actions.

## **PROTECT THE NATURAL ENVIRONMENT**

### **Goal:**

*Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.*

**Response:** The project indirectly improves the opportunity for Maui County families to experience, live, and thrive in the natural beauty of our island home. This land will be cared for in years to come while also providing much needed affordable housing. The project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas. The proposed buildings will blend into the surrounding commercial, urban landscape.

The proposed project will utilize BMPs to ensure that natural resources such as the coastal environment is not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species, and their habitats that may be present in the vicinity of the proposed action.

## **PRESERVE LOCAL CULTURES AND TRADITIONS**

### **Goal:**

*Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.*

**Response:** This development is an appropriate development in an urban area, away from culturally sensitive areas. A CIA was prepared for the

proposed project as part of the environmental review process. The CIA fosters increased knowledge of Native Hawaiian cultural practices, as well as the history of the project area. In this context, the proposed action advances the objective and policies related to preserving local cultures and traditions.

Archaeological investigations were conducted and determined that there are no historic properties on the site. Consultation is ongoing with the State Historic Preservation Division pursuant to Chapter 6E, HRS.

## **IMPROVE EDUCATION**

### **Goal:**

*Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.*

**Response:** Through the payment of impact fees to the Department of Education, the proposed project indirectly ensures the provision of adequate and accessible educational services and facilities in Central Maui. It will afford many families the opportunity to be closer in proximity to schools and services that can support their educational experience.

## **STRENGTHEN SOCIAL AND HEALTHCARE SERVICES**

### **Goal:**

*Health and social services in Maui County will fully and comprehensively serve all segments of the population.*

**Response:** Indirectly, this proposed project will support access to services. By providing affordable housing to families in a centrally located area, they will have easier access to utilize social and healthcare services, if needed.

## **EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS**

### **Goal:**

*Quality, island-appropriate housing will be available to all residents.*

**Response:** The proposed project provides additional affordable home opportunities for Maui County families in an area that is close to the businesses, schools, and commercial centers. In addition, the project will

be implemented in a developed area in Central Maui, in proximity to existing infrastructure and services.

### **STRENGTHEN THE LOCAL ECONOMY**

#### **Goal:**

*Maui County's economy will be diverse, sustainable, and supportive of community values.*

**Response:** During construction, this project will provide job opportunities. After completion, families residing in the project will support the businesses surrounding them, thus indirectly impacting the economy.

### **IMPROVE PARKS AND PUBLIC FACILITIES**

#### **Goal:**

*A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.*

**Response:** The proposed residential project will indirectly support the goal, objective, and policies of expanding access to recreational opportunities and community facilities to meet the needs of residents. The central location of the site of this project will provide easy access to existing recreational activities and community facilities. The project will also incorporate an onsite park and multipurpose room for residents.

### **DIVERSIFY TRANSPORTATION OPTIONS**

#### **Goal:**

*Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.*

**Response:** The TIAR prepared for this project determined that the impact of this project on existing and projected traffic is minimal. As such, it was concluded that road improvements were not needed. The project is directly and indirectly applicable to the goals and objectives around providing affordable, effective, and convenient ground transportation. There are existing sidewalks surrounding the property on South Pu'unēnē Avenue and Kaulawahine Street to allow for a safe pedestrian experience. The Maui Bus provides four (4) bus stops along Kamehameha Avenue in walking distance to the project site. Bike lanes and shoulder lanes are

provided along various County corridors on Kamehameha Avenue, Lono Avenue, and Wakea Avenue. The project will also incorporate bike racks and storage on property to encourage multi-modal transportation options. Further, the urban location of the project also allows for easy access to public transit for residents.

## **IMPROVE PHYSICAL INFRASTRUCTURE**

### **Goal:**

*Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.*

**Response:** The project indirectly supports this objective and related policies as it is located in an area that is serviced by existing County water and wastewater infrastructure. Coordination will be undertaken with the DWS to determine if certain improvements to the County's water system will be required to service the project. Coordination will be undertaken with the DEM regarding connection. Construction waste will be disposed at the County's Central Maui Landfill or appropriate construction recycling centers. The proposed development may include solar photovoltaic panels for electricity, if feasible, and also incorporate the use of energy efficient utilities.

## **PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT**

### **Goal:**

*Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.*

**Response:** The proposed Hale Pilina Family Affordable Rental Housing project will be developed on urban, infill land in Kahului, within the Urban Growth Boundary as designated by the County of Maui's Maui Island Plan. The Project is located in a developed area in Central Maui, in proximity to existing infrastructure and services. The project will be developed in an area outside of the sea level rise exposure area.

As an urban infill project, the proposed action supports smart growth principles.

## **STRIVE FOR GOOD GOVERNANCE**

### **Goal:**

*Government services will be transparent, effective, efficient, and responsive to the needs of residents.*

**Response:** The design and environmental review processes, including the Chapter 2.97 application review, involves opportunities for the public to provide input and comments. Public meetings and requests for comments were included which provided the space for engagement and feedback opportunities. Furthermore, community input was welcomed in two (2) virtual meetings for the public to provide comment on the proposed Hale Pilina Family Affordable Rental Housing Project.

## **2. Maui Island Plan**

The Maui Island Plan (MIP) is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and wastewater systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*

3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

Additionally, an essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating urban growth boundaries (UGB), small town boundaries and rural growth boundaries. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

The proposed project is located within the UGB of the MIP. In this regard, it is consistent with the directed growth strategy defined via growth maps adopted in the MIP. See **Figure 10**.

A summary of the project's relationship to the Maui Island Plan (MIP), as detailed in **Appendix "H-3"** is provided below. Following the assessment methodology used for the Hawai'i State Plan and the Countywide Policy Plan, the proposed action was reviewed with respect to its applicability to goals, objectives, and policies of the MIP. "Applicability" refers to a project's need, purpose and effects, and how these advance or promote a particular set of goals, objectives and priority guidelines. In assessing the relationship between a proposed action and the MIP, an action may be categorized in one of the following groups:

1. **Directly applicable:** the action and its potential effects directly advances or promotes the objective, policy or priority guideline.

**Example:** Again, using a county project to develop a new water source and related transmission facilities as an example, a project of this nature would be directly applicable to the MIP's Objective 6.3.2, which states: *"Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs"*. As well, this action would directly advance the MIP's Policy 6.3.2.f, which states: *"Acquire and develop additional sources of potable water"*. The need, purpose and effects of the proposed new water source project is directly applicable to the foregoing objective and policy.

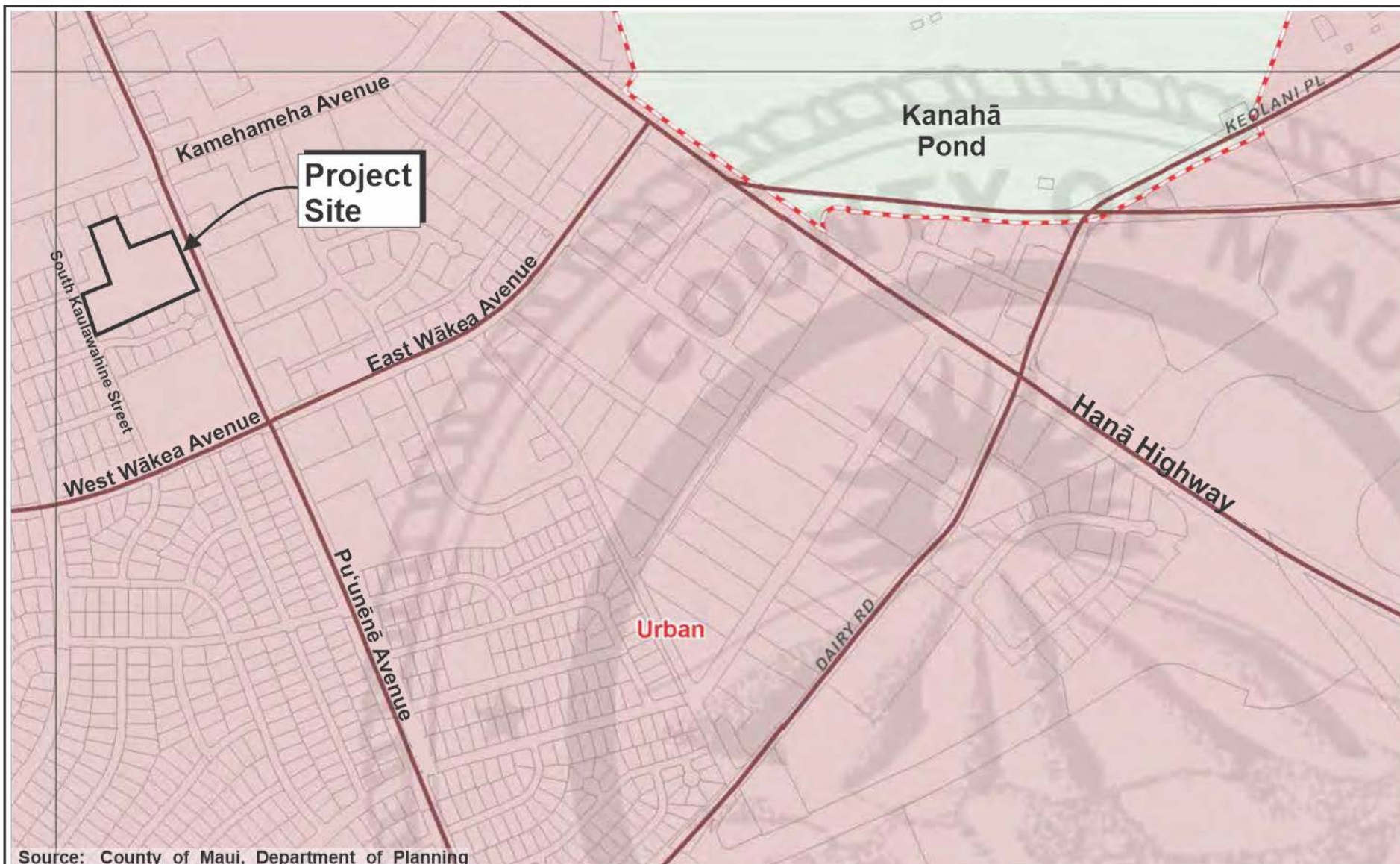
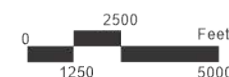


Figure 10



# Hale Pilina Family Affordable Rental Housing Project Maui Island Plan Map



Prepared for: Catholic Charities Housing Development Corporation



GSF/Kahului AH/Applications/Figures/Maui Island Plan

2. **Indirectly applicable:** the action's potential effects indirectly supports or advances the objective, policy or priority guideline.

**Example:** The county water source project cited above supports the MIP's Objective 7.3.2 which states: *"Facilitate more self-sufficient and sustainable communities"*. Additionally, this kind of action is indirectly applicable to the related MIP Policy 7.3.2.f, which states: *"Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing"*. In this case, the principle purpose of the project was not to specifically facilitate the development of affordably-priced housing. However, the project's contribution to adequate infrastructure systems is supportive of the policy. In this instance, the proposed action may be deemed to be indirectly applicable to the objective and policy of the MIP.

3. **Not applicable:** The action and its potential effects have no direct or indirect relationship to the objectives and policies of the Maui Island Plan.

**Example:** That same county water source improvement project referenced above, may not have direct or indirect linkage to the MIP's Objective 4.2.1, which states: *"Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life"*. In this case, there is no reasonably deduced direct or indirect relationship between the proposed action and Objective 4.2.1. Hence, the proposed action would be considered not applicable to the objective.

In general, a proposed action's applicability to the MIP is assessed on the basis of the action's direct or indirect relationship to the respective objectives, policies and implementing actions.

The assessment presented below summarizes the goals for each policy/planning category of the MIP, followed by a response which consolidates and summarizes the assessments provided in **Appendix "H-3"**. The responses examines whether the proposed action is directly applicable, indirectly applicable or not applicable to the respective MIP objectives, policies and implementing actions.

## **CHAPTER 1--POPULATION**

### **Goal:**

*Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.*

**Response:** The proposed project provides additional affordable housing opportunities for Maui county families in Kahului. Further, the proposed

project will provide for additional housing options for local families seeking to live on Maui island to be closer to their families and local employment, education, and social opportunities.

## **CHAPTER 2--HERITAGE RESOURCES**

### **2.1 Cultural, Historical, and Archaeological Resources**

#### **Goal:**

*Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.*

**Response:** The objective and policies related to respecting and protecting archaeological and cultural resources are indirectly applicable to the proposed project. A CIA and an AA were prepared for the proposed project as part of the environmental review process. The CIA fosters increased knowledge of Native Hawaiian cultural practices, as well as the history of the project area. In this context, the proposed action advances the objective and policies related to preserving local cultures and traditions. Archaeological assessments identified no historic properties within the project site. Landscaping proposed in connection with the project is intended to enhance the project's visual relationship with its immediate surrounding environs.

### **2.2 Shoreline, Reefs, and Nearshore Waters**

#### **Goal:**

*An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.*

**Response:** The proposed project is located inland, and not in close proximity to the shoreline. With the spatial separation, there are no direct project considerations as it relates to shoreline management programming, reef health, coastal water quality, marine life or shoreline lands and access rights. However, inasmuch as the proposed action does involve grading and earth moving activities, the project may be considered to have indirect applicability to objectives and policies relating to coastal water quality. As such, appropriate BMPs will be implemented during construction to ensure that soil erosion and runoff do not adversely affect coastal waters.

### **2.3 Watersheds, Streams and Wetland**

#### **Goal:**

*Healthy watersheds, streams, and riparian environments.*

**Response:** The proposed project is not directly or indirectly applicable to the goal of maintaining healthy watersheds, streams, and riparian environments.

### **2.4 Wildlife and Natural Areas**

#### **Goal:**

*Maui's natural areas and indigenous flora and fauna will be protected.*

**Response:** The environmental review process for the proposed action included a flora and fauna survey addressing biological resources in the project area. This assessment addresses the objective of identification and protection (as applicable) restoration of wildlife habitats. The study did not note any protected or endangered flora or fauna present on the project site.

### **2.5 Scenic Resources**

#### **Goal:**

*Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.*

**Response:** The objectives and policies relating to protecting and maintaining scenic resources are indirectly applicable to the proposed project. The proposed project will be implemented along South Pu'unēnē Avenue, which provides views of Haleakalā and Mauna Kahālāwai (the West Maui Mountains). The project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas.

## **CHAPTER 3--NATURAL HAZARDS**

#### **Goal:**

*Maui will be disaster resilient.*

**Response:** The objectives and policies related to making Maui disaster-resilient are not directly or indirectly applicable to the proposed project. The proposed action is limited to the development of a new multifamily affordable housing project for Maui County families.

## **CHAPTER 4—ECONOMIC DEVELOPMENT**

### **4.1 Economic Diversification**

#### **Goal:**

*Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.*

**Response:** The proposed project will generate short-term construction-related employment opportunities, as well as supporting the construction industry as a whole, including local businesses that rely on said industry. Further, the proposed action will indirectly affect the local economy, as it is anticipated that residents of the project will support small businesses nearby. The proposed project also provides affordable housing options for Maui County families.

### **4.2 Tourism**

#### **Goal:**

*A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.*

**Response:** The proposed project does not have direct or indirect relationships to the goal for tourism and its accompanying objectives for increasing the visitor industry's contributions to our island's quality of life, managing future visitor unit expansion, and maximizing residents' benefits from the visitor industry.

### **4.3 Agriculture**

#### **Goal:**

*Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity.*

**Response:** The proposed project does not have direct or indirect relationships to the goal for agriculture and its related objectives for

consumption for locally produced fruits and vegetables, maintaining or increasing agriculture's share in the local economy, and expanding diversified agricultural production. The proposed project is located on urban infill land. Further, the proposed action is a prudent use of land that has been vacant for many years to benefit Maui County families.

#### **4.4 Emerging Sectors**

##### **Goal:**

*A diverse array of emerging economic sectors.*

**Response:** The proposed project does not have direct or indirect relationships to the goal for emerging sectors. The accompanying objectives for increased investment in and expansion of emerging industries, and increased development of renewable energy technologies are not affected by the proposed action.

#### **4.5 Small Business Development**

##### **Goal:**

*Small businesses will play a key role in Maui's economy.*

**Response:** The proposed project consists of the development of a new multifamily affordable housing complex in urban Kahului. Though the goal of making small businesses play a key role in Maui's economy is not directly applicable to the proposed project, it is anticipated that residents of the project will support small, locally-owned businesses that are in the vicinity. As such, the objective and policies related to small-business development are indirectly applicable to the proposed action.

#### **4.6 Health Care Sector**

##### **Goal:**

*Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.*

**Response:** The proposed project does not have direct or indirect relationships to the goal for health care and its related objectives for expanding the economic benefits of the health care sector, increasing efficiency of the health care delivery system, minimizing the costs of health care, and expanding Maui's alternative health care system.

## **4.7 Education and Workforce Development**

### **Goal:**

*Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.*

**Response:** The goal for education and workforce development is not directly or indirectly applicable to the proposed action. As well, the related objectives of improving preschool and K-12 education, increasing higher education certificates and degrees, and developing more jobs in the STEM-related sectors are not affected by the proposed project.

## **CHAPTER 5—HOUSING**

### **Goal:**

*Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.*

**Response:** The proposed project provides affordable housing opportunities for Maui County families. The proposed development will be located near other urban areas, making prudent use of existing infrastructure and resources.

## **CHAPTER 6—INFRASTRUCTURE AND PUBLIC FACILITIES**

### **6.1 Solid Waste**

#### **Goal:**

*Maui will have implemented the ISWMP thereby diverting waste from its landfills, extending their capacities.*

**Response:** Solid waste generated by the project during construction will be recycled to the extent practicable and disposed at appropriately permitted construction waste disposal sites.

### **6.2 Wastewater**

#### **Goal:**

*Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand;*

*ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.*

**Response:** The proposed project will connect to the County wastewater system. Coordination will be undertaken with the DEM regarding connection to the County system.

### **6.3 Water**

#### **Goal:**

*Maui will have an environmentally sustainable, reliable, safe, and efficient water system.*

**Response:** The goal related to water systems is indirectly applicable to the project. The project is located in an area that is serviced by existing County water infrastructure. Coordination will be undertaken with the DWS regarding connection to the County's water system.

### **6.4 Transportation**

#### **Goal:**

*An interconnected, efficient, and well-maintained, multimodal transportation system.*

**Response:** The project site is located in close proximity to bus stops on Kamehameha Avenue and the proposed Maui Transit Hub Station. Pedestrian connectivity is provided by existing sidewalks on South Pu'unēnē Avenue and Kaulawahine Street. There is a bicycle lane on Kamehameha Avenue in the vicinity of the project site. The project will also be providing bike racks and storage onsite to encourage other forms of transportation. Given its location, the project indirectly supports the objectives of providing a safe, interconnected roadway, bicycle, and pedestrian network, as well as a multi-modal transportation system that respects and enhances the natural environment, scenic views, and the surrounding community's character.

### **6.5 Transit**

#### **Goal:**

*An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.*

**Response:** The proposed project will indirectly affect the goals and objectives for transit, specifically those relating to the advancement of an integrated island-wide transit system. The project is located in close proximity to the new Maui Transit Hub Station and existing bus stops on Kamehameha Avenue.

## **6.6 Parks**

### **Goal:**

*Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.*

**Response:** Though the proposed project mainly consists of the development of a new multifamily affordable housing complex, the proposed action also consists of the inclusion of a park for residents. The project site is located next to the Coach Spencer Shiraishi Memorial Pool, a County owned and maintained park facility. There are sidewalks surrounding the project to connect the development to existing parks and infrastructure, the objective and policies relating to linking existing residential areas is directly and indirectly supported by this project.

## **6.7 Public Facilities**

### **Goal:**

*Maui will have adequate public facilities that meet the diverse needs of residents.*

**Response:** The proposed action does not have direct or indirect relationships to the goal for public facilities. In this context, the project does not advance or promote the objective or more effective planning for public facilities which meet community needs.

## **6.8 Schools and Libraries**

### **Goal:**

*Maui will have school and library facilities that meet residents' needs and goals.*

**Response:** Through the payment of impact fees to the DOE, the proposed project indirectly ensures the provision of adequate and accessible educational services and facilities in Central Maui. Further, the

objective and policy related to providing a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools is indirectly supported by the proposed action, as there are sidewalks surrounding the project site connecting pedestrians safely to business, public transportation, and other amenities.

### **6.9 Health Care**

#### **Goal:**

*All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.*

**Response:** The proposed action does not have direct or indirect relationships to the goal for healthcare. In this context, the project does not advance or promote the objectives for greater healthcare system autonomy, increase long-term care capacity and alternatives, support home care and community based programs, and improve preventative medicine and primary health care.

### **6.10 Energy**

#### **Goal:**

*Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.*

**Response:** The proposed project will incorporate the use of energy efficient fixtures and appliances and will potentially install photovoltaic panels, if feasible. With this information in mind, the objectives and policies of the goal to meeting Maui's energy needs through local sources of clean, renewable energy and through conservation are indirectly applicable to the proposed project.

### **6.11 Harbors and Airports**

#### **Goal:**

*Maui will have harbors and airports that will efficiently, dependably, and safely facilitate the movement of passengers and cargo.*

**Response:** The goal for harbors and airports are not applicable to the proposed project. In particular, the project does not advance or promote

the upgrading of harbor and airport facilities, and establishing appropriately planned and functional small boat harbors.

## **CHAPTER 7—LAND USE**

### **7.1 Agricultural Lands**

#### **Goal:**

*Maui will have a prosperous agricultural industry and will protect agricultural lands.*

**Response:** The project will be developed on urban infill land in Kahului, situated between residential neighborhoods and commercial buildings. Implementation of the proposed Project will not adversely affect agriculture productivity on Maui.

### **7.2 Rural Areas**

#### **Goal:**

*Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities.*

**Response:** The proposed project is located within the Urban Growth Boundaries as designated by the County of Maui MIP. The proposed project is directly and indirectly applicable with these policies related to keeping Maui's rural landscape protected. A main goal of the Hale Pilina Family Affordable Rental Housing Project is to connect this development to existing infrastructure and the surrounding community.

### **7.3 Urban Areas**

#### **Goal:**

*Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.*

**Response:** The proposed project provides affordable housing opportunities for Maui County families in Kahului. The project site is in urban Kahului, in proximity to businesses and public facilities that are offered to the community. This multifamily development will be consistent with the character of Kahului while also staying respectful of open space by including a park within the complex. Further, the proposed project has

and continues to seek community involvement and input in the land use planning process. Ongoing coordination with various State and County agencies ensures that the proposed action accounts for and mitigates, to the extent possible, long term cumulative impacts resulting from the development.

## **CHAPTER 8—DIRECTED GROWTH PLAN**

### **8.1 Urban and Small Town Growth Area**

#### **Goal:**

*Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.*

**Response:** The proposed project is located within the Urban Growth Boundary of the County of Maui's MIP. The project is in consonance with the objective and policies of the MIP and within an area planned for growth.

### **8.2 Rural Growth Area**

#### **Goal:**

*Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations*

**Response:** The proposed project is located within the Urban Growth Boundary of the MIP and the objectives and policies related to Rural Growth Boundaries are not applicable as the development will lie within an urban area, thus protecting and preserving the Rural areas of Maui.

### **8.3 Protected Area Policy**

#### **Policy:**

*The Protected Areas in Diagram E-1, NW-1, N-1, NE-1, S-1, SE-1, and WC-1 should be concurrently reviewed with Table 8-2 and with any proposed land uses that may result in an adverse impact on a Protected Area. The County Council and the Administration should be notified if a Protected Area may be compromised by a development proposal.*

**Response:** Protected areas, as defined in Table 8-2 of the MIP are those lands categorized as preservation, park, greenbelt, greenway, and

sensitive land. The proposed action does not occur on protected areas as delineated on Diagram WC-1.

## **E. WAILUKU-KAHULUI COMMUNITY PLAN**

The project site is located within the Wailuku-Kahului Community Plan region, one (1) of nine (9) community plan regions established in the County of Maui. Each region's growth and development is guided by a Community Plan. The County's Community Plan reflects current and anticipated conditions in the Wailuku-Kahului region and advances planning goals, objectives, policies, and implementation considerations to guide decision-making in the region. The primary purpose of the Community Plan is to outline a detailed agenda for carrying out these policies and objectives. The Wailuku-Kahului Community Plan was adopted by the County of Maui through Ordinance Number 3061, and became effective on June 5, 2002.

The Community Plan land use map designates the 4.865-acre project site as "Park" by the Community Plan. See **Figure 11**. As a 100 percent affordable housing project, CCHDC will be seeking exemptions through the MCC Chapter 2.97 which would allow for development on this land designation. Specifically, an exemption will be sought from MCC 2.80B which requires Community Plan land use consistency to allow the project to proceed without obtaining a Community Plan Amendment to "Multi Family".

Further, the proposed project is consistent with the following goal and objectives and policies of the Wailuku-Kahului Community Plan as outlined below.

### **CULTURAL RESOURCES**

#### **Goal:**

*Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that:*

- *Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and*

#### **Objective and Policy:**

- *Preserve the character and integrity of historic sites in the Wailuku-Kahului region.*

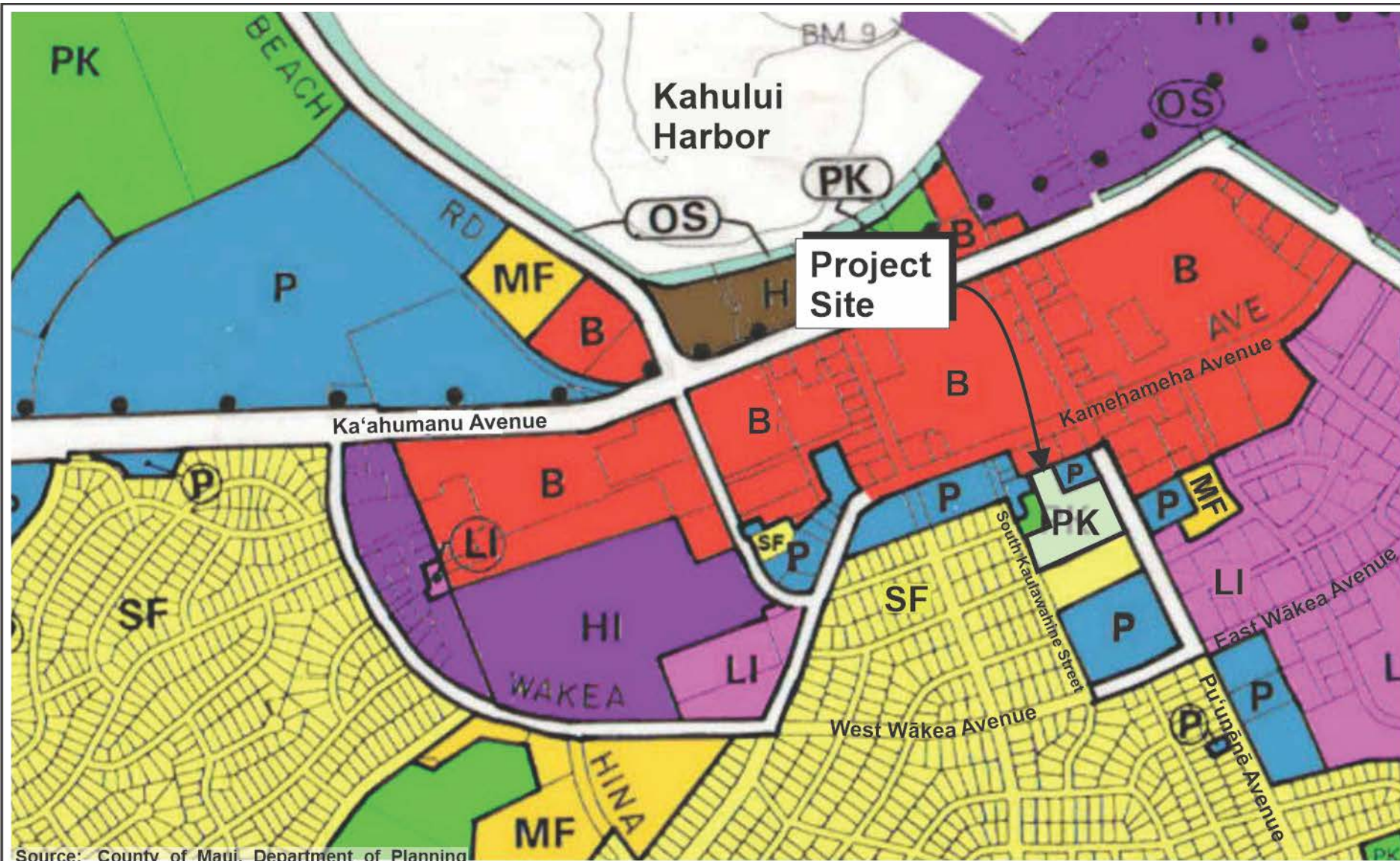


Figure 11



# Hale Pilina Family Affordable Rental Housing Project Wailuku-Kahului Community Plan Map

NOT TO SCALE

Prepared for: Catholic Charities Housing Development Corporation



GSF/Kahului AH/Applications/Figures/WK Community Plan

**Discussion and Response:** Consultation has been initiated with the SHPD pursuant to Chapter 6E, HRS. An AIS was prepared in 2021 for the 4.865-acre area in Kahului. No historic properties were identified within the project area. The SHPD will determine, based upon the current report, whether archaeological monitoring for identification purposes during project-related ground disturbance is appropriate. Should any archaeological resources be discovered during ground altering activities, work shall cease in the immediate area of the find and mitigation coordination will be undertaken with the SHPD. In addition, a CIA was prepared for the Proposed Hale Pilina Family Affordable Rental Housing Project and noted that based on historical research and oral testimonies, no cultural or historical artifacts, resources, or practices were found at the project site. Further, no adverse cultural impacts are anticipated as a result of the proposed project.

## **HOUSING**

### **Goal:**

*A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.*

### **Objectives and Policies:**

- *Provide sufficient land areas for new residential growth which relax constraints on the housing market and afford variety in type, price, and location of units. Opportunities for the provision of housing are presently constrained by a lack of expansion areas. This condition should be relieved by a choice of housing in a variety of locations, both rural and urban in character.*
- *Seek alternative residential growth areas within the planning region, with high priority given to the Wailuku and Kahului areas. This action should recognize that crucial issues of maintaining important agricultural lands, achieving efficient patterns of growth, and providing adequate housing supply and choice of price and location must be addressed and resolved.*

**Discussion and Response:** The proposed project will be developed on urban, infill land in Kahului. It will provide much needed affordable housing opportunities for Maui county families in an area that is close to existing residential developments as well as businesses, schools, and the commercial centers of Kahului and Wailuku.

## **GOVERNMENT**

### **Goal:**

*Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.*

### **Objective and Policy:**

- *Ensure that adequate infrastructure is or will be available to accommodate planned development.*

**Discussion and Response:** The proposed housing project will be implemented in a developed area in Central Maui, in proximity to existing infrastructure and services.

## **F. COUNTY ZONING**

The land underlying the proposed project site is zoned “P-1, Public/Quasi-Public” by the Maui County Zoning Ordinance. See **Figure 12**. However, as previously discussed, the project will be seeking approval through MCC Chapter 2.97. Specifically, an exemption will be sought from the requirements of MCC 19.31 pertaining to the “Public/Quasi Public” zoning district and allow the use of “A-2, Apartment” district standards instead. This exemption will permit the development of multi-family residential uses without the need to obtain a Change of Zoning. Discussion of the MCC Chapter 2.97 exemption requests is provided in Section H of this Chapter.

## **G. HAWAI’I COASTAL ZONE MANAGEMENT PROGRAM**

The Hawai’i Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A-2, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawai’i’s coastal zone. Although the proposed improvements are not within the County of Maui’s Special Management Area (SMA), the applicability of coastal zone management considerations applies to all lands in the State of Hawai’i and, as such, has been reviewed and assessed as follows.

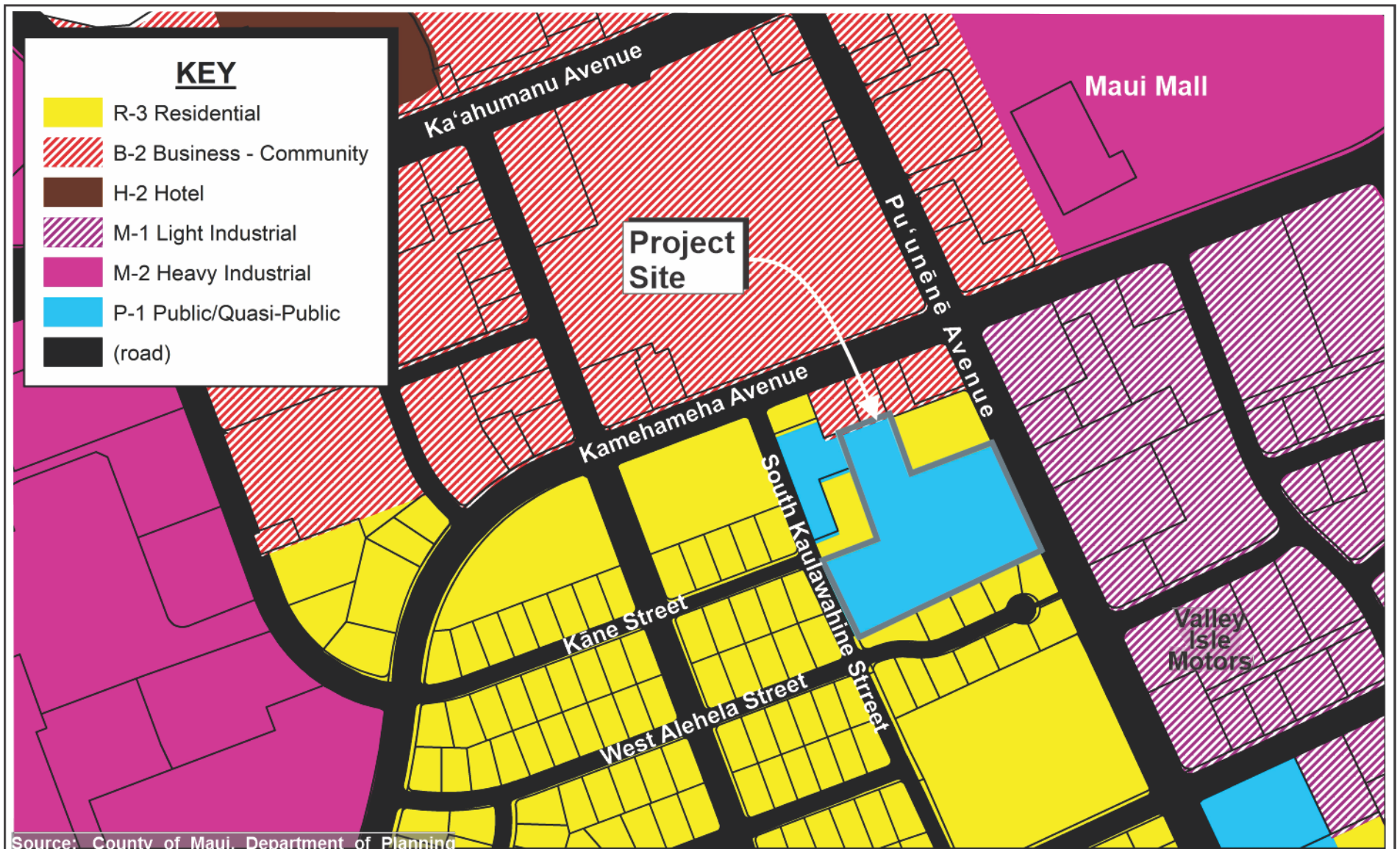


Figure 12

# Hale Pilina Family Affordable Rental Housing Project Maui County Zoning Map



Prepared for: Catholic Charities Housing Development Corporation



GSF/Kahului AH/Applications/Figures/Zoning

## 1. **Recreational Resources**

### **Objective:**

*Provide coastal recreational opportunities accessible to the public.*

### **Policies:**

- a. *Improve coordination and funding of coastal recreational planning and management; and*
- b. *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by*
  - i. *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
  - ii. *Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration 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 that dedication against the requirements of section 46-6.*

**Response:** The project site is located inland and away from the coastline. The proposed action is not anticipated to impact coastal recreational opportunities or affect existing public access to and along the shoreline.

## **2. Historic/Cultural 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.*

**Response:** Consultation with the SHPD has been initiated pursuant to Chapter 6E, HRS. An AIS was prepared in 2021 for the 4.865-acre area in Kahului. No historic properties were identified within the project area. The SHPD will determine, based upon the current report, whether archaeological monitoring for identification purposes during project-related ground disturbance is appropriate. Should any archaeological resources be discovered during ground altering activities, work shall cease in the immediate area of the find and mitigation coordination will be undertaken with the SHPD. In addition, a CIA was prepared for the Proposed Hale Pilina Family Affordable Rental Housing Project and noted that there are no cultural or historical artifacts, resources, or practices at the project site and no adverse cultural impacts are anticipated as a result of the proposed project.

## **3. 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 those 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.*

**Response:** As indicated previously, the project is located inland and not on or near the shoreline. The proposed project is not anticipated to adversely impact coastal scenic and open space resources.

#### **4. Coastal Ecosystem**

**Objective:**

*Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, 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 of significant biological or economic importance, including reefs, beaches, and dunes;*
- 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.*

**Response:** The proposed project is located inland, away from coastal ecosystems and is, therefore, not anticipated to have adverse impacts on coastal/shoreline resources, including reefs and marine resources. Appropriate BMPs will be utilized to ensure that construction runoff is appropriately detained, minimizing any impact on coastal waters. In addition, an application for a National Pollutant Discharge Elimination System (NPDES) permit for construction will be submitted to the State Department of Health (DOH) for review and approval prior to the start of construction.

## **5. Economic Use**

### **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 and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and*
- c. Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:*
  - i. Use of designated locations is not feasible;*
  - ii. Adverse environmental effects and risks from coastal hazards are minimized; and*
  - iii. The development is important to the State's economy.*

**Response:** The proposed project is not a coastal dependent development. The project site is located inland from the shoreline. The proposed project will stimulate the economy through the generation of construction jobs. The proposed project does not contravene the objective and policies for economic use.

## **6. Coastal Hazards**

### **Objective:**

*Reduce hazard to life and property from coastal hazards.*

### **Policies:**

- a. Develop and communicate adequate information about the risk of coastal hazards;*
- b. Control development, including planning and zoning control, in areas subject to coastal hazards;*
- c. Ensure that developments comply with requirements of the National Flood Insurance Program; and*
- d. Prevent coastal flooding from inland projects.*

**Response:** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the area, the project site falls within Zone X (shaded), an area of minimal flooding. In addition, the project site is not located within the projected 3.2-foot sea level rise exposure area. Drainage improvements will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the project will not adversely affect downstream properties from the effects of flooding and erosion. Adverse impacts to hazard-sensitive areas are not anticipated.

The project is located in the Tsunami Evacuation zone. Procedures to organize and direct operations at the Hale Pilina Family Affordable Rental Housing Project in the event of an emergency or civil defense action, such as a tsunami, will be established. The procedures will identify protocol during times of emergency or disruption and specific actions dependent upon the type of emergency or disruption.

## **7. 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.*

**Response:** Opportunities for agency and public review of the proposed action are provided pursuant to Chapter 343, HRS and the Chapter 2.97 application process. The project was also discussed at two (2) community meetings. A summary of the outreach efforts is provided in Chapter IX.

## **8. 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.*

**Response:** The project has, and will continue to address public awareness, education, and participation objectives. As noted above, the applicant has undertaken outreach activities with a number of community agencies and community members. Refer to Chapter IX. Opportunities for agency and public review of the proposed action are also provided through the comment processes pursuant to Chapter 343, HRS. There will be an opportunity for public testimony during the Chapter 2.97 application review process with the Maui County Council.

## **9. Beach and Coastal Dune Protection**

### **Objective:**

- A. Protect beaches and coastal dunes for:
  - (i) Public use and recreation;*
  - (ii) The benefit of coastal ecosystem; and*
  - (iii) Use as natural buffers against coastal hazards; and**
- B. Coordinate and fund beach management and protection.*

### **Policies:**

- 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 shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*

- c. *Minimize the construction of public shoreline hardening structures, including seawalls and revetments at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*
- d. *Minimize grading of and damage to coastal dunes;*
- e. *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*
- f. *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; and*

**Response:** The project site is located inland, away from the shoreline and is not anticipated to impact shoreline processes.

## 10. **Marine and Coastal 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 and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and*
- e. *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

**Response:** The project is located inland, away from the ocean and is, therefore, not anticipated to have an impact on marine or coastal resources.

## H. **CHAPTER 2.97, MAUI COUNTY CODE AFFORDABLE HOUSING APPROVAL**

As a 100 percent affordable housing project, CCHDC will be seeking an affordable housing approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code (MCC). The Chapter 2.97 application process will allow exemptions relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon to support the development of affordable housing. The specific exemptions that will be requested as part of the Chapter 2.97 approval are presented in **Table 5**.

**Table 5. Chapter 2.97 Exemption Requests**

<b>Development Standard or Requirement</b>	<b>Relevant Section/ Requirement</b>	<b>Requested Exemption and Estimated Value Where Appropriate</b>	<b>Rationale for Request</b>
1. Requirement for requiring disposal permit and payment of disposal charges	Title 8, Health and Safety, Maui County Code (MCC)  Chapter 8.04, Refuse Collection and Landfills	Exemption for project to dispose of construction waste during the construction of the project without the need to apply for a disposal permit and pay for disposal charges.	An exemption from the requirements to apply for a disposal permit and pay associated charges will provide cost savings.
2. Requirement for payment of wastewater assessment fees	Title 14, Public Services, MCC  Section 14.35, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului Wastewater Treatment System	Exemption to allow the project to receive its building permits without the need to pay wastewater assessment fees.  Section 14.34.080, Exemptions, exempts developments comprised of 100% residential workforce housing units from the provisions of this chapter.	An exemption from the requirements to pay the wastewater assessment fee for the Wailuku/Kahului Wastewater Treatment System will advance the affordability objectives of the project.
3. Requirement for payment of permit and inspection fees	Title 16, Buildings and Construction, MCC:  Sections 16.04C, Fire Code 16.18B, Electrical Code 16.20B, Plumbing Code 16.26B, Building Code	Exemptions from MCC Chapters: <ul style="list-style-type: none"> <li>• 16.04C, <u>Fire Code</u>,</li> <li>• 16.18B, <u>Electrical Code</u>,</li> <li>• 16.20B, <u>Plumbing Code</u>, and</li> <li>• 16.26B, <u>Building Code</u>,</li> </ul> to exempt the project from fire, electrical, plumbing, and building permit, plan review, and inspection fees.	These exemptions provide savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.
4. Requirement for General Plan, Community Plan land use consistency and Change in Zoning	MCC 2.80B General Plans and Community Plans	<u>Exemptions to permit the project to proceed without</u> obtaining a Community Plan Amendment (CPA) and a Change of Zoning (CIZ). The project site is designated as “Park” in the Wailuku-Kahului Community Plan Map and zoned “P-1, Public/Quasi-Public” in zoning. The appropriate land use designation for the proposed project is “Multi Family” and “A-2, Apartment”, respectively.	These exemptions would expedite the delivery of affordable workforce housing. The project site is located within the Urban Growth Boundary of the Maui Island Plan.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
5. Requirement for payment of permit and inspection fees	Title 20, Environmental Protection, MCC: Chapter 20.08, Soil Erosion and Sedimentation Control  Section 20.08.090, Grubbing and Grading Permit Fees	An exemption is sought to the submittal of grubbing and grading permit and inspection fees.  Section 20.08.090(D) exempts developments comprised of 100% residential workforce housing units from the grubbing and grading permit fee.	This exemption provides savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.
6. Requirements of all provisions relating to "Public/Quasi-Public" to allow the use of the "A-2, Apartment" district zoning standards.	Title 19, Zoning, MCC:  Chapter 19.31, Public/Quasi-Public Districts	An exemption is sought to permit the development and use of the property for multi-family residential use according to the permitted uses, accessory uses and buildings, and development standards of the A-2 Apartment District pursuant to the provisions set forth in Chapter 19.12, Apartment District.	The Project site is zoned "P-1, Public/Quasi-Public". This exemption would expedite the delivery of affordable workforce housing by allowing the project to be developed in accordance with the A-2, Apartment District zoning provisions, which are more applicable to the proposed development, without the need to obtain a Change of Zoning.
7. Requirement for number of parking stalls and number and sizes of loading areas	Title 19, Zoning, MCC:  Chapter 19.36B, Off-Street Parking and Loading  Sections 19.36B.020 Designated Number of Off-Street Parking Spaces 19.36B.030 Designated Number of Loading Spaces	An exemption from Section 19.36B.020 (Designated Number of Off-Street Parking Spaces) and Section 19.36B.030 (Designated Number of Loading Spaces) to allow for the flexibility in the number of parking stalls and number and sizes of loading areas required.  The Applicant is seeking an exemption to allow one (1) parking stall to be provided for each one-bedroom unit, instead of two (2) parking stalls typically required for dwelling units of 3,000 sq. ft. or less. Two (2) parking stalls will be provided for each two-bedroom unit, consistent with code. Additional stalls will be provided for visitors.	The proposed project will provide adequate parking for residents and the exemption will enable flexibility in the number of parking stalls and number and sizes of loading areas for the project. This will further the affordability of the project.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
8. Water System Development Fees	Title 14 – Public Services, MC: Chapter 14.07 – Water System Development Fees	Exemption requested from Section 14.07.030 Water system development fee schedule as set forth in the annual budget for the water system development fee.	An exemption from the requirements to pay the water system development fees will advance the affordability objectives of the project.
9. Improvements to Public Streets	Chapter 16.26B.3600 – Improvements to Public Streets	Exemption requested from Chapter 16.26B.3600 improvements to public streets. Applicant is seeking exemption to underground overhead utilities and other improvements to adjacent public streets.	An exemption from the requirements of Chapter 16.26B.300 will advance the affordability objectives of the project.



ALTERNATIVES TO THE  
PROPOSED ACTION

IV



## **IV. ALTERNATIVES TO THE PROPOSED ACTION**

The applicant, Catholic Charities Housing Development Corporation (CCHDC), has considered a variety of alternatives for accommodating the proposed project.

### **A. PREFERRED ALTERNATIVE**

The proposed project, outlined in Chapter I, Project Overview, represents the preferred alternative. The preferred alternative involves the construction of 178 affordable rental housing units and one (1) resident manager's unit. The units will provide housing for families earning up to 60 percent of the County's Area Median Income (AMI). A park, parking, and related improvements are also proposed. The preferred alternative provides affordable family rental units to meet the growing demand for affordable housing.

### **B. NO ACTION ALTERNATIVE**

The proposed project will provide much needed affordable family housing in Central Maui. The no action alternative would involve the continued underutilization of lands identified for "Urban" use in the heart of Kahului and would not meet the growing housing needs for the local population. As such, the no action alternative was rejected.

### **C. DEFERRED ACTION ALTERNATIVE**

Similar to the no action alternative, the deferred action alternative does not address the affordable housing needs of Maui County, which will continue to be exacerbated if new housing supply is not provided in response to the growing demand. For this reason, the deferred action alternative was not deemed appropriate.

### **D. DESIGN ALTERNATIVE**

Various site design alternatives were considered by CCHDC in the early stages of planning and design for the project. Previous alternatives considered a different mix of one-, two-, and three-bedroom units. However, based on feedback from Hale Mahaolu, the property manager, the unit mix presented in the preferred alternative was determined to be the optimum mix of one- and two-bedroom units to meet community needs.

The original design and layout were presented to the community during the public meetings held on October 5 and October 7, 2020. Based on feedback from attendees, the architect made revisions to increase the setback of one of the buildings that would be adjacent to the residential area on West Alehela Street. This will serve to provide more privacy to existing homeowners and allow a greater buffer between the project and the single-family homes. Further, the developer and architect switched the layout of the buildings so that the Resident Manager unit would be situated at the entrance of the

property site off of Kaulawahine Street. This will help to increase the safety and security of all residents.



SUMMARY OF  
UNAVOIDABLE IMPACTS  
AND COMMITMENTS OF  
RESOURCES



## **V. SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES**

The development of the project will result in certain unavoidable construction-related environmental impacts as outlined in Chapter II.

In the short term, construction associated with the proposed development will generate noise impacts. These impacts will be limited to the immediate vicinity of the project construction areas. Sound attenuating construction equipment will be used, where practicable, to mitigate noise impacts caused by construction.

Unavoidable air quality impacts will also arise as a result of construction activities, such as the generation of dust and other airborne pollutants. Appropriate Best Management Practices (BMPs) will be incorporated in the construction process to mitigate adverse impacts, including frequent watering of exposed surfaces and regular maintenance of construction equipment to minimize construction-related impacts. Temporary BMPs, such as silts fences, storm drain inlet protection, sediment traps, berms, and soil stabilization that conform to the approved Erosion and Sediment Control Plans, will also be utilized. Compliance to all applicable regulations as it relates to removal and transport of any hazardous materials or waste will be followed. Personal protective equipment will be required for those authorized to access the construction site. Employment of BMPs, required as conditions of the National Pollutant Discharge Elimination System (NPDES), will be followed.

The project will commit approximately 4.865 acres of vacant land designated for “Urban” use to affordable family housing. The proposed project will provide housing for 178 affordable family households in an area that is previously undeveloped. Infrastructure improvements required to service the proposed project will be provided by the Applicant, Catholic Charities Housing Development Corporation. Drainage improvements have been designed to fully retain the increase in runoff generated by the project. A Traffic Impact Assessment Report has also been prepared for the project and determined that Levels of Service at study intersections will not be significantly impacted by the project. Furthermore, due to the presence of sand deposits within the project area, archaeological monitoring is proposed for project-related ground disturbing activities. CCHDC will continue to consult with the SHPD and implement agreed upon mitigation measures.


Construction of the proposed project, as with all development proposals, will result in unavoidable environmental impacts in the form of changes to existing landforms related to ground-altering construction activities. These impacts, in consideration of the project’s benefits in providing needed affordable housing, are not considered significant.

Development of the proposed project will also involve a commitment of energy, labor, fiscal, and material resources. The use of these resources, when weighed against the expected benefit to be derived from the project, is not considered an adverse commitment.



SIGNIFICANCE CRITERIA  
ASSESSMENT

VI



## VI. SIGNIFICANCE CRITERIA ASSESSMENT

The “Significance Criteria”, Section 13 of the Administrative Rules, Title 11, Chapter 200.1, “Environmental Impact Statement Rules”, were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following criteria and preliminary analysis are provided.

1. **Irrevocably commit a natural, cultural, or historic resource.**

The proposed project commits approximately 4.865 acres of vacant land designated for “Urban” use for affordable housing. There are no endangered species or critical habitats in the project area. Consultation has been initiated with the State Historic Preservation Division (SHPD) pursuant to Chapter 6E, HRS. A more robust Archaeological Inventory Survey was conducted in 2021 on the project site. No historic properties were identified within the project area, and, thus, no historic properties were assessed for significance. The SHPD will determine, based upon the current report, whether archaeological monitoring for identification purposes during project-related ground disturbance is appropriate. See **Appendix “C-4”**. The Cultural Impact Assessment concluded that no adverse impacts to cultural resources are anticipated as a result of the project.

2. **Curtails the range of beneficial uses of the environment.**

The proposed project will not curtail the range of beneficial uses of the environment. Best Management Practices (BMPs) have been identified and will be implemented to minimize any construction-related impacts. The project will provide much needed affordable housing in Central Maui.

3. **Conflicts with the State’s environmental policies or long-term environmental goals established by law.**

The proposed project does not conflict with the State’s long-term environmental goals.

4. **Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community 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 project will provide much needed affordable rental housing for families earning less than 60 percent of the Area Median Income (AMI). Therefore, implementation of the proposed action will be beneficial to the overall social welfare of the residents in the Central Maui area.

5. **Have a substantial adverse effect on public health.**

The proposed project is not anticipated to have any significant adverse impacts to public health.

6. **Involves adverse secondary impacts, such as population changes or effects on public facilities.**

The proposed project will provide 178 affordable rental units for families in the existing urban core of Kahului. It is anticipated that the project will serve to meet the documented shortage of housing for the existing population and projected population growth that would occur with or without the project. The project, in and of itself, is not a direct population generator.

The proposed project will include provision of infrastructure to service the development, including appropriate water, wastewater, drainage, and traffic improvements. As such, substantial secondary impacts are not anticipated as a result of the proposed project.

7. **Involves a substantial degradation of environmental quality.**

The project is not anticipated to have a significant adverse impact upon the natural environment. During construction, recommended BMPs will be implemented for erosion and sedimentation control. Drainage system design will comply with the Rules for Design of Storm Drainage Facilities in the County of Maui dated July 1995. Other appropriate mitigation measures will be developed in consultation with the applicable governmental agencies during the project design process.

8. **Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.**

The Hale Pilina Family Affordable Rental Housing Project is proposed in an urbanized area of Kahului. The proposed project is not part of a larger action nor does it represent a commitment to such actions. Given the surrounding development and urban land uses, significant environmental impacts are not anticipated as a result of the project. As such, no cumulative impacts are anticipated as a result of the proposed project.

9. **Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.**

There are no known significant habitats or rare, endangered, or threatened species of flora, fauna, and avifauna located within the project site. Landscaping is proposed as part of the project. Nevertheless, various mitigation measures recommended by the U.S. Fish and Wildlife Service and State of Hawai'i, Division of Forestry and Wildlife will be implemented.

**10. Have a substantial adverse effect on air or water quality or ambient noise levels.**

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and installation of dust screens will be implemented to minimize wind-blown emissions. In the short term, noise impacts will occur primarily from construction equipment and measures to remove blue rock. Equipment mufflers or other noise attenuating equipment, as well as proper equipment and vehicle maintenance, will be used during construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the State of Hawai'i, Department of Health Administrative Rules Title 11, Chapter 46, "Community Noise Control". These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in the Chapter 46 rules.

From a long term perspective, the proposed project is not anticipated to significantly impact ambient air or noise quality in the region.

**11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.**

The subject property is located in Flood X (unshaded). This designation denotes an area of low flood risk and minimal flooding with no development restrictions. The subject property is located within the tsunami evacuation zone. Emergency and civil defense procedures to provide the necessary guidance to organize and direct operations at the facility in the event of an emergency or civil defense action, such as a tsunami, will be established. The project site is not located within the 3.2 foot sea level rise exposure area.

**12. Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or;**

The proposed Hale Pilina Family Affordable Rental Housing Project is not located in a designated scenic corridor and lies within an urbanized area of Maui. In the context of the surrounding urbanized and developed land uses, the proposed action is not anticipated to have a significant adverse impact upon the scenic and open space resources of the area.

**13. Requires substantial energy consumption or emit substantial greenhouse gases.**

The proposed project will involve the commitment of fuel for construction equipment, vehicles, and machinery during construction and maintenance activities. Coordination with Hawaiian Electric Company, Ltd. (HECO) will be undertaken during the electrical plans preparation phase of work to ensure all operational parameters are addressed for the proposed project. The project will incorporate energy saving, sustainable features,

including the use of ENERGY STAR fixtures and appliances and the development of photovoltaic solar panels, if funding is available.

In the context of the GHG Reporting Program (25,000 metric tons of CO<sub>2</sub> EQ), the relative effects GHG emissions (CO<sub>2</sub> EQ) is not considered significant for this proposed project.

In summary, the proposed project will provide 178 units of much needed affordable family housing in Kahului. Based on the foregoing analysis, this Final EA for the project will be published in the Office of Environmental Quality Control's (OEQC) Environmental Notice as a Finding of No Significant Impact (FONSI).



LIST OF PERMITS AND  
APPROVALS

VII



## **VII. LIST OF PERMITS AND APPROVALS**

The following list of permits and approvals are anticipated to be needed for project implementation.

### **State of Hawai'i**

1. Hawai'i Revised Statutes (HRS) Chapter 343 Environmental Assessment
2. National Pollutant Discharge Elimination System (NPDES) Permit, State of Hawai'i, Department of Health
3. Noise Permit, as applicable
4. HRS Chapter 6E Historic Review
5. Work within State Right-of-Way - State of Hawai'i, Department of Transportation
6. Use and Occupancy Agreement - State of Hawai'i, Department of Transportation
7. Stormwater Discharge Permit - State of Hawai'i, Department of Transportation

### **County of Maui**

1. Maui County Code Chapter 2.97, Affordable Housing Approval
2. Building Permit – County of Maui, Development Services Administration (DSA)
3. Driveway Permit – County of Maui, DSA
4. Grading, Grubbing, and Stockpiling Permit – County of Maui, DSA
5. Trenching Permit – County of Maui, DSA
6. Work on County Highway Permit – County of Maui, DSA
7. Drainage and Plan Approval – County of Maui, DSA
8. Sewer Connection and Plan Approval – County of Maui, Wastewater Reclamation Division (WWRD)
9. Water Connection and Plan Approval – County of Maui, Department of Water Supply (DWS)



PARTIES CONSULTED  
DURING THE  
PREPARATION OF THE  
DRAFT ENVIRONMENTAL  
ASSESSMENT; LETTERS  
RECEIVED AND  
RESPONSES TO  
SUBSTANTIVE  
COMMENTS

VIII

## **VIII. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS**

The following agencies were consulted during preparation of the Draft Environmental Assessment (EA). Agency comments and responses to substantive comments are included herein.

- |   |   |
|---|---|
| 1. Kahana Stone, Soil Conservationist<br>Natural Resources Conservation Service<br>U.S. Department of Agriculture<br>77 Hookele Street, Suite 202<br>Kahului, Hawai'i 96732 | 8. Curt Otaguro, Comptroller<br>State of Hawai'i<br>Department of Accounting and General Services<br>1151 Punchbowl Street, #426<br>Honolulu, Hawai'i 96813   |
| 2. Larry Yamamoto, State Conservationist<br>Natural Resources Conservation Service<br>U.S. Department of Agriculture<br>P.O. Box 50004<br>Honolulu, Hawai'i 96850-0001      | 9. Denise Albano, Chair<br>State of Hawai'i<br>Department of Agriculture<br>1428 South King Street<br>Honolulu, Hawai'i 96814-2512                            |
| 3. Ryan Okahara, Field Office Director<br>U. S. Department of Housing and Urban Development<br>1132 Bishop Street, Suite 1400<br>Honolulu, Hawai'i 96813-4918               | 10. Mike McCartney, Director<br>State of Hawai'i<br>Department of Business, Economic Development & Tourism<br>P.O. Box 2359<br>Honolulu, Hawai'i 96804        |
| 4. Michelle Bogardus, Island Team Leader<br>U. S. Fish and Wildlife Service<br>300 Ala Moana Blvd., Rm. 3-122<br>Honolulu, Hawai'i 96850                                    | 11. Christine Kishimoto, Superintendent<br>State of Hawai'i<br>Department of Education<br>P.O. Box 2360<br>Honolulu, Hawai'i 96804                            |
| 5. Major General Kenneth Hara, Adjutant General<br>Hawai'i State Civil Defense<br>3949 Diamond Head Road<br>Honolulu, Hawai'i 96816   | 12. Heidi Meeker,<br>State of Hawai'i<br>Department of Education<br>Office of Business Services<br>3633 Waialae Avenue, Room C-209<br>Honolulu, Hawai'i 96816 |
| 6. Senator Gill Keith-Agaran<br>Hawai'i State Senate<br>Hawai'i State Capitol, Room 221<br>415 S. Beretania Street<br>Honolulu, Hawai'i 96813                               | 13. William Aila, Jr., Interim Chair<br>State of Hawai'i<br>Department of Hawaiian Home Lands<br>P.O. Box 1879<br>Honolulu, Hawai'i 96805                     |
| 7. Representative Justin Woodson<br>House of Representatives<br>Hawai'i State Capitol, Room 304<br>415 S. Beretania Street<br>Honolulu, Hawai'i 96813                       |   |

14. Bruce Anderson PhD, Director  
State of Hawai'i  
Department of Health  
1250 Punchbowl St., Room 325  
Honolulu, Hawai'i 96813
15. Alec Wong P.E., Chief  
State of Hawai'i  
Department of Health  
Clean Water Branch  
Hale Ola, Room 225  
2827 Waimano Home Road  
Pearl City, Hawai'i 96782
16. State of Hawai'i  
Department of Health  
Environmental Health Administration  
P.O. Box 3378  
Honolulu, Hawai'i 96801
17. Mr. Lene Ichinotsubo  
State of Hawai'i  
Department of Health  
Solid and Hazardous Waste Branch  
2827 Waimano Road, Suite 100  
Pearl City, Hawai'i 96782-1407
18. Patti Kitkowski, Director  
State of Hawai'i  
Department of Health  
Maui Sanitation Branch  
54 South High Street, Room 300  
Wailuku, Hawai'i 96793
19. Keith Kawaoka, Acting Director  
State of Hawai'i  
Department of Health  
Office of Environmental Quality Control  
235 S. Beretania Street, Suite 702  
Honolulu, Hawai'i 96813
20. Suzanne Case, Chairperson  
State of Hawai'i  
Department of Land and Natural  
Resources  
P. O. Box 621  
Honolulu, Hawai'i 96809
21. **(VIA: DLNR.INTAKE.SHPD@HAWAII.GOV)**  
Dr. Alan Downer, Administrator  
State of Hawai'i  
Department of Land and Natural  
Resources  
State Historic Preservation Division  
601 Kamokila Blvd., Room 555  
Kapolei, Hawai'i 96707
22. Jade Butay, Director  
State of Hawai'i  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawai'i 96813
23. Denise Iseri-Matsubara, Interim  
Executive Director  
State of Hawai'i  
Hawai'i Housing Finance and  
Development Corporation  
677 Queen Street  
Honolulu, Hawai'i 96813
24. Dr. Sylvia Hussey, Interim Chief  
Executive Officer  
State of Hawai'i  
Office of Hawaiian Affairs  
560 N. Nimitz Highway, Suite 200  
Honolulu, Hawai'i 96817
25. Mary Alice Evans, Director  
State of Hawai'i  
Office of Planning  
P. O. Box 2359  
Honolulu, Hawai'i 96804
26. Eric Nakagawa, Director  
County of Maui  
Department of Environmental  
Management  
2050 Main Street, Suite 2B  
Wailuku, Hawai'i 96793
27. Chief David Thyne, Chief  
County of Maui  
Department of Fire and Public Safety  
200 Dairy Road  
Kahului, Hawai'i 96732
28. Lori Tsuhako, Director  
County of Maui  
Department of Housing and Human  
Concerns  
2200 Main Street, Suite 546  
Wailuku, Hawai'i 96793
29. Karla Peters, Director  
County of Maui  
Department of Parks and Recreation  
700 Halia Nakoia Street, Unit 2F  
Wailuku, Hawai'i 96793

- |   |   |
|---|---|
| <p>30. Michele Chouteau McLean, Director<br/>County of Maui<br/>Department of Planning<br/>2200 Main Street, Suite 315<br/>Wailuku, Hawai'i 96793</p> <p>31. Rowena Dagdag-Andaya, Director<br/>County of Maui<br/>Department of Public Works<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>32. Marc Takamori, Director<br/>County of Maui<br/>Department of Transportation<br/>David Trask Building, Suite 102<br/>2145 Kaohu Street<br/>Wailuku, Hawai'i 96793</p> <p>33. Jeffrey Pearson, Director<br/>County of Maui<br/>Department of Water Supply<br/>200 South High Street, 5th Floor<br/>Wailuku, Hawai'i 96793</p> <p>34. JoAnn Inamasu, Director<br/>County of Maui<br/>Office of Economic Development<br/>2200 Main Street, Suite 305<br/>Wailuku, Hawai'i 96793</p> <p>35. Mayor Michael Victorino<br/>County of Maui<br/>Office of the Mayor<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>36. Chief Tivoli Faaumu<br/>County of Maui<br/>Police Department<br/>55 Mahalani Street<br/>Wailuku, Hawai'i 96793</p> <p>37. Honorable Keani Rawlins-Fernandez,<br/>Council Vice Chair<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>38. Honorable Alice Lee, Council Chair<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> | <p>39. Honorable Tasha Kama<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>40. Honorable Riki Hokama<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>41. Honorable Kelly King<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>42. Honorable Mike Molina<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>43. Honorable Tamara Paltin<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>44. Honorable Shane Sinenci<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>45. Honorable Yuki Lei Sugimura<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>46. Debbie Cabebe, Chief Executive Officer<br/>Maui Economic Opportunity<br/>99 Mahalani Street<br/>Wailuku, Hawai'i 96793</p> <p>47. Hawaiian Telecom<br/>60 South Church St<br/>Wailuku, Hawai'i 96793</p> <p>48. Michael Grider, Manager, Engineering<br/>Maui Electric Company, Ltd.<br/>P.O. Box 398<br/>Kahului, Hawai'i 96733</p> |
|---|---|



## 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:  
01EPIF00-2020-TA-0400

July 27, 2020

Ms. Kari Luna Nunokawa  
Senior Manager  
Munekiyo Hiraga  
305 High Street, Suite 04  
Wailuku, Hawaii 96793

Subject: Technical Assistance for the Proposed Kahului Lani Family Affordable Housing Project, Kahului, Maui

Dear Ms. Nunokawa,

The U.S. Fish and Wildlife Service (Service) received your letter on July 20, 2020, requesting comments on the proposed Kahului Lani Family Affordable Housing Project in Kahului, Maui. The project is comprised of approximately 180 units and will be developed on 4.865 acres of land at TMK (2)3-7-013:026. The proposed project will include the development of four three-story residential buildings in two phases, onsite parking stalls, a park, and related improvements. This letter has been prepared under the authority of, and in accordance with, provisions of the Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq.*) as amended (ESA).

We have reviewed the information you provided and pertinent information in our files, as it pertains to listed species in accordance with section 7 of the ESA. Our data indicate the following federally listed species may occur or transit through the vicinity of the proposed project area: the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Blackburn's sphinx moth (*Manduca blackburni*), Hawaiian petrel (*Pterodroma sandwichensis*), band-rumped storm-petrel (*Oceanodroma castro*), and the federally threatened Newell's shearwater (*Puffinus auricularis newllii*) and Hawaiian goose (*Branta sandvicensis*). The Hawaiian petrel, band-rump storm-petrel, and Newell's shearwater will hereafter collectively be referred to as "Hawaiian seabirds".

### **Hawaiian hoary bat**

The Hawaiian hoary bat roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees or shrubs 15 feet (ft.) or taller are cleared during the pupping season, there is a risk that young bats could inadvertently

be harmed or killed since they are too young to fly or may not move away. Additionally, Hawaiian hoary bats forage for insects from as low as 3 ft. to higher than 500 ft. above the ground and can become entangled in barbed wire used for fencing.

To avoid and minimize impacts to the endangered Hawaiian hoary bat we recommend you incorporate the following applicable measures into your project description:

- Do not disturb, remove, or trim woody plants greater than 15 ft. tall during the bat birthing and pup-rearing season (June 1 through September 15).
- Do not use barbed wire for fencing.

### **Hawaiian seabirds**

Hawaiian seabirds may traverse the project area at night during the breeding, nesting, and fledging seasons (March 1 to December 15). Outdoor lighting could result in seabird disorientation, fallout, and injury or mortality. Seabirds are attracted to lights and after circling the lights they may become exhausted and collide with nearby wires, buildings, or other structures, or they may land on the ground. Downed seabirds are subject to increased mortality due to collision with automobiles, starvation, and predation by dogs, cats, and other predators. Young birds (fledglings) traversing the project area between September 15 and December 15, in their first flights from their mountain nests to the sea, are particularly vulnerable.

To avoid and minimize potential project impacts to seabirds we recommend you incorporate the following applicable measures into your project plan:

- Fully shield all outdoor lights so the bulb can only be seen from below bulb height and only use when necessary.
- Install automatic motion sensor switches and timer controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.
- Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

### **Hawaiian goose**

Hawaiian geese are predominately found on the islands of Hawaii, Maui, Molokai, and Kauai. They may be observed in a variety of habitats, but prefer open areas, such as pastures, golf courses, wetlands, natural grasslands and shrublands, and lava flows. Threats to the species include introduced mammalian and avian predators, wind facilities, and vehicle strikes.

To avoid and minimize potential project impacts to Hawaiian geese we recommend you incorporate the following applicable measures into your project plan:

- Do not approach, feed, or disturb Hawaiian geese.
- If Hawaiian geese are observed loafing or foraging within the project area during the breeding season (September through April), halt work and have a biologist familiar with the nesting behavior of Hawaiian geese survey for nests in and around the project area

prior to the resumption of any work. Repeat surveys after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).

- Cease all work immediately and contact the Service for further guidance if a nest is discovered within a radius of 150 feet of proposed work, or a previously undiscovered nest is found within said radius after work begins.
- In areas where Hawaiian geese are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of threatened species on-site.

### **Blackburn's sphinx moth**

The Blackburn's sphinx moth is known from the islands of Hawaii, Maui, Lanai, and Kahoolawe, and may be in the vicinity of any proposed project on these islands if host plants are present. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); while larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and native aiea (*Nothocestrum* sp.). Moth eggs and larvae are most commonly found feeding on the leaves of native aiea and non-naïve tree tobacco. To pupate, the larvae burrow into the soil and can remain in a state of torpor for a year or more before emerging from the soil. Soil disturbance can result in death of the pupae.

We offer the following survey recommendations to assess whether the Blackburn's sphinx moth is within the project area:

- A biologist familiar with the species should survey areas of proposed activities for the Blackburn's sphinx moth and its larval host plants prior to work initiation.
- Surveys should be conducted during the wettest portion of the year (usually November – April or several weeks after a significant rain) and within 4-6 weeks prior to construction.
- Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).
- If moths or the native aiea or tree tobacco over 3 feet tall are found during the survey, please contact the Service for additional guidance to avoid take.

If no Blackburn's sphinx moth, aiea, or tree tobacco are found during pre-construction surveys, it is imperative that measures be taken to avoid attraction of Blackburn's sphinx moth to the project location and prohibit tree tobacco from entering the site. Tree tobacco can grow greater than 3 feet tall in approximately 6 weeks. If it grows over 3 feet, the plants may become a host for the Blackburn's sphinx moth.

We therefore recommend that you:

- Remove any tree tobacco less than 3 feet tall.
- Monitor the site every 4-6 weeks for new tree tobacco growth before, during, and after the proposed ground-disturbing activity.
- Monitoring for tree tobacco can be completed by any staff, such as a groundskeeper or regular maintenance crew, provided with picture placards of tree tobacco at different life stages.

## **Measures to Avoid the Spread of Invasive Species**

All activities, including site surveys, risk introduction of nonnative species into project areas. Specific attention needs to be made to ensure that all equipment, personnel, and supplies are properly checked and are free of contamination (weed seeds, organic matter, or other contaminants) before entering project areas. Quarantines and/or management activities occurring on specific priority invasive species proximal to project areas need to be considered or adequately addressed. Where possible, we recommend the use of native species in landscaping design.

If this potential project should receive federal funding, federal permits, or any federal authorization, it will require a Section 7 consultation with the Service. The Service only conducts Section 7 consultations with the federal action agency or their designated representative. If there is no federal action agency, but take of listed species cannot be avoided, further coordination with us pursuant to compliance with the ESA is necessary.

Thank you for participating with us in the protection of our endangered species. If you have any further questions or concerns regarding this consultation, please contact Christina Richards, Fish and Wildlife Biologist, 808-792-9450, email: [christina\\_richards@fws.gov](mailto:christina_richards@fws.gov). When referring to this project, please include this reference number: 01EPIF00-2020-TA-0400.

Sincerely,

Michelle Bogardus  
Island Team Manager  
Maui Nui and Hawaii Island



## 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:  
01EPIF00-2020-TA-0439

August 19, 2020

Kari Luna Nunokawa  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Subject: Technical Assistance for the Kahului Lani Affordable Housing Project, Kahului, Maui

Dear Ms. Nunokawa,

The U.S. Fish and Wildlife Service (Service) received your correspondence on July 20, 2020, on behalf of Catholic Charities Housing Development Corporation, requesting comment on the proposed development of the Kahului Lani Family Affordable Housing project. The proposed project will include the development of four, three-story residential buildings in two phases, on-site parking stalls, a park, and related improvements. The proposed project will provide a total of 180 affordable housing units, including one-bedroom and two-bedroom units for rent at 60 percent below the Area Median Income (AMI).

The Kahului Lani Family Affordable Housing project will be developed on 4.865-acres of land identified as TMK (2) 3-7-013:026. The subject property is located on Puunene Avenue with South Kaulawahine Street bordering the property to the west in the Kahului urban core. The project site is designated "Urban" by the State Land Use Commission, "Park" by the Wailuku Kahului Community Plan, and "Public/Quasi-Public" by Maui County Zoning. Currently, the site consists of mostly disturbed habitats with bare ground and grasses, and a few trees surrounding a partially fenced area.

We have reviewed the information you provided and pertinent information in our files, as it pertains to listed species in accordance with section 7 of the ESA. Our data indicate the following federally listed species may occur or transit through the vicinity of the proposed project area: the endangered Blackburn's sphinx moth (*Manduca blackburni*), Hawaiian petrel (*Pterodroma sandwichensis*), band-rump storm-petrel (*Oceanodroma castro*), Hawaiian stilt (*Himantopus mexicanus*), Hawaiian coot (*Fulica alai*), Hawaiian hoary bat (*Lasiurus cinereus semotus*), and the threatened Newell's shearwater (*Puffinus auricularis newelli*) and Hawaii goose (*Branta sandvicensis*). The Hawaiian petrel, band-rump storm-petrel, and Newell's shearwater will hereafter collectively be referred to as "Hawaiian seabirds". The Hawaiian stilt and coot will hereafter collectively be referred to as "Hawaiian waterbirds." Kahana Pond (just

over 500 m east northeast) and Kahana Beach (approximately 2.3 km east northeast) are both designated critical habitat units for Blackburn's sphinx moth (*Manduca blackburni*) (USFWS 2003).

The Service offers the following comments to assist you in your planning process so that impacts to trust resources can be avoided through site preparation and construction. This letter has been prepared under the authority of, and in accordance with, provisions of the Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq.*) as amended (ESA).

### **Blackburn's sphinx moth**

The Blackburn's sphinx moth is known from the islands of Hawaii, Maui, Lanai, and Kahoolawe, and may be in the vicinity of any proposed project on these islands if host plants are present. Our records indicate this species has been detected on the nearby Kahului Airport property in the past. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); while larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and native aiea (*Nothocestrum* sp.). Moth eggs and larvae are most commonly found feeding on the leaves of native aiea and non-native tree tobacco. To pupate, the larvae burrow into the soil and can remain in a state of torpor for a year or more before emerging from the soil. Soil disturbance can result in death of the pupae.

We offer the following survey recommendations to assess whether the Blackburn's sphinx moth is within the project area:

- A biologist familiar with the species should survey areas of proposed activities for Blackburn's sphinx moth and its larval host plants prior to work initiation.
- Surveys should be conducted during the wettest portion of the year (usually November-April or several weeks after a significant rain) and within 4-6 weeks prior to construction.
- Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage).
- If moths or the native aiea or tree tobacco over 3 feet tall are found during the survey, please contact the Service for additional guidance to avoid take.

If no Blackburn's sphinx moth, aiea, or tree tobacco are found during pre-construction surveys, it is imperative that measures be taken to avoid attraction of Blackburn's sphinx moth to the project location and prohibit tree tobacco from entering the site. Tree tobacco can grow greater than 3 feet tall in approximately 6 weeks. If it grows over 3 feet, the plants may become a host plant for Blackburn's sphinx moth.

We therefore recommend that you:

- Remove any tree tobacco less than 3 feet tall.
- Monitor the site every 4-6 weeks for new tree tobacco growth before, during, and after the proposed ground-disturbing activity.

- Monitoring for tree tobacco can be completed by any staff, such as a groundskeeper or regular maintenance crew, provided with picture placards of tree tobacco at different life stages.

### **Hawaiian seabirds**

Hawaiian seabirds may traverse the project area at night during the breeding, nesting, and fledging seasons (March 1 to December 15). Outdoor lighting could result in seabird disorientation, fallout, and injury or mortality. Seabirds are attracted to lights and after circling the lights they may become exhausted and collide with nearby wires, buildings, or other structures or they may land on the ground. Downed seabirds are subject to increased mortality due to collision with automobiles, starvation, and predation by dogs, cats, and other predators. Young birds (fledglings) traversing the project area between September 15 and December 15, in their first flights from their mountain nests to the sea, are particularly vulnerable.

To avoid and minimize potential project impacts to seabirds we recommend you incorporate the following applicable measures into your project plan:

- Fully shield all outdoor lights so the bulb can only be seen from below bulb height and only use when necessary.
- Install automatic motion sensor switches and time controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.
- Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

### **Hawaiian goose**

Hawaiian geese are predominately found on the islands of Hawaii, Maui, Molokai, and Kauai. They may be observed in a variety of habitats, but prefer open areas, such as pastures, golf courses, wetlands, natural grasslands and shrublands, and lava flows. Threats to the species include introduced mammalian and avian predators, wind facilities, and vehicle strikes.

To avoid and minimize potential project impacts to Hawaiian geese we recommend you incorporate the following applicable measures into your project plan:

- Do not approach, feed, or disturb Hawaiian geese.
- If Hawaiian geese are observed loafing or foraging within the project area during the breeding season (September through April), halt work and have a biologist familiar with the nesting behavior of Hawaiian geese survey for nests in and around the project area prior to the resumption of any work. Repeat surveys after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).
- Cease all work immediately and contact the Service for further guidance if a nest is discovered within a radius of 150 feet of proposed work, or a previously undiscovered nest is found within said radius after work begins.
- In areas where Hawaiian geese are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of threatened species on-site.

- Hawaiian geese are likely to be attracted to landscaped areas and watered grass, even within developed areas. We encourage you to consider landscaping that reduces the attractiveness of the development to Hawaiian geese.

### **Hawaiian waterbirds**

Listed Hawaiian waterbirds are found in fresh and brackish-water marshes and natural or man-made ponds. Nearby Kanaha Pond supports Hawaiian stilt (*Himantopus mexicanus*) and Hawaiian coot (*Fulica alai*). Stilts are also known to use the mouth of Kalialinui Stream near where it reaches the ocean just West of Kahana Beach, also about 280 m north of the nearest proposed project activities. Hawaiian stilts may also be found wherever ephemeral or persistent standing water may occur. Threats to these species include non-native predators, habitat loss, and habitat degradation. Hawaiian ducks are also subject to threats from hybridization with introduced mallards.

If your project will create, either purposefully or inadvertently, any kind of temporary or permanent standing water, including excavation or grading for construction or roadwork, then it may attract 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.

To avoid and minimize potential project impacts to Hawaiian waterbirds we recommend you incorporate the following applicable measures into your project plan:

- In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site or nearby.
- If water resources are to be located within or adjacent to the project site, incorporate the applicable best management practices (BMPs, see enclosure) regarding work in aquatic environments into the project design.
- Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).

If a nest or active brood is found:

- Contact the Service within 48 hours for further guidance.
- Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
- Have a biological monitor that is familiar with the species' biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.

**Hawaiian hoary bat**

The Hawaiian hoary bat roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees or shrubs 15 feet or taller are cleared during the pupping season, there is a risk that young bats could inadvertently be harmed or killed since they are too young to fly or may not move away. Additionally, Hawaiian hoary bats forage for insects from as low as 3 feet to higher than 500 feet above the ground and can become entangled in barbed wire used for fencing.

To avoid and minimize impacts to the endangered Hawaiian hoary bat we recommend you incorporate the following applicable measures into your project plan:

- Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).
- Do not use barbed wire for fencing.

**Other Measures to Reduce Mortality of Listed Animal Species**

Additional measures common to all listed animal species that will reduce mortality or predation include the following:

- Post and enforce low speed limits to reduce vehicle collisions with wildlife.
- Require all pets, including cats and dogs, to be on leash at all times outside.
- Require garbage cans with lids to reduce populations of rats and mongoose, which are invasive species and prey upon native and endangered species.
- Provide signage instructing residents and visitors to avoid approaching, feeding, or disturbing wildlife.

**Measures to Avoid the Spread of Invasive Species**

All activities, including site surveys, risk introduction of nonnative species into project areas. Specific attention needs to be made to ensure that all equipment, personnel, and supplies are properly checked and are free of contamination (weed seeds, organic matter, or other contaminants) before entering project areas. Quarantines and/or management activities occurring on specific priority invasive species proximal to project areas need to be considered or adequately addressed.

**Compliance with the ESA**

If this potential project should receive federal funding, federal permits, or any federal authorization, it will require a Section 7 consultation with the Service. The Service only conducts Section 7 consultations with the federal action agency or their designated representative. If there is no federal action agency, but take of listed species cannot be fully avoided, further coordination with us pursuant to ESA compliance is necessary.

Thank you for participating with us in the protection of our endangered species. If you have any further questions or concerns regarding this consultation, please contact Melissa Cady, Fish and Wildlife Biologist, 808-933-6963, email: [melissa\\_cady@fws.gov](mailto:melissa_cady@fws.gov). When referring to this project, please include this reference number: 01EPIF00-2020-TA-0439.

Sincerely,

Michelle Bogardus  
Island Team Manager  
Maui Nui and Hawaii Island

Enclosure: Recommended Standard Water Quality Best Management Practices

#### **Literature Cited**

USFWS. 2003. Endangered and Threatened Wildlife and Plants; Designation of Critical Habitat for the Blackburn's Sphinx Moth. Federal Register 68(111): 34710- 34766.

## **Recommended Standard Water Quality Best Management Practices**

The U.S. Fish and Wildlife Service recommends that the measures below be incorporated into projects to minimize the degradation of water quality and minimize the impacts to fish and wildlife resources.

1. Turbidity and siltation from project-related work shall be minimized and contained within the vicinity of the site through the appropriate use of effective silt containment devices and the curtailment of work during adverse tidal and weather conditions.
2. Dredging/filling in the marine environment shall be scheduled to avoid coral spawning and recruitment periods and sea turtle nesting and hatching periods.
3. Dredging and filling in the marine/aquatic environment shall be designed to avoid or minimize the loss special aquatic site habitat (beaches, coral reefs, wetlands, etc.) and the function of such habitat shall be replaced.
4. All project-related materials and equipment (dredges, barges, backhoes, etc.) to be placed in the water shall be cleaned of pollutants prior to use.
5. No project-related materials (fill, revetment rock, pipe, etc.) should be stockpiled in the water (intertidal zones, reef flats, stream channels, wetlands, etc.) or on beach habitats.
6. All debris removed from the marine/aquatic environment shall be disposed of at an approved upland or ocean dumping site.
7. No contamination (trash or debris disposal, non-native species introductions, attraction of non-native pests, etc.) of adjacent habitats (reef flats, channels, open ocean, stream channels, wetlands, beaches, forests, etc.) shall result from project-related activities. This shall be accomplished by implementing a litter-control plan and developing a Hazard Analysis and Critical Control Point Plan (HACCP – see <http://www.haccp-nrm.org/Wizard/default.asp>) to prevent attraction and introduction of non-native species.
8. Fueling of project-related vehicles and equipment should take place away from the water and a contingency plan to control petroleum products accidentally spilled during the project shall be developed. Absorbent pads and containment booms shall be stored on-site, if appropriate, to facilitate the clean-up of accidental petroleum releases.
9. Any under-layer fills used in the project shall be protected from erosion with stones (or core-loc units) as soon after placement as practicable.
10. Any soil exposed near water as part of the project shall be protected from erosion (with plastic sheeting, filter fabric etc.) after exposure and stabilized as soon as practicable (with native or non-invasive vegetation matting, hydroseeding, etc.).



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Michelle Bogardus, Island Team Leader  
U. S. Fish and Wildlife Service  
300 Ala Moana Blvd., Rm. 3-122  
Honolulu, Hawai'i 96850

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i (01EPIF00-2020-TA-  
0400 and 01EPIF00-2020-TA-0439)

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Dear Ms. Bogardus:

Thank you for your letters dated July 27, 2020 and August 19, 2020, responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). Pursuant to our subsequent conversation, we understand that the August 19, 2020 letter represents the U.S. Fish and Wildlife Service's comments and replaces the July 27, 2020 letter. On behalf of Catholic Charities Housing Development Corporation (CCHDC), we thank you for the information provided about federally listed species that may occur or transit through the proposed project and offer the following information in response to the comments noted in your August 19, 2020 letter.

### **Blackburn's sphinx moth**

A Botanical and Fauna Survey was conducted for the project by Environmental Consultant Robert W. Hobdy. The Blackburn's sphinx moth and its native and nonnative host plants were not identified within the project site. As recommended, a survey of Blackburn's sphinx moth and its host plants will be conducted within four (4) to six (6) weeks prior to construction. Mitigation measures noted in your letter will be implemented, as appropriate.

### **Hawaiian seabirds:**

Thank you for your information regarding the Hawaiian seabirds that may traverse the project site. Outdoor lighting installed at the project site will be fully shielded and downward facing. Automatic motion sensor switches and time controls will be installed, where appropriate, while maintaining minimum lighting levels required for safety and

security. Nighttime construction is not anticipated to be utilized for the project. However, should nighttime construction be required, nighttime work will be avoided during the seabird fledging period, September 15 through December 15.

**Hawaiian goose:**

Thank you for the information regarding the Hawaiian goose. The Botanical and Fauna Survey did not identify any Hawaiian geese present at the site. Should the Hawaiian geese be observed at the project site, the mitigation and protection measures noted in your letter will be implemented.

**Hawaiian waterbirds**

The Botanical and Fauna survey did not identify listed Hawaiian waterbirds within the project site. However, we understand that these birds are found at the nearby Kanaha Pond. Mitigation measures pertaining to Hawaiian waterbirds will be implemented, as applicable.

**Hawaiian hoary bat:**

Thank you for your information regarding the Hawaiian hoary bat. The Botanical and Fauna Survey conducted for the project made a special effort to look for any evidence of the Hawaiian hoary bat through several methods. The first method included an observation during evening hours, when the Hawaiian hoary bat is most active. No evidence was found of any activity or presence. The second method consisted of utilizing a bat detection device (Batbox IIID) set to 27,000 hertz, the same frequency the Hawaiian hoary bat uses for echolocation when searching for nocturnal flying insect prey. Again, no bats were detected. As recommended, woody plants greater than 15 feet tall will not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 to September 15). In addition, barbed wire fencing is not proposed for use.

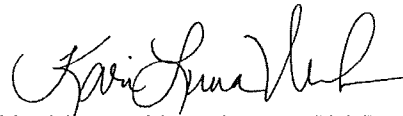
**Other mitigation measures:**

As recommended, other mitigation measures to reduce the mortality of listed animal species and avoid the spread of invasive species will be implemented.

Michelle Bogardus, Island Team Leader  
November 16, 2020  
Page 3

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Robert Hobdy

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AUG - 6 2020

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)20.122

JUL 24 2020

Ms. Kari Luna Nunokawa  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Maui, Hawaii 96793

Dear Ms. Nunokawa:

Subject: Early Consultation for  
Proposed Kahului Lani Family Affordable Housing Project  
TMK: (2)3-7-013: 026  
Kahului, Maui, Hawaii

Thank you for the opportunity to comment on the subject project. We concur with the project but have no comments to offer at this time. The Department of Accounting and General Services is currently working with the Hawaii Finance and Development Corporation on the future Kahului Civic Center, which is in close proximity to the subject project. Therefore, we request to be informed of any progress and review of future developments.

If you have any questions, you may call Ms. Dora Choy of the Planning Branch at 586-0488.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine L. Kinimaka".

CHRISTINE L. KINIMAKA  
Public Works Administrator

DC:mo

c: Mr. Wade Shimabukuro, DAGS-MDO



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Christine Kinimaka, Public Works Administrator  
State of Hawai'i  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawai'i 96810

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i ((P)20.122)

Dear Ms. Kinimaka:

Thank you for your letter dated July 24, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the State of Hawai'i, Department of Accounting and General Services has no comments at this time.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

[www.munekiyo-hiraga.com](http://www.munekiyo-hiraga.com)

AUG 11 2020

DAVID Y. IGE  
GOVERNOR



KENNETH S. HARA  
MAJOR GENERAL  
ADJUTANT GENERAL

STEPHEN F. LOGAN  
COLONEL  
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE ADJUTANT GENERAL  
3949 DIAMOND HEAD ROAD  
HONOLULU, HAWAII 96816-4495

August 5, 2020

Munekio Hiraga  
Attention: Ms. Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793

Dear Ms. Nunokawa:

Subject: Request for Early Consultation for the Proposed Kahului Lani Family Affordable  
Housing Project at TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Thank you for the opportunity to comment on the above project. The State of Hawaii Department of Defense has no comments to offer relative to the project at this time.

If you have any questions or concerns, please have your staff contact Mr. Wade Ishii, Acting Chief Engineering Officer at (808) 369-3484.

Sincerely,

A handwritten signature in black ink, appearing to read "SFL", written over a horizontal line.

STEPHEN F. LOGAN  
Colonel  
Acting Adjutant General



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Stephen F. Logan, Colonel  
Acting Adjutant General  
State of Hawai'i, Department of Defense  
Office of the Adjutant General  
3949 Diamond Head Road  
Honolulu, Hawai'i 96816-4495

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Colonel Logan:

Thank you for your letter dated August 5, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the State of Hawai'i, Department of Defense has no comments at this time.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

[www.munekiyo-hiraga.com](http://www.munekiyo-hiraga.com)



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

August 3, 2020

Kari Luna Nunokawa  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Re: Early Consultation Request for the preparation of a Draft Environmental  
Assessment for the Proposed Kahului Lani Family Affordable Housing Project  
Kahului, Maui, Hawaii TMK: 3-7-013:026

Dear Ms. Nunokawa:

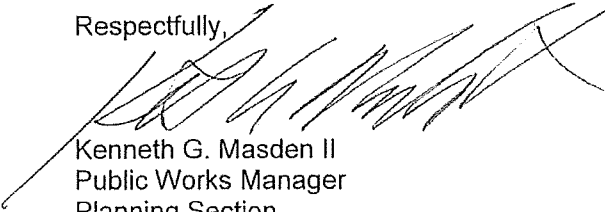
The Hawaii State Department of Education (HIDOE) has the following early consultation comments in preparation of a Draft Environmental Assessment (DEA) for the proposed Kahului Lani Family Affordable Housing Project (Project). Catholic Charities Housing Development Corporation is proposing to develop approximately 180 rental units, targeting income groups up to 60 percent of Average Medium Income, in Kahului, Island of Maui, Hawaii TMK 3-7-013:026.

The proposed Project is located within the Central Maui School Impact Fee District with a fee amount of \$2,371 for multi-family units. Chapter 302A-1606, Hawaii Revised Statutes, requires that residential development with 50 or more units execute an agreement with HIDOE before the issuance of any building permit. This agreement sets forth how and when payments will occur. The developer is encouraged to meet with HIDOE early on to execute this agreement.

Schools servicing the proposed Project are Kahului Elementary, Maui Waena Intermediate, and Maui High. Enrollment at all three schools exceed facility capacity. This condition will continue over the next five years.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, Acting Land Use Planner, Facilities Development Branch, Planning Section, at (808) 784-5093 or by email at [robyn.loudermilk@k12.hi.us](mailto:robyn.loudermilk@k12.hi.us).

Respectfully,



Kenneth G. Masden II  
Public Works Manager  
Planning Section

KGM:rl

c: Kathleen Dimino, Complex Area Superintendent, Baldwin/Keakūlike/Maui Complex Area

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



November 16, 2020

Kenneth G. Masden II, Public Works Manager  
State of Hawai'i  
Department of Education  
Office of Facilities and Operations  
P.O. Box 2360  
Honolulu, Hawai'i 96804

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Mr. Masden:

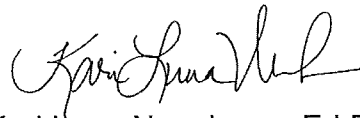
Thank you for your letter dated August 3, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments noted in your letter.

1. Thank you for the information regarding the Central Maui School Impact Fee. CCHDC is aware of the school impact fee and will coordinate with the Hawai'i Department of Education prior to obtaining any building permit.
2. Thank you for the information regarding the existing and anticipated enrollment and capacity at Kahului Elementary School, Maui Waena Intermediate, and Maui High School. The Hale Pilina Family Affordable Rental Housing project will provide 178 affordable housing units, including 108 one-bedroom units and 70 two-bedroom units. With a majority of the units being one-bedroom units, it is anticipated that the tenant profile will consist of many individuals and two-person households without children. Future tenants of the Hale Pilina project are expected to be families currently living in the region and doubled up in households, unable to afford their own home. Nevertheless, we acknowledge that there will be school age children residing at the Hale Pilina project. To support schools within the district, CCHDC will coordinate with the Department regarding the school impact fee associated with the development.

Kenneth G. Masden II, Public Works Manager  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa'.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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## Solid and Hazardous Waste Branch Standard Comments

November 26, 2018

The Solid and Hazardous Waste Branch administers programs in the areas of:

- 1) Management of hazardous waste;
- 2) Management of solid waste; and
- 3) Regulation of underground storage tanks.

Our general comments on projects are below. For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226. All chapters of the Hawaii Revised Statutes (HRS) are at <https://www.capitol.hawaii.gov/hrscurrent/>.

### **Hazardous Waste Program**

- The state regulations for hazardous waste and used oil are in chapters 11-260.1 to 11-279.1, Hawaii Administrative Rules (HAR) [<http://health.hawaii.gov/shwb/hwrules/>]. These rules apply to the identification, handling, transportation, storage and disposal of regulated hazardous waste and used oil. Generators, transporters and treatment, storage, and disposal facilities of hazardous waste and used oil must adhere to these requirements. Violations are subject to penalties under chapter 342J, HRS.

### **Solid Waste Section**

- The Solid Waste Section (SWS) enforces laws and regulations contained in chapters 342H and 342I, HRS, and chapter 11-58.1, HAR, "Solid Waste Management Control" [<http://health.hawaii.gov/shwb/solid-waste/>].
- The purpose of the rules is to establish minimum standards governing the design, construction, installation, operation, and maintenance of solid waste disposal, recycling, reclamation and transfer systems.
- All facilities that accept solid wastes are required to obtain a solid waste management permit from the SWS. Examples of the types of facilities governed by these regulations include landfills, transfer stations and convenience centers, recycling facilities, composting facilities, and salvage facilities. Medical waste, infectious waste, and foreign waste treatment facilities are also included.
- Generators of solid waste are required to ensure that their wastes are properly delivered to permitted solid waste management facilities. Managers of construction and demolition projects should require their waste contractors to submit disposal receipts and invoices to ensure proper disposal of wastes.

For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.

1

## **Solid and Hazardous Waste Branch Standard Comments**

### **Office of Solid Waste Management**

- The Office of Solid Waste Management (OSWM) administers statewide integrated solid waste management planning activities, which apply to the counties, as well as various recycling programs, e.g. the Glass Advance Disposal Fee (ADF) and Deposit Beverage Container (DBC) Programs. Management of the DBC Program is conducted pursuant to chapter 342G, HRS, which contains compliance and enforcement provisions, and chapter 11-282, HAR, "Deposit Beverage Recycling" [<http://health.hawaii.gov/hi5/rules-regulations-additional-links/>]. OSWM is also responsible for limited enforcement and compliance of solid waste management facilities that operate primarily as certified DBC redemption centers pursuant to chapter 342H, HRS, and chapter 11-58.1, HAR, "Solid Waste Management Control" [<http://health.hawaii.gov/shwb/solid-waste/>]. Authority for the integrated solid waste management planning and ADF programs is contained in chapter 342G, HRS.
- Glass Advance Disposal Fee Program: Businesses that import glass containers into Hawaii are required to register with the Department of Health and pay a 1.5 cent per container fee. Fee revenue is distributed to the counties for the operation of glass recycling programs.
- Deposit Beverage Container Program: Business that manufacture or import deposit beverage containers into Hawaii are required to register with the Department of Health and pay the five cent deposit and one cent container fee on each deposit container. Deposits and fees are deposited into a special fund and are used to reimburse DBC redemption center refunds paid to consumers; and to pay handling fees to redemption/recycling companies to process and recycle collected deposit beverage containers; and to pay program administrative costs.
- The Department of Health reimburses and pays an associated handling fee for the redemption of deposit beverage containers (DBC). These transactions are conducted only with certified redemption centers. Certification requires obtaining a solid waste management permit from the SWS (which addresses environmental issues) and a certification from the DBC program (which standardizes the redemption process).
- Chapter 342G, HRS, encourages the reduction of waste generation, reuse of discarded materials, and the recycling of solid waste. Businesses, property managers and developers, and government entities are highly encouraged to develop solid waste management plans to ensure proper handling of wastes and divert recyclables from being landfilled.
- Solid waste management plans seek to maximize waste diversion and minimize disposal. Such plans should include designated areas to promote the collection of reusable and recyclable materials.

For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.

## **Solid and Hazardous Waste Branch Standard Comments**

### **Underground Storage Tank Program**

- The state's underground storage tank (UST) regulations, found in chapter 11-280.1, HAR [<http://health.hawaii.gov/shwb/underground-storage-tanks/>], include specific requirements that UST owners and operators must meet when installing, operating, and permanently closing their UST systems and addressing releases from USTs. Violations are subject to penalties under chapter 11-280.1, HAR, and chapter 342L, HRS.
- A permit is required prior to the installation and operation of a UST. Any new UST system that will be installed must have secondary containment with interstitial monitoring. Refer to subchapters 2, 3, 4, and 12 of chapter 11-280.1, HAR. The installation permit expires 1 year from the date of issuance. The operation permit expires 5 years from the date of issuance.
- §11-280.1-50, HAR, requires owners and operators of USTs or tank systems to notify DOH within twenty-four (24) hours and follow the procedures in §11-280.1-52, HAR, if any of the following occur, with specific exceptions found in the rules:
  - 1) The discovery by any person of evidence of regulated substances which may have been released at the UST site or in the surrounding area (such as the presence of free product or vapors in soils, basements, sewer and utility lines, or nearby surface water);
  - 2) Unusual UST system operating conditions observed or experienced (such as the erratic behavior of product dispensing equipment, the sudden loss of product from the UST, or an unexplained presence of water in the tank); or
  - 3) Monitoring results from a release detection method required under §§11-280.1-41 or 11-280.1-42 indicate a release may have occurred.
- For release response actions, responsible parties and their consultants and contractors should follow the applicable guidance in the Department of Health Hazard Evaluation Emergency (HEER) Office Technical Guidance Manual, HEER Environmental Action Level (EAL) guidance, and other guidance documents on the DOH HEER Office website [<http://eha-web.doh.hawaii.gov/eha-cma/Org/HEER/>], including those pertaining to Multi-Increment Sampling of soil, low flow groundwater sampling, soil vapor sampling, and Environmental Hazard Evaluations (EHE)/Environmental Hazard Management Plans (EHMP).

For further information about these programs, please contact the Solid and Hazardous Waste Branch at (808) 586-4226.



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Mr. Lene Ichinotsubo  
State of Hawai'i  
Department of Health  
Solid and Hazardous Waste Branch  
2827 Waimano Home Road, Suite 100  
Pearl City, Hawai'i 96782-1407

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Mr. Ichinotsubo:

Thank you for providing the Solid and Hazardous Waste Branch Standard Comments dated July 25, 2020. We have reviewed the comments and have shared it with the Applicant. The Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing Project) will comply with applicable comments. Construction waste generated by the project will be disposed of at a permitted facility.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyo-hiraga.com

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

July 29, 2020

Ms. Kari Luna Nunokawa  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Nunokawa:

Subject: Proposed Kahului Lani Affordable Housing  
TMK: (2) 3-7-013:026  
Kahului, Maui Hawaii

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.
3. Please address wastewater disposal method for proposed project. If you have any questions, please call Roland Tejano, Environmental Engineer, at 808 984-8232.

It is strongly recommended that you review the department's website at <https://health.hawaii.gov/epo/files/2018/05/DOHEHA.LandUseContactList.20180502.pdf> and contact the appropriate program that concerns your project.

Ms. Kari Luna Nunokawa

July 29, 2020

Page 2

Should you have any questions, please contact me at 808 984-8230 or email me at [patricia.kitkowski@doh.hawaii.gov](mailto:patricia.kitkowski@doh.hawaii.gov).

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski". The signature is fluid and cursive, with the first name "Patti" and last name "Kitkowski" clearly legible.

Patti Kitkowski

District Environmental Health Program Chief

c Jonna Seto



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Patti Kitkowski, District Environmental  
Health Program Chief  
State of Hawai'i  
Department of Health  
Maui Sanitation Branch  
54 South High Street, Room 300  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Ms. Kitkowski:

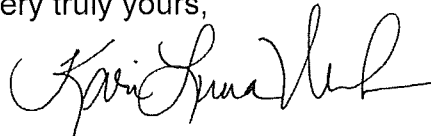
Thank you for your letter dated July 29, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments noted in your letter.

1. A National Pollutant Discharge Elimination System (NPDES) permit will be obtained prior to construction.
2. The project will comply with the maximum allowable noise levels as set forth in Hawai'i Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit will be obtained, if applicable, prior to commencement of construction.
3. A Preliminary Engineering Report (PER) has been prepared for the project and will be included in the Draft EA. The proposed project will connect to the County of Maui's wastewater system.

Patti Kitkowski, District Environmental  
Health Program Chief  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



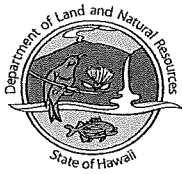
Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Chad McDonald, M&A Hawaii

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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

August 5, 2020

Munekiyo Hiraga  
Attn: Ms. Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

via email: [kari@munekiyohiraga.com](mailto:kari@munekiyohiraga.com)

Dear Nunokawa:

SUBJECT: Early Consultation for the Proposed Kahului Lani Family Affordable  
Housing Project located at Kahului, Island of Maui; TMK: (2) 3-7-013:026

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) Division of Forestry & Wildlife, 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](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

Sincerely,

*Russell Tsuji*

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

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

July 22, 2020

**MEMORANDUM**

TO: **DLNR Agencies:**  
\_\_\_ Div. of Aquatic Resources  
\_\_\_ Div. of Boating & Ocean Recreation  
X Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))  
X Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))  
\_\_\_ Div. of State Parks  
X Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))  
\_\_\_ Office of Conservation & Coastal Lands  
X Land Division – Maui District ([daniel.l.ornellas@hawaii.gov](mailto:daniel.l.ornellas@hawaii.gov))  
X Historic Preservation ([DLNR.Intake.SHPD@hawaii.gov](mailto:DLNR.Intake.SHPD@hawaii.gov))

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Request for Early Consultation for the Proposed Kahului Lani Family Affordable Housing Project

LOCATION: Kahului, Island of Maui; TMK: (2) 3-7-013:026

APPLICANT: Munekiyo Hiraga on behalf of Catholic Charities Housing Development Corporation

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **August 4, 2020**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

( ) We have no objections.  
( ) We have no comments.  
(☒) Comments are attached.

*DLG*

Signed: \_\_\_\_\_  
Print Name: DAVID G. SMITH, Administrator  
Division: Division of Forestry and Wildlife  
Date: Aug 4, 2020

Attachments  
cc: Central Files



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF FORESTRY AND WILDLIFE  
1151 PUNCHBOWL STREET, ROOM 325  
HONOLULU, HAWAII 96813

August 3, 2020

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

MEMORANDUM

Log no. 2731

**TO:** RUSSELL Y. TSUJI, Administrator  
Land Division

**FROM:** DAVID G. SMITH, Administrator  
Division of Forestry and Wildlife

**SUBJECT:** Division of Forestry and Wildlife Comments for Early Consultation for the  
Proposed Kahului Lani Family Affordable Housing Project

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your inquiry regarding review of the early consultation for the proposed Kahului Lani Family Affordable Housing Project in Kahului, Maui, TMK: (2) 3-7-013:026. The proposed project consists of constructing four three-story residential buildings with approximately 180 units, parking stalls and a park on 4.865 acres of previously undeveloped land.

The State listed Blackburn's Sphinx Moth (BSM; *Manduca blackburni*) has a historic range that encompasses the project area. Larvae of BSM feed on many nonnative hostplants that include tree tobacco (*Nicotiana glauca*) which grows in disturbed soil. We recommend contacting our Maui DOFAW office at (808) 984-8100 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of plants preferred by BSM. To avoid harm to BSM, DOFAW recommends removing plants less than one meter in height or during the dry time of the year. If you remove tree tobacco over one meter in height or disturb the ground around or within several meters of these plants they must be checked thoroughly for the presence of eggs and larvae.

State listed waterbirds such as the Hawaiian Duck (*Anas wyvilliana*), Hawaiian Stilt (*Himantopus mexicanus knudseni*), Hawaiian Coot (*Fulica alai*) and Hawaiian Goose or Nēnē (*Branta sandvicensis*) have the potential to occur in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the Maui DOFAW office at the aforementioned number.

DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongoose. Additionally, construction and improvements to the area are likely to increase the number of users and may generate more predator attractants. We recommend

taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting DOFAW.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests (e.g. Little Fire Ants), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Maui Invasive Species Committee at (808) 573-6472 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. 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>.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e. climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<https://sites.google.com/site/weedriskassessment/home>). We recommend that you refer to [www.plantpono.org](http://www.plantpono.org) for guidance on selection and evaluation for landscaping plants.

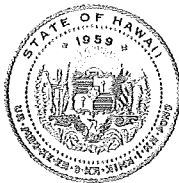
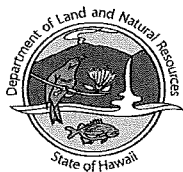
We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Lauren Taylor, Protected Species Habitat Conservation Planning Coordinator at (808) 587-0010 or [lauren.taylor@hawaii.gov](mailto:lauren.taylor@hawaii.gov).

Sincerely,



DAVID G. SMITH  
Administrator

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

July 22, 2020

**MEMORANDUM**

FROM:

~~TO:~~

**DLNR Agencies:**

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- ☒ Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Maui District ([daniel.l.ornellas@hawaii.gov](mailto:daniel.l.ornellas@hawaii.gov))
- ☒ Historic Preservation ([DLNR.Intake.SHPD@hawaii.gov](mailto:DLNR.Intake.SHPD@hawaii.gov))

TO:

~~FROM:~~

Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT:

Request for Early Consultation for the Proposed Kahului Lani Family  
Affordable Housing Project

LOCATION:

Kahului, Island of Maui; TMK: (2) 3-7-013:026

APPLICANT:

Munekiyo Hiraga on behalf of Catholic Charities Housing Development  
Corporation

Transmitted for your review and comment is information on the above-referenced  
subject matter. Please submit any comments by **August 4, 2020**.

If no response is received by the above date, we will assume your agency has no  
comments. Should you have any questions about this request, please contact Darlene  
Nakamura at [darlene.k.nakamura@hawaii.gov](mailto: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

Division:

Engineering Division

Date:

Aug 4, 2020

Attachments

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

**LD/Russell Y. Tsuji**

**Ref: Request for Early Consultation for the Proposed Kahului Lani Family  
Affordable Housing Project  
TMK(s): (2) 3-7-013:026  
Location: Kahului, Island of Maui  
Applicant: Munekiyo Hiraga on behalf of Catholic Charities Housing  
Development Corporation**

**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.hawaiiinfip.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) 241-4896.

Signed:   
CARTY S. CHANG, CHIEF ENGINEER

Date: Aug 4, 2020

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

July 22, 2020

**MEMORANDUM**

TO: **DLNR Agencies:**  
\_\_\_ Div. of Aquatic Resources  
\_\_\_ Div. of Boating & Ocean Recreation  
X Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))  
X Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))  
\_\_\_ Div. of State Parks  
X Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))  
\_\_\_ Office of Conservation & Coastal Lands  
X Land Division – Maui District ([daniel.l.ornellas@hawaii.gov](mailto:daniel.l.ornellas@hawaii.gov))  
X Historic Preservation ([DLNR.Intake.SHPD@hawaii.gov](mailto:DLNR.Intake.SHPD@hawaii.gov))

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Request for Early Consultation for the Proposed Kahului Lani Family Affordable Housing Project

LOCATION: Kahului, Island of Maui; TMK: (2) 3-7-013:026

APPLICANT: Munekiyo Hiraga on behalf of Catholic Charities Housing Development Corporation

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **August 4, 2020**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

( ) We have no objections.  
☒ We have no comments.  
☒ Comments are attached.

Signed: *[Signature]*  
Print Name: Daniel Ornellas  
Division: Maui District Land Office  
Date: 7/30/20

Attachments  
cc: Central Files



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Russell Tsuji, Land Administrator  
State of Hawai'i  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, Hawai'i 96809

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i (Log No. 2731)

Dear Mr. Tsuji:

Thank you for your letter dated August 5, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we thank you for making available the early consultation letter request to the various DLNR Divisions for their comments. We provide the following information in response to the comments received.

### **Engineering Division**

1. Thank you for the information regarding Flood Hazard Zones. The project site is located in Flood Zone X and outside the Special Flood Hazard Area.

### **Division of Forestry and Wildlife**

1. Thank you for the information regarding the Blackburn's sphinx moth. A Botanical and Fauna Survey was conducted for the project by Environmental Consultant Robert W. Hobdy. Tree tobacco (*Nicotiana glauca*), a nonnative host plant of the Blackburn's sphinx moth, was not identified within the project site.
2. Although not identified in the Botanical and Fauna Survey conducted for the project, we note that State listed waterbirds such as the Hawaiian Duck (*Anas wyvilliana*), Hawaiian Stilt (*Himantopus mexicanus knudseni*), Hawaiian Coot (*Fulica alai*), and Hawaiian Goose or Nēnē (*Branta sandvicensis*) have the potential to occur in the vicinity of the proposed project site. If any of these

---

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

[www.munekiyo-hiraga.com](http://www.munekiyo-hiraga.com)

species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, the contractor will contact the Department of Forestry and Wildlife.

3. Thank you for the information regarding attracting vulnerable birds to areas that may host nonnative predators. As recommended and as necessary, measures will be taken to minimize predator presence including removal of cats, placing bait stations for rodents and mongoose, and providing covered trash receptacles.
4. The Botanical and Fauna Survey for the project included a special effort to look for any evidence of the Hawaiian hoary bat through several methods. The first method included an observation during evening hours, when the Hawaiian hoary bat is most active. No evidence was found of any activity or presence. The second method consisted of utilizing a bat detection device (Batbox IIID) set to 27,000 hertz, the same frequency the Hawaiian hoary bat uses for echolocation when searching for nocturnal flying insect prey. Again, no bats were detected. Although the Hawaiian hoary bat was not observed at the site, the project is committed to employing mitigation practices noted in your letter during construction.
5. As recommended, the project will minimize movement of plant and soil materials between worksites. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize risk of spreading invasive species.
6. Thank you for the comment regarding the possible disorientation of seabirds with the use of artificial lighting. The proposed project is not anticipated to utilize nighttime construction. Should nighttime construction be required, such work will be avoided during the seabird fledging season from September 15 to December 15.
7. As recommended, the landscape architect for this project will ensure the use of native plants, where feasible. Every effort will be made to incorporate native plants within the landscape of the project site.

#### **Land Division - Maui District**

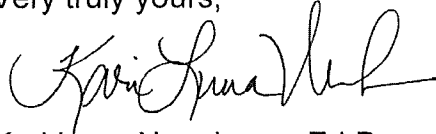
1. We note that the Land Division, Maui District has no comments to offer.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA

Russell Tsuji, Land Administrator  
November 16, 2020  
Page 3

will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

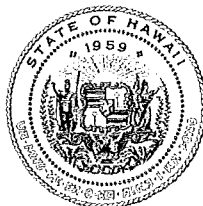
A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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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, HI 96707

August 28, 2020

Ms. Lori Tsuhako, Director  
Department of Housing and Human Concerns  
County of Maui  
2200 High Street, Suite 546  
Wailuku, Maui 96793  
c/o Linda Munsell, Deputy Director  
[director.hhc@mauicounty.gov](mailto:director.hhc@mauicounty.gov)

IN REPLY REFER TO:  
Log No. 2020.01649  
Doc No. 2008GC18  
Archaeology

Dear Ms. Tsuhako:

SUBJECT: **Chapter 6E-8 Historic Preservation Review –  
Kahului Lani Family Affordable Housing Project  
Wailuku Ahupua‘a, Pū‘ali Komohana District, Island of Maui  
TMK: (2) 3-7-013:026**

This letter provides the State Historic Preservation Division's (SHPD's) comments on the County of Maui, Department of Housing and Human Concerns' proposed project titled *Kahului Lani Family Affordable Housing Project*. The SHPD received this submittal on July 17, 2020. The submittal included a letter dated July 15, 2020 from Munekiyo Hiraga (consulting firm) requesting the SHPD's input for the aforementioned project.

Per the submittal, Catholic Charities Housing Development Corporation (CCHDC) is proposing the development of four (4) three-story residential buildings with appurtenances, on site parking stalls, a park and other improvements on the 4.865-acre property owned by A & B Properties, Inc. The submittal also indicates that this project is seeking state funding assistance from the Hawaii Housing Finance and Development Corporation (HHFDC).

As this project involves the use of public funds (HHFDC), the **SHPD requests** a letter from the Hawaii Housing Finance and Development Corporation ([HHFDC]) initiating HRS 6E historic preservation review with the SHPD, and the following information pursuant to Hawaii Administrative Rules (HAR) §13-275-3:

Step 1: Identification, HAR §13-275-5

The agency (HHFDC) shall be responsible for determining whether historic properties are present in the project area and, if so, to properly identify and inventory the properties; alternatively, HHFDC may submit documents claiming no significant historic sites are likely to be present. The document must present supportive evidence documenting any land altering activities and documenting the likely nature and depth of historic properties that may once have existed in the area.

Step 2: Assessment of Site Significance, HAR §13-275-6

Once a historic property is identified, an assessment of integrity and site significance must be included with the submittal.

Step 3: Project Effect Determination, HAR §13-275-7

The agency (HHFDC) shall provide a HRS 6E project effect determination of "No historic properties affected" (i.e., no historic properties have been identified or historic properties are present but will not be adversely affected by the

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

proposed project) **OR** a project effect determination of “Effect, with proposed mitigation commitments” (i.e., the project will affect one or more significant historic properties, and the effects will potentially be harmful).

Effects include, but are not limited to:

1. partial or total destruction or alteration of the historic property,
2. detrimental alteration of the properties’ surrounding environment,
3. detrimental visual, spatial, noise or atmospheric impingement, increasing access with the chances of resulting damage, and
4. neglect resulting in deterioration or destruction

If no significant historic properties have been identified, the agency (HHFDC) shall request the SHPD’s concurrence with the agency’s project effect determination of “no historic properties affected” and if SHPD concurs, the 6E historic preservation review process ends.

If significant historic properties are identified, the agency (HHFDC) shall request the SHPD’s concurrence with the project effect determination of “Effect, with proposed mitigation commitments” in the form of [see mitigation forms, Step 4] and proceed to Step 4.

#### Step 4 - Mitigation Commitments, HAR §13-275-8

If a project will have an “effect” (impact) on a significant historic property or properties, then a mitigation commitment proposing the form of mitigation to be undertaken for **each** significant historic property shall be submitted by the **agency** (HHFDC) to the SHPD for review and approval. This proposed commitment shall be submitted **concurrently** with the survey report/s, significance evaluations, and effects determination, if significant historic properties are present in the project area and will be affected.

Mitigation may occur in five forms:

1. Preservation
2. Architectural recordation
3. Archaeological data recovery
4. Historical data recovery
5. Ethnographic documentation

The agency proceeds to Step 5 **ONLY** if SHPD concurs with an agency determination of “Effect, with proposed mitigation commitments” and concurs with the agency’s proposed mitigation commitments.

#### Step 5 – Detailed Mitigation Plan, HAR 13-275-8

**After** mitigation commitments are accepted by SHPD, the agency (HHFDC) shall provide the required detailed mitigation plans to SHPD for review and acceptance.

**SHPD looks forward** to the agency (HHFDC) initiating HRS 6E historic preservation review with SHPD and providing the information indicated above for the *Kahului Lani Family Affordable Housing Project*. SHPD shall consult and accept submittals from another party (e.g., Munekiyo Hiraga) on behalf of HHFDC **only** if they include a letter on HHFDC letterhead indicating that HHFDC is providing written delegation to that party.

The submittal to SHPD must include the following:

1. Delegation letter (if appropriate)
2. HHFDC letter providing a summary of the information specified for Steps 1-4
3. A SHPD HRS 6E Submittal Form, including whether the project will involve use of federal funds or require federal permit or approval

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief, at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov), for any questions regarding this letter.

Lori Tsuhako  
August 28, 2020  
Page 2

Aloha,  
*Alan Downer*

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy, State Historic Preservation Officer

cc: Tracy Nakamoto, Munekiyo Hiraga, [tracy@munekiyohiraga.com](mailto:tracy@munekiyohiraga.com)  
Kari Luna Nunokawa, Munekiyo Hiraga, [kari@munekiyohiraga.com](mailto:kari@munekiyohiraga.com)  
Jeff Furuta, [jeff@gsfhi.com](mailto:jeff@gsfhi.com),  
Gary Furuta, [gary@gsfhi.com](mailto:gary@gsfhi.com)  
Thelma Kealoha, Catholic Charities Hawaii, [thelma.kealoha@catholiccharitieshawaii.org](mailto:thelma.kealoha@catholiccharitieshawaii.org)  
[rick.cchdc@gmail.com](mailto:rick.cchdc@gmail.com)

## Tracy Nakamoto

---

**From:** Lebo, Susan A <susan.a.lebo@hawaii.gov>  
**Sent:** Thursday, August 27, 2020 12:49 PM  
**To:** Tracy Nakamoto; linda.munsell@co.maui.hi.us  
**Cc:** rick.cchdc@gmail.com; Jeff Furuta; Gary Furuta (gary@gsfhi.com);  
thelma.kealoha@catholiccharitieshawaii.org; Kari Luna Nunokawa; Tessa Munekiyo Ng;  
McCallister, Andrew S; Clark, Garnet K; Kauhane, Iolani K  
**Subject:** SHPD Log No. 2020.01649 Proposed Kahului Lani Family Affordable Housing Project -  
Early Consultation Letter  
**Attachments:** (Final) SHPD ECL Letter.pdf

Hello,

Thank you for early consultation letter for the proposed Kahului Lani Family Affordable Housing Project.

SHPD looks forward to the initiation of the HRS 6E historic preservation review for this project and to receiving the information required by HAR 13-275-3 regarding identification and inventory of historic properties, assessment of their integrity and significance, and a project effect determination and, if necessary, proposed mitigation commitments. As the project involves the use of public funds (Hawaii Housing Finance and Development Corporation [HHFDC]), SHPD looks forward to the HHFDC initiating HRS 6E historic preservation review with SHPD.

All submittal materials should be sent to DLNR.Intake.SHPD@hawaii.gov and should include a cover letter from the appropriate government agency (HHFDC) initiating the project, including HHFDC's project effect determination, if appropriate, a letter indicating HHFDC is delegating \_ responsibilities to Munekiyo Hiraga, and a SHPD HRS 6E Submittal Form.

Please let me know if you have any questions or concerns.

Sincerely,

Susan

Susan A. Lebo, PhD  
SHPD Archaeology Branch Chief

---

**From:** DLNR.Intake.SHPD <dlnr.intake.shpd@hawaii.gov>  
**Sent:** Friday, July 17, 2020 11:41 AM  
**To:** Lebo, Susan A <susan.a.lebo@hawaii.gov>; McCallister, Andrew S <andrew.mccallister@hawaii.gov>; Kauhane, Iolani K <iolani.kauhane@hawaii.gov>  
**Cc:** Wanstead, Chelsea <chelsea.wanstead@hawaii.gov>; DLNR.Intake.SHPD <dlnr.intake.shpd@hawaii.gov>  
**Subject:** for Maui Archaeology with log 2020.01649 \*\*\* Fw: Proposed Kahului Lani Family Affordable Housing Project - Early Consultation Letter

Maui Archaeology: the attached is for your review and is assigned log 2020.01649. Keep for your files. Mahalo.

---

**From:** Tracy Nakamoto <tracy@munekiyohiraga.com>  
**Sent:** Thursday, July 16, 2020 9:32 AM  
**To:** DLNR.Intake.SHPD <dlnr.intake.shpd@hawaii.gov>  
**Cc:** Linda.Munsell@co.maui.hi.us <Linda.Munsell@co.maui.hi.us>; rick.cchdc@gmail.com <rick.cchdc@gmail.com>; Jeff Furuta <jeff@gsfhi.com>; Gary Furuta (gary@gsfhi.com) <gary@gsfhi.com>; thelma.kealoha@catholiccharitieshawaii.org <thelma.kealoha@catholiccharitieshawaii.org>; Kari Luna Nunokawa <kari@munekiyohiraga.com>; Tessa Munekiyo Ng <tessa@munekiyohiraga.com>  
**Subject:** [EXTERNAL] Proposed Kahului Lani Family Affordable Housing Project - Early Consultation Letter

**To:** Dr. Alan Downer, Administrator  
DLNR- State Historic Preservation Division

**From:** Kari Luna Nunokawa  
Senior Manager

**Attachment:**

1	7/15/20	Early Consultation Letter
---	---------	---------------------------

**Message:**

Please refer to the attached letter.

Feel free to contact us at (808) 244-2015 should you have any questions. Thank you.

**Tracy Nakamoto**, Administrative Assistant  
Email: [tracy@munekiyohiraga.com](mailto:tracy@munekiyohiraga.com)



**MUNEKIYO HIRAGA**

Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 T: 808.244.2015 F: 808.244.8729  
Oahu: 735 Bishop Street, Suite 321, Honolulu, Hawaii  
96813 T: 808.983.1233  
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## MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo

CHAIRMAN

Karlynn K. Fukuda

PRESIDENT

Mark Alexander Roy

VICE PRESIDENT

Tessa Munekiyo Ng

VICE PRESIDENT

November 13, 2020

**Via email: [DLNR.Intake.SHPD@hawaii.gov](mailto:DLNR.Intake.SHPD@hawaii.gov)**

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy, State Historic Preservation Officer  
Kakuhihewa Building  
601 Kamokila Blvd. Suite 555  
Kapolei, Hawai'i 96707

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i (Log No. 2020.01649,  
Doc No. 2008GC18, Archaeology)

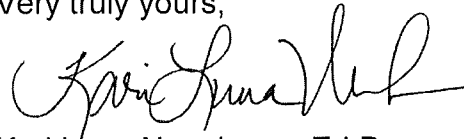
Dear Mr. Downer:

Thank you for your letter dated August 28, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Affordable Rental Housing Project (formerly known as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we note that the County of Maui, Department of Housing and Human Concerns (DHHC) initiated HRS 6E historic preservation review with the SHPD on September 24, 2020. The DHHC has determined that no significant historic properties are identified and has requested the SHPD's concurrence with the project effect determination of "no historic properties affected". The DHHC is further recommending that the project prepare an Archaeological Monitoring Plan (AMP) during ground disturbing activities of the Hale Pilina Affordable Rental Housing project to further ensure this finding. Should any historical artifacts be uncovered during monitoring, all construction and ground disturbing activities will cease and the DHHC will notify the SHPD immediately.

Alan S. Downer, Ph.D.  
November 13, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Trevor Yucha, Cultural Surveys Hawaii

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STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
LYNN A.S. ARAKI-REGAN  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

IN REPLY REFER TO:  
DIR 0668  
STP 8.2979

August 4, 2020

Ms. Kari Luna Nunokawa  
Senior Manager  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Nunokawa:

Subject: Early Consultation  
Kahului Lani Family Affordable Housing Project  
Kahului, Maui, Hawaii  
Tax Map Key: (2) 3-7-013: 026

The State of Hawaii, Department of Transportation (HDOT) has reviewed the subject early consultation request and understands that Catholic Charities Housing Development Corporation (CCHDC) is proposing to develop four three-story residential buildings providing approximately 180 units, on-site parking, a park, and other related improvements. The project will be constructed on a 4.865-acre parcel between Puunene Avenue (State Route 3500) and South Kaulawahine Street.

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed project is approximately 1.9 miles from the end of Runway 2 at Kahului Airport. All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: [http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports\\_08-01-2016.pdf](http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf).
2. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations (CFR), Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes need to be included in the submittal. The form and criteria for submittal can be found at the following website: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

3. The proposed project site is outside of the 55 Day-Night Average Noise Level contour on the Kahului Airport Five-Year (1998) Noise Exposure Map; however, the applicant and future residents should be aware of the proximity of the airport and potential single event noise from airport operations.
4. The proximity of the airport may subject the project to potential fumes, smoke, vibrations, odors, etc., that may result from aircraft flight operations over existing uses.

#### Highways Division (HDOT-HWY)

1. Based on the number of units proposed and the proposed site access on Puunene Avenue there is potential for direct adverse impacts to traffic conditions and safety on Puunene Avenue. Submit a Traffic Impact Assessment Report (TIAR) prepared and stamped by a licensed engineer. The TIAR and Environmental Assessment (EA) should include the following:
  - a. A description of existing trip generation at the site (if any), existing traffic conditions and multimodal routes and transit stops in the study area.
  - b. Forecasted traffic and multimodal conditions in the horizon year (year at full project build-out) without the project and with the project. If the project construction is phased over multiple years, interim horizon years should be analyzed for the completion of each phase.
  - c. Analysis of existing and future safety conditions.
  - d. Recommended mitigation for potential impacts.
2. We encourage the incorporation of Travel Demand Management principles into the project description to reduce the number parking spaces and number of trips generated. We anticipate the number of parking spaces typically required could be reduced, as one of the zoning exemptions granted for affordable housing. The EA should describe the number of parking spaces typically required and the requested reduction. Incorporate these trip generation assumptions in the TIAR.
3. Describe the project's internal circulation and multimodal interconnectivity with offsite bike and pedestrian routes.
4. During preparation of the Draft EA, consult directly with the HDOT-HWY Maui District Engineer regarding the proposed access on Puunene Avenue.
5. Describe pipeline and other infrastructure alignments that may be removed or constructed within the HDOT-HWY Right-of-Way (ROW).
6. A Use and Occupancy Permit approved by the HDOT-HWY, ROW Branch is required for any proposed use of the ROW.
7. A Permit to Perform Work Upon State Highways and a Traffic Management Plan are required for any work within the State ROW. Construction plans prepared by a Hawaii

licensed engineer shall be submitted to the HDOT-HWY Maui District Engineer for review and approval prior to applying for a permit to perform work.

8. No additional discharge of surface water run-off onto State highway ROW is permitted. This includes the use of existing State drainage culverts and channels. All additional stormwater runoff from the project site shall be managed and mitigated onsite.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at [blayne.h.nikaido@hawaii.gov](mailto:blayne.h.nikaido@hawaii.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jade T. Butay', written in a cursive style.

JADE T. BUTAY  
Director of Transportation



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo

CHAIRMAN

Karlynn K. Fukuda

PRESIDENT

Mark Alexander Roy

VICE PRESIDENT

Tessa Munekiyo Ng

VICE PRESIDENT

November 16, 2020

Jade Butay, Director  
State of Hawai'i  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawai'i 96809

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i (DIR 0668, STP  
8.2979)

---

Dear Mr. Butay:

Thank you for your letter dated August 4, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project, formerly known as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments noted in your letter.

### **Airports Division – HDOT-A**

1. As noted in your letter, the proposed project is located approximately 1.9 miles from Kahului Airport. As such, the project team will review the Technical Assistance Memorandum (TAM).
2. Thank you for your comment. As applicable, CCHDC will submit the FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations (CFR), Title 14, Part 77.9. Construction equipment and staging area heights, including heights of temporary construction cranes will be included in the submittal.
3. Thank you for your comment. Although the project area is outside of the 55 Day-Night Average Noise Level contour on the Kahului Airport Five-Year (1998) Noise Exposure Map, potential residents will be made aware the proximity of the Kahului Airport and the potential noise impact.

4. Thank you for your comment. As mentioned in our response above, all potential residents will be made aware of the close proximity of the airport and that they may be subjected to potential fumes, smoke, vibrations, odors, etc., that may result from aircraft flight operations over their residences.

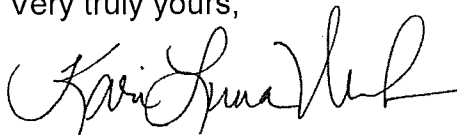
**Highways Division (HDOT-HWY)**

1. A Traffic Impact Assessment Report (TIAR) has been prepared by Austin, Tsutsumi & Associates, Inc. and which will be included in the Chapter 343, Hawai'i Revised Statutes Environmental Assessment (EA) document.
2. The proposed project is an infill development located in close proximity to the proposed County of Maui Central Maui Bus Hub and existing bus stops. Sidewalks will provide for pedestrian connectivity. As part of the Chapter 2.97 Maui County Code (MCC) approval, an exemption will be requested to reduce the number of parking stalls. One (1) parking stall will be provided for each one-bedroom unit and two (2) parking stalls will be provided for each two-bedroom unit. Guest parking stalls will also be provided. This information will be included in the EA.
3. The project's internal circulation and multimodal interconnectivity with offsite bike and pedestrian routes will be addressed in the EA document. The project is situated within urban Kahului, close to already built in infrastructure including sidewalks and a bicycle lane on Kamehameha Avenue.
4. The project's traffic engineer will consult with the HDOT-HWY Maui District Engineer.
5. A Preliminary Engineering Report (PER) has been prepared and will be included in the Draft EA. The PER identifies infrastructure improvements required for the proposed project.
6. Should the project need to do any work within the HDOT-HWY ROW, a Use and Occupancy Permit will be obtained.
7. If there needs to be work done within the SOH ROW, a Permit to Perform Work Upon State Highways and a Traffic Management Plan will be prepared. Construction plans by a licensed engineer will be submitted to the HDOT-HWY Maui District Engineer for review and approval prior to applying for the permit.

8. The proposed project will retain any increase in runoff generated by the development such that no additional discharge of surface water run-off will be directed onto State highway ROW.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Tyler Fujiwara, Austin, Tsutsumi & Associates, Inc.  
Chad McDonald, M & A Hawaii, Inc.

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MICHAEL P. VICTORINO  
Mayor

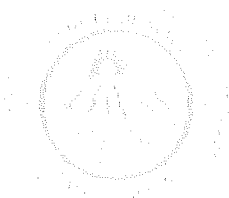
ERIC A. NAKAGAWA, P.E.  
Acting Director

SHAYNE R. AGAWA, P.E.  
Deputy Director

MICHAEL P. RATTE  
Solid Waste Division

SCOTT R. ROLLINS, P.E.  
Wastewater Reclamation Division

TAMARA L. FARNSWORTH  
Environmental Protection &  
Sustainability Division



**COUNTY OF MAUI  
DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT**  
2050 MAIN STREET, SUITE 2B  
WAILUKU, MAUI, HAWAII 96793

July 30, 2020

Munekiyo Hiraga  
Attention: Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

**SUBJECT: KAHULUI LANI FAMILY AFFORDABLE HOUSING PROJECT  
TMK (2) 3-7-013:026, KAHULUI**

We reviewed the subject application and have the following comments:

1. 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-Information>

**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](https://www.mauicounty.gov/1739/Commercial-ConstructionDemo-Waste-Accept) 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)	Hana Landfill	8:00 am to 2:30 pm (808-264-6313)
		Molokai Landfill	8:00 am to 2:30 pm (808-553-3869)
	C&D hrs 6:00 am to 1:00 pm Monday – Friday, excluding County holidays	Lanai Landfill	8:00 am to 2:30 pm (808-559-0689)
Holiday hours vary, check SWD website			

#### **REFUSE COLLECTION:**

- ☐ For County refuse collection services, notification to the Solid Waste Division shall be provided if the streets are planned to be dedicated to the County after project completion. This will allow resource allocation, planning, and budgeting to be established in order to serve County dedicated streets.
- ☐ If proposed streets are private and/or not dedicated to the County, per Maui County Code, they will not be serviced by County Residential Refuse Collection service.
- ☐ Any new County refuse collections service requests shall submit a formal request to the Solid Waste Division for Refuse Service Assessment based upon a first-come first-served basis. If ample capacity in equipment and manpower does not currently exist, any required additional Division resources would have to be budgeted, approved and commissioned prior to service commencing. Should any new subdivisions or new phases of subdivisions wish to have County refuse service included, a SW System Development Fee per each residential lot shall be assessed prior to subdivision approval.
- ☐ No new gated communities will be provided with County refuse service.
- ☐ Refer to SWD link: [Routing Schedule](#) or <https://www.mauicounty.gov/DocumentView.aspx?DID=8416> for roads or streets already serviced by the County.

## **2. Wastewater Reclamation Division (WWRD) comments:**

- a. Neither a construction schedule, nor estimated wastewater flows were included in your submittal. Wastewater Reclamation Division prepared a conservative estimate of approximately 50,000 gpd to aid in the review.
- b. Analysis of the area showed that treatment capacity currently exists at the Wailuku/Kahului Wastewater Reclamation Facility (Plant Capacity 7.9 mgd, normal average daily flow 5.6 mgd).
- c. Given the estimated project discharge volume, it appears that the current collection system (a 10" line within Puunene Avenue and 24" line through Maui Mall) and the downstream wastewater pump station (Kahului WWPS) have adequate capacity to serve this project without any system modifications.
- d. Capacity allocation for affordable housing projects in this sewer service district exist but is limited. Per Maui County Code an allocation of

340,000 gpd was set aside for affordable projects of which 290,000 gpd remains available as of today's date.

- e. While there are not many affordable projects currently planning to connect to this system, note that capacity is not allocated until building permits are issued. Any delays or other project approvals could limit capacity.
- f. A property service manhole will be required to be installed prior to connection to the County sewer system
- g. Wastewater contribution calculations must be submitted and approved before building permits are issued.
- h. There are not any assessment fees required in the area at this time.
- i. Non-contact cooling water and condensate cannot drain to the wastewater system.
- j. Note that if any commercial/community kitchen or laundry facilities are proposed within the project they shall comply with pre-treatment requirements (including grease interceptors, sample boxes, lint traps etc.)

If you have any questions regarding this letter, please contact Shayne Agawa at 270-8230.

Sincerely,

  
Sr ERIC A. NAKAGAWA, P.E.  
Director of Environmental Management



## MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Eric Nakagawa, P.E., Director  
County of Maui  
Department of Environmental Management  
2050 Main Street, Suite 2B  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Mr. Nakagawa:

Thank you for your letter dated July 30, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly known as The Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments noted in your letter.

### **Comment Regarding Solid Waste Division, General Requirements**

**Response:** Thank you for your comment regarding the general requirements as it pertains to solid waste. The Hale Pilina Affordable Rental Housing project will comply with Maui County code(s) Chapter 8.04 pertaining to refuse collection and landfills. The project will divert re-usable materials throughout the construction process to maximize efficiency and reduce burden on the County's landfill. Should the project require significant changes or revisions to the proposed documents, permit or project under review other than what was originally submitted for review, the developer understands that the Solid Waste Division (SWD) reserves the right to revise comments accordingly.

### **Comment Regarding Solid Waste Division, Landfill:**

**Response:** Thank you for the information on the landfill requirements. The developer acknowledges that hazardous materials are not accepted at County landfills. It is noted that through the Maui County Code, Chapter 2.97 application process, the project will seek an exemption from the requirement for payment of disposal charges to further the affordability of the project.

**Comment Regarding Solid Waste Division, Refuse Collection:**

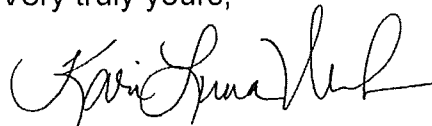
**Response:** Thank you for the information on refuse collection. The project will be serviced by a private refuse collection service.

**Comment Regarding Wastewater Reclamation Division (WWRD) Comments:**

**Response:** Thank you for your comments. The Draft EA will include a Preliminary Engineering Report which will include estimated wastewater flows. We acknowledge that there is current capacity to service the project at the Wailuku/Kahului Wastewater Reclamation Facility and that the current collection system and the downstream wastewater pump station currently have capacity to accommodate the project without any system modifications. It is understood that capacity is not allocated until building permits are issued. As noted, the developer will install a property service manhole prior to connection to the County sewer system. The developer will submit wastewater contribution calculations to be approved prior to building permits being issued for the project. It is understood that non-contact cooling water and condensate cannot drain to the wastewater system. The project is providing laundry facilities and will comply with pre-treatment requirements (including grease interceptors, sample boxes, lint traps, etc.).

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

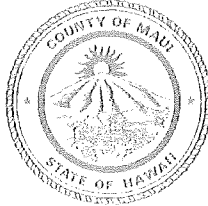
cc: Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Chad McDonald, M&A Hawaii

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MICHAEL P. VICTORINO  
Mayor

DAVID C. THYNE  
Fire Chief

BRADFORD K. VENTURA  
Deputy Fire Chief



**DEPARTMENT OF FIRE & PUBLIC SAFETY**  
FIRE PREVENTION BUREAU  
COUNTY OF MAUI  
313 MANEA PL.  
WAILUKU, HI 96793

July 28, 2020

Munekiyo Hiraga  
Attn: Kari Luna Nunokawa, Senior Manager  
305 High St. Suite 104  
Wailuku, HI 96793

**SUBJECT:** Request for Early Consultation  
Proposed Kahului Lani Family Affordable Housing Project  
TMK: (2) 2-7-013:026

Dear Kari,

Thank you for allowing our office to provide comment on the subject proposed project. As per your request, comments are provided below:

- At this time, there are no comments in regards to the EA early consultation process for the Proposed Kahului Lani Family Affordable Housing Project.
- Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, 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 (808) 876-4693 or by email at [paul.haake@mauicounty.gov](mailto:paul.haake@mauicounty.gov).

Sincerely,

Paul Haake

A handwritten signature in cursive script that reads "Paul Haake".

Captain - Fire Prevention Bureau



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Paul Haake, Captain  
County of Maui  
Department of Fire and Public Safety  
Fire Prevention Bureau  
313 Manea Place  
Wailuku, Hawai'i 96793

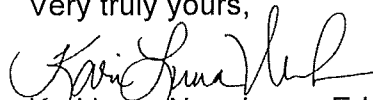
SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at TMK  
(2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Captain Haake:

Thank you for your letter dated July 28, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the County of Maui, Department of Fire and Public Safety, Fire Prevention Bureau, has no comments at this time. We further acknowledge that your office does reserve the right to comment during the building permit review process and that fire department access, water supply for fire protection, and fire and life safety requirements will be addressed during that time.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

  
Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

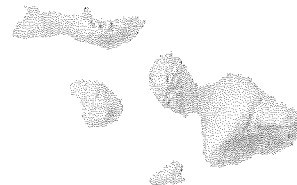
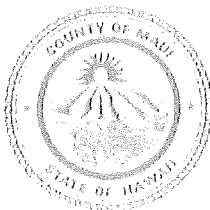
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

[www.munekiyo-hiraga.com](http://www.munekiyo-hiraga.com)

MICHAEL P. VICTORINO  
Mayor

LORI TSUHAKE  
Director

LINDA R. MUNSELL  
Deputy Director



**DEPARTMENT OF HOUSING  
& HUMAN CONCERNS**  
COUNTY OF MAUI  
2200 MAIN STREET, SUITE 546  
WAILUKU, MAUI, HAWAII 96793  
PHONE: (808) 270-7805

July 22, 2020

Kari Luna Nunokawa, Senior Manager  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Nunokawa:

**Subject: Request for Early Consultation for the Proposed Kahului Lani Family Affordable Housing Project at (TMK (2) 3-7-013:026, Kahului, Maui, Hawaii.**

The Department has reviewed the above subject project. Based on our review, we have determined that the project is subject to Chapter 2.96, Maui County Code, and is required to execute a Residential Workforce Housing Agreement.

Please call Mr. Buddy Almeida of our Housing Division at 270-7355 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "C. BUDDY ALMEIDA".

C. BUDDY ALMEIDA  
Housing Administrator

cc: Lori Tshako, Director of Housing and Human Concerns  
Richard B. Stack, Jr. Catholic Charities Housing Development Corporation  
Jeff Furuta, GSF, LLC  
Gary Furuta GSF LLC  
Thelma Kealoha, Catholic Charities

---

TO SUPPORT AND EMPOWER OUR COMMUNITY TO REACH IT'S FULLEST POTENTIAL  
FOR PERSONAL WELL-BEING AND SELF-RELIANCE



## MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Buddy Almeida, Housing Administrator  
County of Maui  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Mr. Almeida:

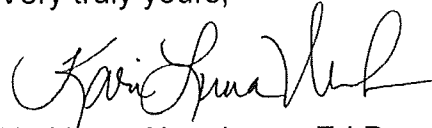
Thank you for your letter dated July 22, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comment noted in your letter.

1. The Hale Pilina Affordable Rental Housing project is a one hundred percent (100%) affordable housing effort for families earning sixty percent (60%) or less of the Area Median Income (AMI). The project will execute a Residential Workforce Housing Agreement, subject to Maui County Code, Chapter 2.96.

Buddy Almeida, Housing Administrator  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kari Luna Nunokawa".

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

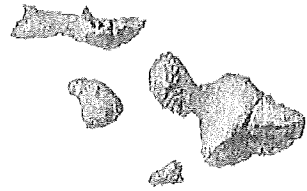
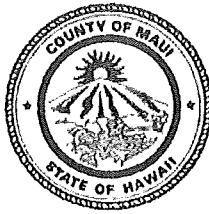
cc: Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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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

July 23, 2020

Kari Luna Nunokawa, Senior Manager  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Ms. Nunokawa:

**SUBJECT: REQUEST FOR EARLY CONSULTATION FOR THE PROPOSED  
KAHULUI LANI FAMILY AFFORDABLE HOUSING PROJECT AT  
TMK: (2) 3-7-013:026; KAHULUI, MAUI, HAWAII**

Thank you for the opportunity to review and comment on the subject project. The Department of Parks and Recreation (DPR) has no comment at this time.

Once DPR is provided with a copy of the fully executed workforce housing agreement with the Department of Housing and Human Concerns, we can approve exemption from Maui County Code Section 18.16.320 Parks and Playgrounds.

Should you have any questions, please feel free to contact me or Samuel Marvel, Acting Chief of Planning and Development at [samual.marvel@co.maui.hi.us](mailto:samual.marvel@co.maui.hi.us) or (808) 270-6173.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Peters".

**KARLA H. PETERS**  
Director of Parks and Recreation

c: Samuel Marvel, Acting Chief of Planning and Development

KHP:SM:csa

November 16, 2020

Karla Peters, Director  
County of Maui  
Department of Parks and Recreation  
700 Hali'a Nakoa Street, Unit 2  
Wailuku, Hawai'i 96793

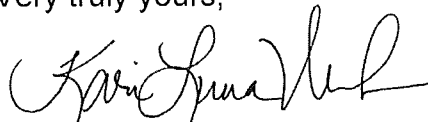
SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Ms. Peters:

Thank you for your letter dated July 23, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the County of Maui, Department of Parks and Recreation has no comments at this time.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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MICHAEL P. VICTORINO  
Mayor

ROWENA M. DAGDAG-ANDAYA  
Director

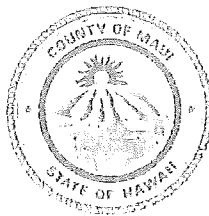
JORDAN MOLINA  
Deputy Director

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

October 9, 2020

Ms. Kari Luna Nunokawa  
MUNEKIYO HIRAGA  
305 High Street, Suite 104  
Wailuku, Maui, Hawaii 96793

Dear Ms. Nunokawa:

**SUBJECT: REQUEST FOR EARLY CONSULTATION FOR THE PROPOSED  
KAHULUI LANI FAMILY AFFORDABLE HOUSING PROJECT  
TMK: (2) 3-7-013:026**

We reviewed the subject application and have the following comments:

Comments from the Development Services Administration, Construction Review Section:

1. Puunene Avenue is a State-owned roadway, and they should be consulted.
2. Normal road-widening and improvement requirements shall be determined at the time permits are applied for.

Comments from the Engineering Division:

3. Provide frontage improvements on Kaulawahine Street. Curb, gutter and sidewalks.
4. Consult with Public Works on Traffic Impact Analysis Report (TIAR) study area.

Please call Jordan Molina at 270-7845 if you have any questions regarding this letter.

Sincerely,

For

ROWENA M. DAGDAG-ANDAYA  
Director of Public Works

RMDA:JM:da  
xc: Highways Division  
Engineering Division  
37013026\_kahului\_lani\_ec.rtf

November 16, 2020

Rowena Dagdag-Andaya, Director  
County of Maui  
Department of Public Works  
200 South High Street, Room 434  
Wailuku, Maui, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Ms. Dagdag-Andaya:

Thank you for your letter dated October 9, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project, formerly known as Kahului Lani Family Affordable Housing project. On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments noted in your letter.

**Development Services Administration, Construction Review Section**

1. As stated in your letter, Pu'unēnē Avenue is a State-owned roadway and the State of Hawai'i, Department of Transportation, Maui Division is being consulted.
2. The developer understands that normal road-widening and improvement requirements will be determined at the time permits are applied for.

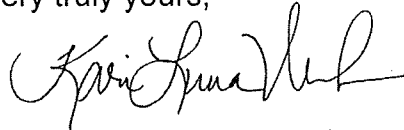
**Engineering Division**

3. Thank you for the comment regarding Kaulawahine Street. We note that Kaulawahine Street fronting the project is developed with existing curb, gutter, and sidewalks.
4. In preparing the Traffic Impact Analysis Report, Austin, Tsutsumi and Associates, Inc. consulted with the Department of Public Works regarding the scope of the study.

Rowena Dagdag-Andaya, Director  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

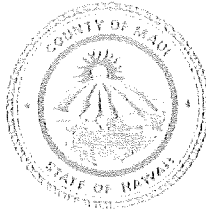
cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Tyler Fujiwara, Austin, Tsutsumi & Associates, Inc.  
Chad McDonald, M & A Hawaii, Inc.

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MICHAEL P. VICTORINO  
Mayor

MARC I. TAKAMORI  
Director

MICHAEL B. DU PONT  
Deputy Director



DEPARTMENT OF TRANSPORTATION  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
TELEPHONE: (808) 270-7511  
FAX: (808) 270-7505

July 31, 2020

Munekiyo Hiraga  
Attention: Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, HI 96793

SUBJECT: Request for Early Consultation for the Proposed Kahului Lani Family Affordable Housing Project at  
TMK (2)3-7-013:026, Kahului, Maui, Hawaii

Dear Ms. Nunokawa,

We appreciate the opportunity to provide comments on the Proposed Kahului Lani Family Affordable Housing project.

There are currently six Maui Bus routes that provides service near the proposed project location. The nearest sheltered bus stop is on Kamehameha Avenue fronting the Kahului Salvation Army and Kahului Shopping Center. The bus routes that provides service at those stops are the Kahului Loop (Route #5), Kahului Loop Reverse (Route #6), Kihei Islander (Route #10), Haiku Islander (Route #35), Kula Islander (Route #39), and the Upcountry Islander (Route #40).

By providing interconnecting sidewalks (or walking paths) within and between the project and ample lighting in the evenings is necessary for walkable communities and for the safety of potential residents and public transit riders.

As there may be individuals who reside in this housing project that may be qualified to utilize the Maui Bus ADA Paratransit service, it is important that small buses will be able to traverse the parking lot to pickup and drop-off clients.

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

Sincerely,

A handwritten signature in black ink, appearing to be "Marc Takamori".

Marc Takamori, Director  
Department of Transportation



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

Marc Takamori, Director  
County of Maui  
Department of Transportation  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Mr. Takamori:

Thank you for your letter dated July 31, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments in your letter.

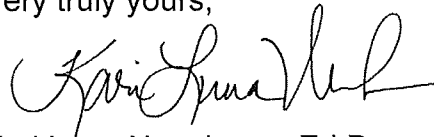
Thank you for the information regarding the bus stops and routes that provide service near the proposed project.

1. The Hale Pilina Family Affordable Rental Housing project is situated in urban Kahului, close to amenities, shopping, schools, public transportation, and more. Connectivity, walkability, and safety will be considered during project design. Sidewalks will provide for pedestrian connectivity and the project site is located in close proximity to existing Maui Bus stops.
2. Thank you for your comment regarding the Maui Bus ADA Paratransit service. The parking lot will be designed to accommodate small buses utilized by ADA Paratransit services.

Marc Takamori, Director  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC  
Tyler Fujiwara, Austin Tsutsumi & Associates, Inc.

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AUG 11 2020



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

August 4, 2020



TIVOLI S. FAAUMU  
CHIEF OF POLICE

DEAN M. RICKARD  
DEPUTY CHIEF OF POLICE

Ms. Kari Luna Nunokawa  
Senior Manager  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

**Re: Request for Early Consultation for the Proposed Kahului Lani Family  
Affordable Housing Project at TMK: (2) 3-7-013:026, Kahului, Maui,  
Hawaii**


Dear Ms. Nunokawa:

This is in response to your letter dated July 15, 2020 requesting comments on the proposed Kahului Lani Family Affordable Housing project.

In review of the submitted documents, we would like to recommend the project manager take into account the effects on vehicular and pedestrian movement when construction begins as the project is located within a developed urban area. We would also like to suggest steps should be taken to control noise levels, dust, and run off as to minimize any inconveniences to neighboring residences.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

  
Assistant Chief John Jakubczak  
for: TIVOLI S. FAAUMU  
Chief of Police



**MUNEKIYO HIRAGA**

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

John Jakubczak, Assistant Chief of Police  
County of Maui  
Maui Police Department  
55 Mahalani Street  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Assistant Chief Jakubczak:

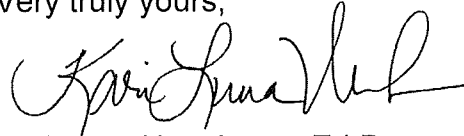
Thank you for your letter dated August 4, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we offer the following information in response to the comments in your letter.

1. Thank you for your comment. Safety of the surrounding community is of utmost importance. The contractor will implement safety measures to ensure the public's safety during construction of the proposed project.
2. Thank you for your comment. The Hale Pilina Family Affordable Rental Housing Project will employ construction Best Management Practices (BMPs) to mitigate noise levels, dust, and runoff. A discussion of BMPs specific to noise, dust, and runoff mitigation will be included in the Draft EA.

John Jakubczak, Assistant Chief of Police  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', with a stylized flourish at the end.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

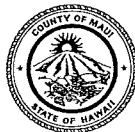
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Council Chair  
Alice L. Lee

Vice-Chair  
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Riki Hokama  
Kelly Takaya King  
Michael J. Molina  
Tamara Paltin  
Shane M. Sinenci  
Yuki Lei K. Sugimura



Director of Council Services  
Traci N. T. Fujita, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

August 5, 2020

Kari Luna Nunokawa  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku HI 96793

Dear Kari Luna Nunokawa:

**SUBJECT: Proposed Kahului Lani Family Affordable Housing  
Project at TMK (2)3-7-013:026, Kahului, Maui,  
Hawai'i**

In response to your request for early consultation dated July 12, 2020, I support the development of the subject site for affordable family housing for rent to households at 60 percent and below the Area Median Income (AMI).

Since being elected to office, I have considered the subject site to be a prime location for affordable housing, as it is:


- Close to services;
- Close to employment, and;
- Well-served by transportation facilities.

If there is any concern about this project, it may lie with the introduction of greater density into a neighborhood where the dominant residential form is low-density, single family. It is recommended that the project proponents reach out to the bordering property owners and determine any concerns they may have prior to the County's consideration of this project.

Kari Luna Nunokawa, Munekiyo Hiraga  
Proposed Kahului Lani Family Affordable Housing Project  
August 5, 2020  
Page 2

Thank you for the opportunity to comment on this proposed project.

Sincerely,

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

TASHA KAMA  
Presiding Officer Pro Tempore

cc: Mayor Michael P. Victorino  
Director Lori Tsuhako, Department of Housing and Human Concerns

November 16, 2020

The Honorable Tasha Kama, Presiding Officer Pro Tempore  
County of Maui, County Council  
200 S. High Street  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

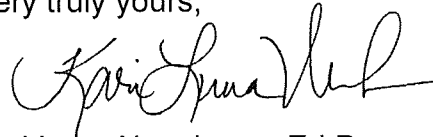
Dear Councilmember Kama:

Thank you for your letter dated August 5, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we thank you for your support for the project and offer the following information in response to the comment noted in your letter. As noted, the project site is a prime location for affordable housing given its proximity to services, employment areas, and public transportation. We note your comment regarding the introduction of greater density adjacent to a low-density, single-family neighborhood. The proposed buildings will be limited to three (3) stories in height and landscaped setbacks and a park on South Kaulawahine Street will be provided. Residents in the vicinity of the project will be invited to the community meeting. Community meetings were held prior to the publication of the Draft EA to obtain public input.

The Honorable Tasha Kama, Councilmember  
November 16, 2020  
Page 2

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luha Nunokawa', written in a cursive style.

Kari Luha Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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Council Chair  
Alice L. Lee

Vice-Chair  
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Riki Hokama  
Kelly Takaya King  
Michael J. Molina  
Tamara Paltin  
Shane M. Sinenci  
Yuki Lei K. Sugimura



Director of Council Services  
Traci N. T. Fujita, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

July 23, 2020

Dr. Kari Luna Nunokawa  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, HI. 96793

Dear Dr. Luna Nunokawa:

SUBJECT: Proposed Kahului Lani Family Affordable Housing  
Project at TMK (2)3-7-013:026, Kahului, Maui, Hawaii

I support the proposed site for the Kahului Lani Affordable Housing project. It is a very familiar location as it was formerly the site for the "Maui Fair". The "mana" is perfect for the many years it provided memorable moments for generations of families. This project will allow it to keep its special place in our community.

I support working families and the need to provide affordable houses for our people. The Kahului Lani Affordable Housing location is situated close to necessities for everyday living and making it easier to provide for their every-day needs. Please contact my office at the appropriate time so I may learn more about this project.

Sincerely yours,

A handwritten signature in black ink that reads "Yuki Lei K. Sugimura". The signature is fluid and cursive, with the first name "Yuki" being particularly prominent.

Yuki Lei K. Sugimura  
Councilmember, Upcountry Maui



## MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 16, 2020

The Honorable Yuki Lei Sugimura, Councilmember  
County of Maui  
Maui County Council  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Councilmember Sugimura:

Thank you for your letter dated July 23, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we thank you for your support of the proposed Kahului Lani Family Affordable Housing project and look forward to scheduling a time, in the near future, with you to discuss the project further.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,

Kari/Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

[www.munekiyo-hiraga.com](http://www.munekiyo-hiraga.com)



Maui Economic Opportunity, Inc.

P.O. Box 2122  
Kahului, HI 96733  
808-249-2990  
Fax: 808-249-2991  
www.meolnc.org

July 22, 2020

Muneyiko Hiraga  
Attn: Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, HI 96793

Re: Early Consultation Request for the Proposed Kahului Lani Family Affordable  
Housing Project; TMK (2)3-7-013:026; Kahului, Maui, Hawai'i

Dear Ms. Nunokawa,

Maui Economic Opportunity, Inc. is in full support of the proposed affordable housing project referenced above.

Thank you for seeking community comments.

Mahalo nui loa,

Debbie Cabebe, SPHR  
Chief Executive Officer

---

### The Promise of Community Action

Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other.



November 16, 2020

Debbie Cabebe, Chief Executive Officer  
Maui Economic Opportunity  
99 Mahalani Street  
Wailuku, Hawai'i 96793

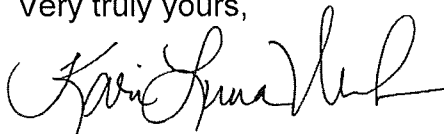
SUBJECT: Hale Pilina Family Affordable Rental Housing Project located at  
TMK (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Ms. Cabebe:

Thank you for your letter dated July 22, 2020 responding to our request for early consultation in preparation of a Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project (formerly referred to as Kahului Lani Family Affordable Housing project). On behalf of Catholic Charities Housing Development Corporation (CCHDC), we thank you for expressing your support of the project.

Thank you for your participation in the Chapter 343, Hawai'i Revised Statutes review process. A copy of your letter will be included in the Draft EA. A copy of the Draft EA will be sent to your office for further review and comment. In the meantime, if there are any questions or if additional information is needed, please feel free to contact me at 244-2015.

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Buddy Almeida, Department of Housing and Human Concerns  
Rick Stack, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF, LLC  
Jeff Furuta, GSF, LLC  
Andrew Furuta, GSF, LLC

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LETTERS RECEIVED  
DURING THE DRAFT  
ENVIRONMENTAL  
ASSESSMENT REVIEW  
PERIOD AND  
RESPONSES TO  
SUBSTANTIVE  
COMMENTS



IX

## IX. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Draft Environmental Assessment (EA) for the subject action was filed and published in the Office of Environmental Quality Control Environmental Notice on December 23, 2020. The following agencies were sent a copy of the Draft EA. Comments on the Draft EA were received during the 30-day public comment period. Letters received as well as responses to substantive comments are included in this Chapter.

### **Federal**

- |  |  |
|--|--|
| 1. Kahana Stone, Soil Conservationist<br>Natural Resources Conservation<br>Service<br>U.S. Department of Agriculture<br>77 Hookele Street, Suite 202<br>Kahului, Hawai'i 96732 | 7. Representative Justin Woodson<br>House of Representatives<br>Hawai'i State Capitol, Room 304<br>415 S. Beretania Street<br>Honolulu, Hawai'i 96813          |
| 2. Larry Yamamoto, State Conservationist<br>Natural Resources Conservation<br>Service<br>U.S. Department of Agriculture<br>P.O. Box 50004<br>Honolulu, Hawai'i 96850-0001      | 8. Curt Otaguro, Comptroller<br>State of Hawai'i<br>Department of Accounting and General<br>Services<br>1151 Punchbowl Street, #426<br>Honolulu, Hawai'i 96813 |
| 3. Ryan Okahara, Field Office Director<br>U. S. Department of Housing and Urban<br>Development<br>1132 Bishop Street, Suite 1400<br>Honolulu, Hawai'i 96813-4918               | 9. Denise Albano, Chair<br>State of Hawai'i<br>Department of Agriculture<br>1428 South King Street<br>Honolulu, Hawai'i 96814-2512                             |
| 4. Michelle Bogardus, Island Team Leader<br>U. S. Fish and Wildlife Service<br>300 Ala Moana Blvd., Rm. 3-122<br>Honolulu, Hawai'i 96850                                       | 10. Mike McCartney, Director<br>State of Hawai'i<br>Department of Business, Economic<br>Development & Tourism<br>P.O. Box 2359<br>Honolulu, Hawai'i 96804      |

### **State**

- |   |   |
|---|---|
| 5. Major General Kenneth Hara, Adjutant<br>General<br>Hawai'i State Civil Defense<br>3949 Diamond Head Road<br>Honolulu, Hawai'i 96816        | 11. Christine Kishimoto, Superintendent<br>State of Hawai'i<br>Department of Education<br>P.O. Box 2360<br>Honolulu, Hawai'i 96804                            |
| 6. Senator Gill Keith-Agaran<br>Hawai'i State Senate<br>Hawai'i State Capitol, Room 221<br>415 S. Beretania Street<br>Honolulu, Hawai'i 96813 | 12. Heidi Meeker,<br>State of Hawai'i<br>Department of Education<br>Office of Business Services<br>3633 Waialae Avenue, Room C-209<br>Honolulu, Hawai'i 96816 |

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|---|--|
| <p>13. William Aila, Jr., Interim Chair<br/>State of Hawai'i<br/>Department of Hawaiian Home Lands<br/>P.O. Box 1879<br/>Honolulu, Hawai'i 96805</p> <p>14. Bruce Anderson PhD, Director<br/>State of Hawai'i<br/>Department of Health<br/>1250 Punchbowl St., Room 325<br/>Honolulu, Hawai'i 96813</p> <p>15. Alec Wong P.E., Chief<br/>State of Hawai'i<br/>Department of Health<br/>Clean Water Branch<br/>Hale Ola, Room 225<br/>2827 Waimano Home Road<br/>Pearl City, Hawai'i 96782</p> <p>16. State of Hawai'i<br/>Department of Health<br/>Environmental Health Administration<br/>P.O. Box 3378<br/>Honolulu, Hawai'i 96801</p> <p>17. Mr. Lene Ichinotsubo<br/>State of Hawai'i<br/>Department of Health<br/>Solid and Hazardous Waste Branch<br/>2827 Waimano Road, Suite 100<br/>Pearl City, Hawai'i 96782-1407</p> <p>18. Patti Kitkowski, Director <b>(2 copies)</b><br/>State of Hawai'i<br/>Department of Health<br/>Maui Sanitation Branch<br/>54 South High Street, Room 300<br/>Wailuku, Hawai'i 96793</p> <p>19. Keith Kawaoka, Acting Director<br/>State of Hawai'i<br/>Department of Health<br/>Office of Environmental Quality Control<br/>235 S. Beretania Street, Suite 702<br/>Honolulu, Hawai'i 96813</p> <p>20. Suzanne Case, Chairperson<br/>State of Hawai'i<br/>Department of Land and Natural<br/>Resources<br/>P. O. Box 621<br/>Honolulu, Hawai'i 96809</p> | <p>21. Dr. Alan Downer, Administrator<br/>State of Hawai'i<br/>Department of Land and Natural<br/>Resources<br/>State Historic Preservation Division<br/>601 Kamokila Blvd., Room 555<br/>Kapolei, Hawai'i 96707</p> <p>22. Jade Butay, Director<br/>State of Hawai'i<br/>Department of Transportation<br/>869 Punchbowl Street<br/>Honolulu, Hawai'i 96813</p> <p>23. Denise Iseri-Matsubara, Interim<br/>Executive Director<br/>State of Hawai'i<br/>Hawai'i Housing Finance and<br/>Development Corporation<br/>677 Queen Street<br/>Honolulu, Hawai'i 96813</p> <p>24. Dr. Sylvia Hussey, Interim Chief<br/>Executive Officer<br/>State of Hawai'i<br/>Office of Hawaiian Affairs<br/>560 N. Nimitz Highway, Suite 200<br/>Honolulu, Hawai'i 96817</p> <p>25. Mary Alice Evans, Director<br/>State of Hawai'i<br/>Office of Planning<br/>P. O. Box 2359<br/>Honolulu, Hawai'i 96804</p> <p><b><u>County</u></b></p> <p>26. Eric Nakagawa, Director<br/>County of Maui<br/>Department of Environmental<br/>Management<br/>2050 Main Street, Suite 2B<br/>Wailuku, Hawai'i 96793</p> <p>27. Chief David Thyne, Chief<br/>County of Maui<br/>Department of Fire and Public Safety<br/>200 Dairy Road<br/>Kahului, Hawai'i 96732</p> <p>28. Karla Peters, Director<br/>County of Maui<br/>Department of Parks and Recreation<br/>700 Halia Nakoia Street, Unit 2F<br/>Wailuku, Hawai'i 96793</p> |
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|--|--|
| <p>29. Michele Chouteau McLean, Director<br/>County of Maui<br/>Department of Planning<br/>2200 Main Street, Suite 315<br/>Wailuku, Hawai'i 96793</p> <p>30. Rowena Dagdag-Andaya, Director<br/>County of Maui<br/>Department of Public Works<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>31. Marc Takamori, Director<br/>County of Maui<br/>Department of Transportation<br/>David Trask Building, Suite 102<br/>2145 Kaohu Street<br/>Wailuku, Hawai'i 96793</p> <p>32. Jeffrey Pearson, Director<br/>County of Maui<br/>Department of Water Supply<br/>200 South High Street, 5th Floor<br/>Wailuku, Hawai'i 96793</p> <p>33. JoAnn Inamasu, Director<br/>County of Maui<br/>Office of Economic Development<br/>2200 Main Street, Suite 305<br/>Wailuku, Hawai'i 96793</p> <p>34. Mayor Michael Victorino<br/>County of Maui<br/>Office of the Mayor<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>35. Honorable Keani Rawlins-Fernandez,<br/>Council Vice Chair<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>36. Honorable Alice Lee, Council Chair<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>37. Honorable Tasha Kama<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> | <p>38. Honorable Riki Hokama<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>39. Honorable Kelly King<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>40. Honorable Mike Molina<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>41. Honorable Tamara Paltin<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>42. Honorable Shane Sinenci<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>43. Honorable Yuki Lei Sugimura<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawai'i 96793</p> <p>44. Urban Design Review Board<br/>2200 Main Street, Suite 315<br/>Wailuku, Hawai'i 96793</p> <p>45. Maui Planning Commission<br/>2200 Main Street, Suite 315<br/>Wailuku, Hawai'i 96793</p> <p><b><u>Other</u></b></p> <p>46. Debbie Cabebe, Chief Executive Officer<br/>Maui Economic Opportunity<br/>99 Mahalani Street<br/>Wailuku, Hawai'i 96793</p> <p>47. Hawaiian Telecom<br/>60 South Church St<br/>Wailuku, Hawai'i 96793</p> <p>48. Michael Grider, Manager, Engineering<br/>Hawaiian Electric Company, Ltd.<br/>P.O. Box 398<br/>Kahului, Hawai'i 96733</p> |
|--|--|

49. Kahului Public Library  
90 School Street  
Kahului, Hawai'i 96732
50. Department of Education  
Hawaii State Library  
Hawaii Documents Center  
478 S. King Street  
Honolulu, Hawaii 96813



Natural Resources  
Conservation Service

Pacific Islands Area  
Kahului Field Office

77 Hookele St., # 202  
Kahului, HI 96732

Voice  
808-871-5500 ext. 3  
Fax  
855-878-2454

December 29, 2020

Mr. Buddy Almeida  
Department of Housing and Human Concerns  
County of Maui  
2200 Main St., Suite 546  
Wailuku, HI 96793

Ms. Kari Luna  
Munekiyo Hiraga  
305 High St Suite 104  
Wailuku, HI 96793

Subject: Draft EA for the Hale Pilina Family Affordable Rental  
Housing Project

Dear Mr. Almeida and Ms. Luna:

I have no comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald Gregory", is written over a horizontal line.

Gerald Gregory  
District Conservationist

May 25, 2021

Gerald Gregory, District Conservationist  
Natural Resources Conservation Service  
United States Department of Agriculture  
77 Ho'okele Street, Suite 202  
Kahului, Hawai'i 96732

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

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Dear Mr. Gregory:

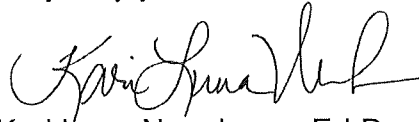
Thank you for your letter dated December 29, 2020, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the United States Department of Agriculture has no comments to offer at this time.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Gerald Gregory, District Conservationist  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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**From:** Cab General <[Cab.General@doh.hawaii.gov](mailto:Cab.General@doh.hawaii.gov)>

**Sent:** Wednesday, January 13, 2021 9:34 AM

**To:** [gary@gsfhi.com](mailto:gary@gsfhi.com); General eMail <[planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com)>

**Subject:** DOH Clean Air Branch on EA for Hale Pilina Family Affordable Rental Housing Project

Aloha

Thank you for the opportunity to provide comments on the subject project.

Please see our standard comments at:

<https://health.hawaii.gov/cab/files/2019/08/Standard-Comments-Clean-Air-Branch-2019.pdf>

Please let me know if you have any Questions.

Lisa M.M. Wallace

EHS QA Officer

Clean Air Branch

Environmental Health Office

Hilo, Hawaii 96720

**Standard Comments for Land Use Reviews  
Clean Air Branch  
Hawaii State Department of Health**

If your proposed project:

Requires an Air Pollution Control Permit

You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.

Includes construction or demolition activities that involve asbestos

You must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.

Has the potential to generate fugitive dust

You must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, business, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.

You should provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water source at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing airborne, visible fugitive dust from shoulders and access roads;
- e) Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling airborne, visible fugitive dust from debris being hauled away from the project site.

If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch

Clean Air Branch (808) 586-4200 <a href="mailto:cab@doh.hawaii.gov">cab@doh.hawaii.gov</a>	Indoor Radiological Health Branch (808) 586-4700
--	---

April 1, 2019

May 25, 2021

Lisa M. M. Wallace, EHS QA Officer  
Department of Health  
Clean Air Branch  
Environmental Health Office  
75 Aupuni Street #201  
Hilo, Hawai'i 96720

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Ms. Wallace:

Thank you for your letter dated January 13, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following response to the State of Hawai'i, Department of Health, Clean Air Branch standard comments noted in your letter.

1. CCHDC will obtain an Air Pollution Control Permit if needed for the project.
2. A Phase I Environmental Site Assessment (ESA) was prepared for the project site and will be included in the Final EA. The Phase I ESA noted that there was some mastic noted on the concrete on the west central side of the project site. The material may be asbestos containing, however, the mastic appeared to be non-friable and very limited in quantity. The mastic was less than three (3) square feet in quantity and is considered non-regulated by the Department of Health.
3. Construction Best Management Practices (BMPs) will be implemented to protect adjacent residences, businesses, public areas, and thoroughfares from airborne, visible fugitive dust. All construction activities will comply with provisions of Hawai'i Administrative Rules, Section 11-60.1-33 regarding Fugitive Dust.

Lisa M. M. Wallace, EHS QA Officer  
May 25, 2021  
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii

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JAN 12 2021

DAVID Y. IGE  
GOVERNOR OF HAWAII



ELIZABETH A. CHAR, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
Maui District Health Office  
54 South High St. Rm. #301  
Wailuku, HI 96793

Lorin W. Pang, M.D., M.P.H.  
District Health Officer

January 7, 2021

Mr. Buddy Almeida  
Housing Administrator  
County of Maui  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, Hawaii 96793

Dear Mr. Almeida:

**Subject:** DRAFT ENVIRONMENTAL ASSESSMENT FOR THE HALE  
PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT  
**Applicant:** County of Maui, Department of Housing and Human Concerns  
**TMK:** (2) 3-7-013:026  
**Location:** Kahului

Thank you for the opportunity to review this project. We have the following comments to offer:

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.

It is strongly recommended that you review the department's website at <https://health.hawaii.gov/epo/landuse/> and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please contact me at 808 984-8230 or email me at [patricia.kitkowski@doh.hawaii.gov](mailto:patricia.kitkowski@doh.hawaii.gov).

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski". The signature is written in a cursive, flowing style.

Patti Kitkowski  
District Environmental Health Program Chief

c Kari Luna Nunokawa, Munekiyo Hiraga  
Marianne Rossio, Acting EMD Administrator

May 25, 2021

Patti Kitkowski, District Environmental Health Program Chief  
State of Hawai'i  
Department of Health  
Maui District Health Office  
54 South High Street, Room #301  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

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Dear Ms. Kitkowski:

Thank you for your letter dated January 7, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following response to the State of Hawai'i, Department of Health, Maui District comments noted in your letter.

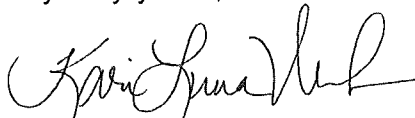
1. The project will adhere to the Hawai'i Administrative Rules, Chapter 11-46, "Community Noise Control". If applicable, CCHDC will obtain a noise permit prior to commencing work on the project.
2. CCHDC will review the Department of Health's website at <https://health.hawaii.gov/epo/landuse/> to ensure project compliance.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Patti Kitkowski, District Environmental Health Program Chief  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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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

January 20, 2021

County of Maui  
Department of Housing and Human Concerns  
Attn: Mr. Buddy Almeida  
2065 Main Street, Suite 108  
Wailuku, Hawaii 96793

via email: [buddy.almeida@co.maui.hi.us](mailto:buddy.almeida@co.maui.hi.us)

Dear Mr. Almeida:

SUBJECT: Draft Environmental Assessment for the Proposed **Hale Pilina Family Affordable Rental Housing Project** located at Wailuku, Island of Maui; TMK: (2) 3-7-013:026 on behalf of Catholic Charities Housing Development Corporation

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 and (b) 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](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

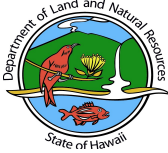
Sincerely,

*Russell Tsuji*

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

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 31, 2020

**MEMORANDUM**

FROM:

TO:

**DLNR Agencies:**

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ **Engineering Division** ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- ☒ Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Maui District ([daniel.l.ornellas@hawaii.gov](mailto:daniel.l.ornellas@hawaii.gov))

TO:

FROM:

SUBJECT:

LOCATION:

APPLICANT:

Russell Y. Tsuji, Land Administrator

*Russell Tsuji*

Draft Environmental Assessment for the Proposed Hale **Pilina Family  
Affordable Rental Housing Project**

Wailuku, Island of Maui; TMK: (2) 3-7-013:026

Munekiyo Hiraga on behalf of Catholic Charities Housing Development Corporation

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **January 20, 2021**.

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 the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

- additional
- ( ) We have no objections.
  - (✓) We have no comments.
  - ( ) Comments are attached.

Signed:

Print Name:

Division:

Date:

*Carty S. Chang*  
Carty S. Chang, Chief Engineer

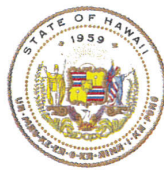
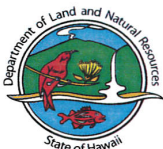
Engineering Division

Jan 15, 2021

Attachments

cc: Central Files

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

December 31, 2020

**MEMORANDUM**

TO: **DLNR Agencies:**  
\_\_\_ Div. of Aquatic Resources  
\_\_\_ Div. of Boating & Ocean Recreation  
X Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))  
X Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))  
\_\_\_ Div. of State Parks  
X Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))  
\_\_\_ Office of Conservation & Coastal Lands  
X Land Division – Maui District ([daniel.l.ornellas@hawaii.gov](mailto:daniel.l.ornellas@hawaii.gov))

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*  
SUBJECT: Draft Environmental Assessment for the Proposed Hale **Pilina Family Affordable Rental Housing Project**  
LOCATION: Wailuku, Island of Maui; TMK: (2) 3-7-013:026  
APPLICANT: Munekiyo Hiraga on behalf of Catholic Charities Housing Development Corporation

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **January 20, 2021**.

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 the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

- ( ) We have no objections.  
( ☒ ) We have no comments.  
( ) Comments are attached.

Signed: *[Signature]*  
Print Name: Daniel Ornellas  
Division: Land - MDLO  
Date: 1/7/21

Attachments  
cc: Central Files

May 25, 2021

Russell Tsuji, Land Administrator  
State of Hawai'i  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, Hawai'i 96809

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Mr. Tsuji:

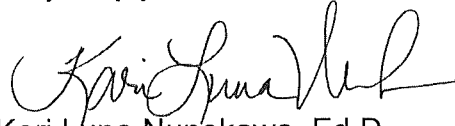
Thank you for your letter dated January 20, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the State of Hawai'i, Department of Land and Natural Resources Engineering Division and Land Division Maui Office have no comments to offer at this time.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Russell Tsuji, Land Administrator  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

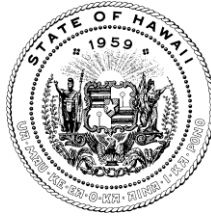
Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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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, HI 96707

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

January 29, 2021

Lori Tshako, Director  
County of Maui  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, HI 96793  
c/o [buddy.almeida@co.maui.us](mailto:buddy.almeida@co.maui.us)

IN REPLY REFER TO:  
Project No.: 2020PR35085  
Submittal No.: 2021PR35085.003  
Doc. No.: 2101AM23  
Archaeology, Architecture

Dear Lori Tshako:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –  
Draft Environmental Assessment (DEA)  
Hale Pilina Family Affordable Rental Housing Project  
Wailuku Ahupua‘a, Pū‘ali Komohana District, Island of Maui  
TMK: (2) 3-7-013:026**

This letter provides the State Historic Preservation Division's (SHPD's) review of the County of Maui Hale Pilina Family Affordable Rental Housing Project. SHPD received the DEA submittal on January 8, 2021 including a conceptual design, a cover letter from Munekiyo Hiraga (December 21, 2020), a letter from the County of Maui Department of Housing and Human Concerns requesting concurrence with an HRS 6E project effect determination, draft grading plans, and a draft environmental assessment (DEA) report titled *Proposed Hale Pilina Family Affordable Rental Housing Project (TMK (2)3-7-013:026)* (Munekiyo Hiraga, December 2020).

Catholic Charities Housing Development Corporation (CCHD) is proposing the development of the Hale Pilina Family Affordable Rental Housing Project within a 4.865-acre project area on the subject property. The project will consist of four (4) three-story buildings containing 178 apartment units and related infrastructure improvements. The apartment buildings will include 108 one-bedroom units (approximately 442 square feet), 70 two-bedroom units (approximately 683 square feet), and a two-bedroom unit for the resident manager. The development will also include several amenities including a community gathering space for residents, a mail room, an office, a space for onsite staff, parking stalls, and a private park. The infrastructure improvements will include grading, construction of driveways, utility connections, landscaping, and drainage improvements.

The DEA report includes a portion of an archaeological inventory survey (AIS) report conducted on the subject property for a Senior House and County Office Building Project. SHPD reviewed and accepted the AIS report (Fredericksen and Fredericksen, October 2004) in a letter dated March 4, 2005 (Log No. 2005.0405, Doc. No. 0502MK15). The AIS included a pedestrian survey of the property, with transects spaced 5 meters apart, and ten backhoe test trenches, each roughly measuring 5.5 by 0.7 meters. The results of the backhoe test trenches were negative for historic properties and the soil profiles indicate the water table occurs across the property as a depth of 0.9 to 1.2 mbs. The soil descriptions indicate the soil profile of the property includes a 40-cm-thick fill layer (Layer I) with modern trash debris and a medium-grained sand layer (Layer II) that extends into the water table. Fredericksen and Fredericksen (October 2004) recommended archaeological monitoring [for identification purposes] for the Senior House and County Office Building Project due to the presence of intact sand dune deposits within all the backhoe test trenches.

A search of our records indicates the project area is within the Kahului Historic District (SIHP # 50-50-04-01607; Statewide Survey 1974) which is comprised of several historic properties including the Kahului Roundhouse, shop, and office; the Kahului School, the Fairgrounds, and the First Hawaiian Bank Building. The subject DEA indicates the current project area was historically an undeveloped property surrounded by the former Pā'ia camp locations and was the former site of the Kahului Athletic Association (K.A.C.) baseball field during the mid-1900s.

Although the Fredericksen and Fredericksen (October 2004) AIS included ten backhoe test trenches, the majority of the current project footprint remains untested. Additionally, the current project area occurs in an area with intact sand dune deposits, which is a soil type known for having a high probability of containing human burial sites. Based on the presence of intact sand dune deposits within the project area, **SHPD requests an archaeological inventory survey (AIS)** with a subsurface testing component be conducted and that an AIS report meeting the requirements of HAR §13-276-5 be submitted to SHPD for review and acceptance prior to initiation of project related work.

The AIS shall be conducted by a qualified archaeologist in order to adequately identify and document any archaeological historic properties that may be present, to assess their significance, to determine the potential impacts of this project on any identified archaeological historic properties, and to identify and ensure appropriate mitigation is implemented, if needed.

**SHPD requests** the project proponent and archaeological firm consult with our office regarding an appropriate testing strategy prior to initiation of the AIS.

**SHPD shall notify the County** when the archaeological inventory survey report and any required mitigation plans are accepted, and the permit issuance process may proceed.

When completed, please submit the draft AIS report and any associated permit applications or project correspondence to our office via HICRIS to Project 2021PR35085 using the Project Supplement option.

Please contact Andrew McCallister, Maui Archaeologist IV at [andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov) for matters regarding archaeological resources or this letter.

Aloha,

*Alan Downer*

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: Kari Luna Nunokawa, Munekiyo Hiraga, [planning@munekiyahiraga.com](mailto:planning@munekiyahiraga.com)  
Trevor Yucha, CSH, [tyucha@culturalsurveys.com](mailto:tyucha@culturalsurveys.com)

**On behalf of Catholic Charities Housing Development Corporation, Cultural Surveys Hawai'i has responded to the SHPD via the Hawai'i Cultural Resource Information System (HICRIS) regarding their comments on the Draft EA and 6E Consultation. A new Archaeological Inventory Survey was completed for the project. Please see Appendix "C-4".**



**STATE OF HAWAII**  
**DEPARTMENT OF TRANSPORTATION**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
LYNN A.S. ARAKI-REGAN  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

IN REPLY REFER TO:  
**DIR 1124**  
**STP 8.3101**

January 15, 2021

Ms. Lori Tsuhako  
Director  
Department of Housing and Human Concerns  
County of Maui  
2200 Main Street, Suite 546  
Wailuku, Hawaii 96793

Attention: Mr. Buddy Almeida, Housing Administrator

Dear Ms. Tsuhako:

Subject: Draft Environmental Assessment (EA)  
Hale Pilina Family Affordable Rental Housing Project  
Kahului, Maui, Hawaii  
Tax Map Key: (2) 3-7-013:026

The State of Hawaii, Department of Transportation (HDOT) has reviewed the subject Draft EA and understands Catholic Charities Housing Development Corporation is proposing to develop four 3-story multi-family residential buildings providing 178 affordable family housing units, onsite park/open spaces, parking, and other related improvements. The project is located off Puunene Avenue (State Route 3500) in Kahului, Maui. Vehicular access to the project site will be via a right-in and right-out only access on Puunene Avenue, and a full access on South Kaulawahine Street.

HDOT has the following comments:

Airports Division (HDOT-A)

The Draft EA sufficiently addresses HDOT-A's prior concerns with the project.

Highways Division (HDOT-HWY)

1. The key findings of the Traffic Impact Analysis Report (TIAR) dated September 23, 2020 are as follows:

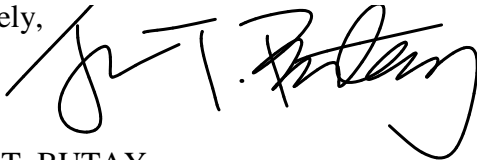
- a. 2025 is projected to be the year of full project build-out. The forecast of 2025 traffic included anticipated traffic from other development projects proposed in the vicinity. The project is forecast to generate 83 (AM) and 99 (PM) new trips during peak traffic hours.
  - b. Existing and future (2025) traffic conditions with and without the project were assessed for eight intersections in the study area and included assumptions to address the existing atypical COVID-19 pandemic traffic counts.
  - c. Six of the eight intersections do not involve State roads and would continue to operate at an acceptable level of service (LOS) during peak traffic hours for all turning movements in 2025, with or without the project.
  - d. Specific turning movements at the Puunene Avenue and Wakea Avenue intersection, and the Puunene Avenue and Kamehameha Avenue intersection, would continue to operate at LOS “E” during 2025 peak traffic hours, with and without the project. The poor LOS for minor streets and mainline left-turn is attributed to long fixed signal timing that favors the through movements along Puunene Avenue. All movements would continue to operate below capacity.
  - e. Traffic queues have been observed at all approaches, but they tend to clear in one signal cycle. One exception is the southbound PM peak traffic that is further delayed by traffic queues at the Puunene Avenue and Papa Avenue intersection.
  - f. The project would increase the 2025 peak traffic hour traffic by less than two percent on Puunene Avenue, Wakea Avenue, and Kamehameha Avenue. The TIAR concludes no traffic improvements are required to address the minor project-related impacts. In addition, project traffic volume at the Kamehameha Avenue and Kaulawahine Street, and Wakea Avenue and Kaulawahine Street intersections, are not anticipated to meet the signal warrant threshold.
2. Our records indicate Puunene Avenue (State Route 3500) is a principal arterial under State jurisdiction. The TIAR and Draft EA describe it as a County roadway. A Use and Occupancy Permit approved by the HDOT-HWY Right-of-Way (ROW) Branch is required for any proposed use of the ROW.
  3. The proposed project is unlikely to generate traffic that would impact traffic conditions; however, Puunene Avenue is a principal arterial roadway intended for through traffic and new driveways introduce conflict points. The proposed access on Puunene Avenue is less than a half a mile from the two four-phase signalized intersections at Kamehameha Avenue and Wakea Avenue, located north and south of the site, respectively. Federal guidelines for preserving the functional classification of principal arterials include limiting the number of access points and maintaining sufficient distance between

intersections. A safety analysis, including a queuing study by a professional engineer, is required to demonstrate the appropriate distance between intersections is met.

4. The TIAR mentions the Puunene Avenue and Papa Avenue intersection affects the traffic conditions in the study area; therefore, this intersection should be included in the TIAR study area.
5. When the future LOS without the project is lower than the desirable HDOT-HWY threshold of LOS "D", the applicant may be required to provide mitigation improvements to improve the State facilities to LOS "D" or better with the future project condition.
6. The site is an infill project and transit stops are within walking distance. The Final EA site plan (Figure 2) should include the transit stop locations, existing and planned bike routes and sidewalks offsite, and potential access routes through adjacent properties to safely access these multimodal facilities.
7. There would be water and sewer infrastructure connections within the State highway ROW. The relevant HDOT-HWY permits are identified in Section VII of the Draft EA.
1. No additional discharge of surface water run-off onto State highway ROW is proposed. This includes the use of existing State drainage culverts and channels. All additional stormwater runoff from the project site shall be managed and mitigated onsite.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at [blayne.h.nikaido@hawaii.gov](mailto:blayne.h.nikaido@hawaii.gov).

Sincerely,



JADE T. BUTAY  
Director of Transportation

c: Ms. Kari Luna Nunokawa, Munekiyo Hiraga

May 25, 2021

Jade Butay, Director  
State of Hawai'i  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawai'i 96813

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft Environmental Assessment for the Proposed Hale Pilina Family Affordable Rental Housing Project; TMK No. (2)3-7-013:026; Kahului, Maui, Hawai'i

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Dear Mr. Butay:

Thank you for your letter dated January 15, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following response to the State of Hawai'i, Department of Transportation comments noted in your letter.

#### **Airport Division Comments**

1. We acknowledge that the Draft EA addresses the Airport Division's prior comments on the project.

#### **Highways Division Comments**

1. Thank you for noting the jurisdiction of South Pu'unēnē Avenue. The Revised Traffic Impact Analysis Report (TIAR) and Final EA has been revised to note that it is a State principal arterial roadway.

The project will seek a right-turn in from South Pu'unēnē Avenue and a right-turn out of the Project onto South Pu'unēnē Avenue. Any work that will be done to achieve this will seek a Use and Occupancy Permit from the HDOT-HWY Right-of-Way (ROW) Branch.

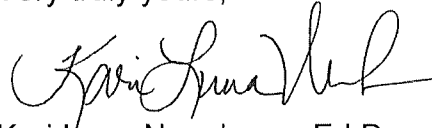
2. The revised TIAR provides additional discussion on the project's right-turn in and right-turn out access via South Pu'unēnē Avenue. Please see **Appendix "E"** in the Final EA.
3. The South Pu'unēnē Avenue and Papa Avenue intersection is included in the revised TIAR. Please see **Appendix "E"** in the Final EA.
4. We acknowledge the HDOT-HWY's desirable threshold of Level of Service (LOS) "D" and that CCHDC may be required to provide mitigation improvements to improve State facilities to LOS "D" or better, if applicable.
5. The updated TIAR (see **Appendix "E"** in the Final EA) includes notations of the transit stop locations, existing bike routes, sidewalks offsite, and potential access routes through adjacent properties for residents to access the multimodal facilities.
6. Utility connections (i.e. water and wastewater) will be made at South Pu'unēnē Avenue. Relocation of the driveway access on South Pu'unēnē Avenue is also proposed. CCHDC will work with HDOT in obtaining a Use and Occupancy Agreement, and obtain a permit to Perform Work Upon a State Highway, as required.
7. We confirm that no additional discharge of surface water runoff onto State highway ROW is proposed, including existing State drainage culverts and channels. All additional stormwater runoff from the project site will be retained onsite.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Jade Butay, Director  
May 25, 2021  
Page 3

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

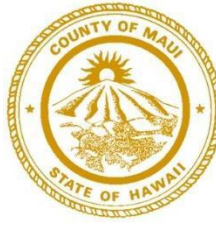
cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Tyler Fujiwara, Austin, Tsutsumi, & Associates, Inc.  
Chad McDonald, M+A Hawaii

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**MICHAEL P. VICTORINO**  
Mayor

**DAVID C. THYNE**  
Fire Chief

**BRADFORD K. VENTURA**  
Deputy Fire Chief



**DEPARTMENT OF FIRE & PUBLIC SAFETY**  
FIRE PREVENTION BUREAU  
COUNTY OF MAUI  
313 MANEA PL.  
WAILUKU, HI 96793

January 8, 2021

Munekiyo Hiraga  
Attn: Kari Luna Nunokawa, Senior Manager  
305 High Street, Suite 104  
Wailuku, HI 96793

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE HALE PILINA FAMILY  
AFFORDABLE RENTAL HOUSING PROJECT  
TMK: (2) 3-7-013:026**

Dear Kari,

Thank you for allowing our office to provide comment on the proposed project. As per your request, comments are provided below:

- At this time, there are no comments in regards to the Draft Environmental Assessment (EA) and County of Maui, Maui County Code Chapter 2.97 Affordable Housing Application for the proposed Hale Pilina Family Affordable Rental Housing Project.
- Our office does reserve the right to comment on the proposed project during the building permit review process should detailed plans for this project be routed to our office for review. At that time, fire apparatus access, water supply for fire protection, and fire and life safety requirements associated with the subject project will be formally reviewed.

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at [ryan.otsubo@mauicounty.gov](mailto:ryan.otsubo@mauicounty.gov).

Sincerely,

A handwritten signature in black ink that reads "Ryan Otsubo".

Ryan Otsubo, Captain - Fire Prevention Bureau

cc: Buddy Almeida, Department of Housing and Human Concerns

May 25, 2021

Ryan Otsubo, Captain  
Fire Prevention Bureau  
Department of Fire and Public Safety  
County of Maui  
313 Manea Place  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Mr. Otsubo:

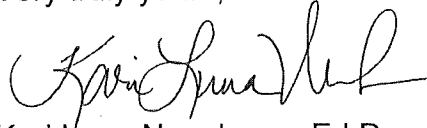
Thank you for your letter dated January 8, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the County of Maui, Department of Fire and Public Safety, Fire Prevention Bureau has no comments to offer at this time. We note that the Department does reserve the right to comment on the project during the building permit review process.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Ryan Otsubo, Captain  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

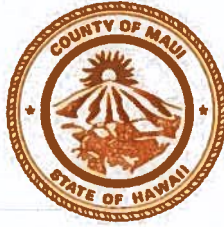
cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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**MICHAEL P. VICTORINO**  
Mayor

**KARLA H. PETERS**  
Director

**MARY A. KIELTY**  
Deputy Director

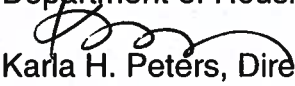


## **DEPARTMENT OF PARKS AND RECREATION**

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawai'i 96793  
Main Line (808) 270-7230 / Facsimile (808) 270-7942

### **MEMORANDUM**

**TO:** Lori Tsuhako, Director  
Department of Housing and Human Concerns

**FROM:**   
Karla H. Peters, Director

**DATE:** January 7, 2021

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE HALE PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT, TMK: (2) 3-7-013:026**

Thank you for the opportunity to review the proposed Hale Pilina Family Affordable Rental Housing project. In review of the project, we note that the applicant is currently proposing to develop 178 affordable housing units and is planning to apply for Maui County Code Chapter 2.97 approval from the Maui County Council for the proposed development.

The Department of Parks and Recreation looks forward to reviewing the final application for compliance with Maui County Code 18.16.320. We have no further comments at this time.

Should you have any questions or concerns, please feel free to contact me or Samuel Marvel, Chief of Planning and Development, at (808) 270-6173.

**c:** Buddy Almeida, Housing Administrator  
Samual Marvel, Chief of Planning and Development  
Kari Luna Nunokawa, Munekiyo Hiraga

KHP:SM:csa

May 25, 2021

Karla Peters, Director  
County of Maui  
Department of Parks and Recreation  
700 Hali'a Nakoa Street, Unit 2  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Ms. Peters:

Thank you for your letter dated January 7, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following response to the County of Maui, Department of Parks and Recreation comment.

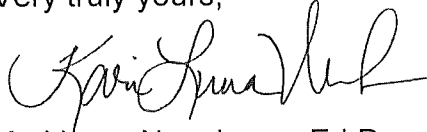
Thank you for your comment regarding Maui County Code 18.16.320. The Catholic Charities Housing Development Corporation (CCHDC) will provide a private park for residents of the Hale Pilina Family Affordable Rental Housing project. As a 100 percent affordable housing project, it is anticipated that the project will be exempt from paying the park fees as provided for in Maui County Code Chapter 18.16.320.15.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Karla Peters, Director  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

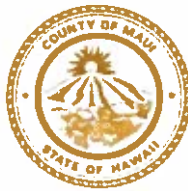
Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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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

January 19, 2021

Lori Tshako, Director  
County of Maui  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, Hawaii 96793

Dear Ms. Tshako:

**SUBJECT: CONSOLIDATED DRAFT ENVIRONMENTAL ASSESSMENT (EA)  
AND MAUI COUNTY CODE CHAPTER (MCC) 2.97 APPLICATION  
FOR THE PROPOSED HALE PILINA FAMILY AFFORDABLE  
HOUSING PROJECT IN KAHULUI, MAUI, HAWAII AT TAX MAP  
KEY (TMK) (2) 3-7-013:026  
(EAC 2020/0014)**

The Department of Planning (Department) has reviewed the consolidated Draft EA and MCC Chapter 2.97 application document filed for the above-referenced project. The Department has the following comments:

- 1) There are inconsistencies throughout the document, and a re-issuance of the Draft EA may be warranted. The street names are incorrectly listed. It says, 'Puunene Avenue' and 'South Kaulawahine;' but, it should be 'South Puunene Avenue' and 'Kaulawahine.' The "triggers" are not listed the same throughout the document. Also, in various sections, the zoning is listed incorrectly. It says, 'Public/Quasi-Public' but it should be 'P-1, Public/Quasi-Public District.'

Some of the sub-consultant reports include information that are inapplicable to this project site. As an example, in the Preliminary Engineering Report, it says there is a slope, and the parcel is flat. Toward the end of the Cultural Impact Assessment, there are letters from the State Historic Preservation Division that are not applicable to this TMK.

Also, in the Relationship to Government Plans, Policies and Controls section, some policies are listed and checked to indicate that this project does not meet them and it does, or it says it does and this project does not meet them.

The plans do not show the locations of trash and recycling bins. For any future drafts of the EA, please show them.

There are no plans for the multi-purpose room that are discussed in the project scope, and this should be added.

There is no Conceptual Landscape Plan or a Landscape Planting Plan, and this should be included. We encourage the use of native plants. If funding is not available to install the PV carports, then parking lot trees should be planted to meet County requirements. Trees for shade, picnic tables and a playground should be installed in the park area.

The laundry facility is shown on the plans; however, there is no mention in the project write-up.

Please ensure that any future documents issued are as accurate and complete as possible because it helps make it easier for agencies to review, and saves everyone time.

- 2) The Department did not submit comments prior to the publication of this document, and there is no feedback from the State Office of Planning. In the future, please wait until you receive feedback from a planning agency prior to publication of a Draft EA.
- 3) Because the rentals will be available to anyone who qualifies, please state this in the 'Proposed Action' section. We noticed that this information is disclosed in the community meeting notes. Because the project will be managed by Hale Mahaolu, there may be some confusion on whether the project is intended for seniors.
- 4) MCC Section 2.97.160 says that project construction shall be initiated within two years of resolution adoption, and completion shall be within five years of resolution adoption. The Draft EA states that the project will be built in two phases; however, there is no estimated construction timing information. For future versions, please provide this information.
- 5) For future drafts, please update the project financing section. It says that the award of the Maui Affordable Housing Fund was to have been announced back in October 2020.
- 6) On the Site Plan, please note the location of the ADA stalls.
- 7) Secure bike parking/storage should be provided on-site.
- 8) There is a brief discussion of sidewalks in the 'Roadways' section; but, it is difficult to discern if sidewalks exist along Puunene Avenue and South Kaulawahine Street. Please disclose them.
- 9) The Applicant is encouraged to install traffic calming measures. Crosswalks between buildings is paramount to ensuring safety of all residents and visitors. The Applicant is encouraged to install midblock raised crosswalks and/or speed humps within the parking lot for pedestrian safety.
- 10) In the community meetings, safety was also brought up because the development will be located in an area near a homeless encampment. The possibility of fencing was discussed, and it was mentioned that it was a contingency line item, and that there will be a resident manager onsite. Given the location, the Department believes that fencing is warranted, and recommends that you consult with the Maui Police Department on suggestions for project security.
- 11) For future EAs, please discuss whether rental agreements will be for a specific duration. Please also state whether there will be a deed restriction on the rental development, so that if the Applicant needs to sell the property, the project remains affordable.
- 12) Also, in the sections pertaining to opportunities for public comments, please add in that there will be an opportunity for public testimony when the Chapter 2.97 application is reviewed by the Maui County Council.

- 14) Please also consider the use of non-potable water for irrigation.
- 15) A Temporary Investigative Group ("TIG") was established by the Council's Planning Committee during the 2015-2017 Council term to make recommendations to increase the County's inventory of available housing. As an outgrowth of the TIG's recommendations, the Council's Planning Committee recommended that parcels that were appropriate for comprehensive rezoning by the Council based upon their community plan designation be identified. In a letter to presiding Land Use Committee Chair Robert Carroll at the time, the Department identified and recommended this parcel (TMK: (2) 3-7-013:026) be considered for comprehensive rezoning, in addition to a community plan amendment, given its ideal location and proximity to services and infrastructure. While this application seeks exemptions to a community plan amendment and rezoning, the Department supports the merits of this project in that it is centrally located within an urban core, is near to educational, commercial and health facilities, and provides transportation options including walking, bicycling and transit services.

We look forward to future reviews of this project. Should you have any questions, please contact Staff Planner Tara Furukawa by email at [tara.furukawa@mauicounty.gov](mailto:tara.furukawa@mauicounty.gov) or by phone at (808) 270-7520.

Sincerely,



MICHELE MCLEAN, AICP  
Planning Director

xc: Gary Furuta, Catholic Charities Housing Development Corporation (PDF)  
Tessa Munekiyo Ng (PDF)  
Kari Luna Nunokawa (PDF)  
Clayton Yoshida, Planning Program Administrator (PDF)  
John S. Rapacz, Planning Program Administrator (PDF)  
Paul Critchlow, Staff Planner (PDF)  
Pam Eaton, Planning Program Administrator (PDF)  
Jennifer Maydan, Supervising Planner (PDF)  
Kathleen Aoki, Planning Program Administrator (PDF)  
Tara Furukawa, Staff Planner (PDF)  
Project File

MCM:CIY:TKF:rma

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May 25, 2021

Michele McLean, Director  
County of Maui  
Planning Department  
2200 Main Street, Suite 315  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

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Dear Ms. McLean:

Thank you for your letter dated January 19, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following response to the County of Maui, Planning Department comments noted in your letter.

1. We note your comments regarding inconsistencies in the EA. In consultation with the Department of Housing and Human Concerns (DHHC), the approving agency for the EA, the comments have been addressed in the Final EA. The nature of the comments and associated revisions are not believed to substantively affect the analysis of the project in the EA, nor the ability of reviewing agencies and the public to provide feedback. As such, it was determined that re-issuance of the Draft EA is not warranted.

- 1a. The street names "Pu'unēnē" and "South Kaulawahine" have been changed to "South Pu'unēnē" and "Kaulawahine" in the Final EA. The triggers in the Final EA are noted throughout as Use of State Funds and Potential Use of State/County Lands for offsite infrastructure improvements. The Final EA also specifies the zoning as "P-1, Public/Quasi-Public" district rather than "Public/Quasi-Public" district.
- 1b. The Preliminary Engineering Report (PER) has been updated to include more detailed language on existing site topography. The Cultural Impact Assessment (CIA) included letters from the State Historic Preservation Division (SHPD) regarding documents that were referenced in research for preparing the report. These letters have been removed from the appendices of the CIA. The revised PER and CIA are included in the Final EA.
- 1c. The analysis of Relationship to Government Plans, Policies and Controls has been reviewed for preparation of the Final EA. In assessing the project's relationship to various plans, a goal, objective, or policy was categorized as directly applicable, indirectly applicable, or not applicable. It is recognized that the categorization of applicability is subject to interpretation.
- 1d. As requested, the site plan in the Final EA includes the location of trash and recycling bins.
- 1e. The multi-purpose room will be on the ground floor of Building A and is identified as the tan color on the Building A ground floor plan in the Draft EA.
- 1f. A Conceptual Landscape Plan has been incorporated into the Final EA. Native plants have been incorporated into the landscape palate. Landscaping is incorporated into the park/open space area and will provide shade. At this time, specific additional furnishings such as picnic tables or a playground for the park/open space area are subject to financing availability.
- 1g. As requested, the project description in the Final EA has been updated to specify that laundry facilities will be included in the development.
- 2. We note your comment that the Department of Planning did not submit written comments on the project prior to the publication of the Draft EA. However, we

appreciated that the Department of Planning did participate in the Affordable Housing Maui Nui (AHMN) meeting held on August 27, 2020 regarding the project. At the meeting, Director Michele McLean noted the Department had no comments regarding the project or the Chapter 2.97, Maui County Code exemptions that were being requested. Following the meeting, Director McLean provided an additional email comment noting that the Department does not support exemptions from sidewalk requirements. It is noted that there are existing sidewalks fronting South Pu'unēnē Avenue and Kaulawahine Street and the project will not seek exemptions from the provision of sidewalks.

3. We appreciate your comment regarding the eligible renters for the project. The Draft EA Executive Summary and description of Proposed Action in Chapter I note that the project is open to families who earn 60 percent or less of the Area Median Income threshold, as established by the U.S. Department of Housing and Urban Development (HUD). The project description has been updated in the Final EA to explicitly state that the project is not limited to seniors.
4. The Project is estimated to begin construction in the first quarter of 2023. This approximate start date will be shared in the FEA.
5. The Project Financing section of the Chapter 2.97 application will be updated prior to finalization and will include the current information on financing at the time. In January 2021, the Applicant was notified that they were selected to receive funding from the Maui Affordable Housing Fund. This information will be included in the Final Chapter 2.97 application.
6. The site plan in the FEA will note the location of eight (8) ADA accessible stalls, two (2) provided near each building entrance.
7. Thank you for the suggestion regarding bicycle storage. Bike parking and storage will be provided onsite and will be noted in the project proposed action section of the FEA.
8. There are existing sidewalks surrounding the perimeter of the Project site on South Pu'unēnē Avenue and Kaulawahine Street. The discussion of Roadways in the Final EA has been updated to specifically note this.
9. Thank you for the comment regarding traffic calming measures. Raised crosswalks and/or speed bumps will be added within the parking lot to promote pedestrian safety.
10. Safety of residents and the community is a priority for CCHDC. The Maui Police Department was consulted throughout the EA process and recommendations from

the Department will be implemented. The project will also incorporate fencing at the project in the vicinity of the proposed park/open space area on Kaulawahine Street. It is noted that many of the other property boundaries, including the southern boundary adjacent to single-family homes, have existing concrete walls or fences.

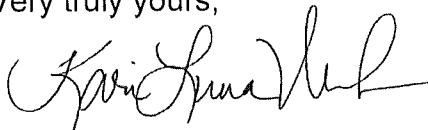
11. The Final EA will incorporate information regarding rental agreements and the affordability duration for the project. Rental agreements will be required for all qualified applicants that reside at the Hale Pilina Family Affordable Rental Housing development. There will be an agreement between CCHDC and the Hawai'i Housing Finance and Development Corporation that the affordability commitment for the project is 61 years which will be stated in the Restrictive Covenants.
12. The Final EA will note that there will be opportunity for public comment during the Chapter 2.97 application review process by the Maui County Council.
13. We appreciate the Department's comment regarding consideration for use of non-potable water for irrigation. There is currently no available R-1 or other non-potable water supply in the vicinity of the project site. However, should a site become available in the future, the project can explore ways to utilize non-potable water.
14. We appreciate the information regarding the Temporary Investigative Group (TIG) established by the County Council during the 2015-2017 term to increase inventory of available housing and note that the TIG recommended that the subject parcel be considered for comprehensive rezoning to support housing development. We appreciate the Department's statement of support for this project and recognition of the ideal location of the site in relation to the urban core and proximity to various services.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Michele McLean, Director  
May 25, 2021  
Page 5

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



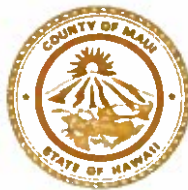
Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Andrew Furuta, GSF LLC  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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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

April 12, 2021

Mr. Gary Furuta, Project Manager  
Catholic Charities Housing Development Corporation  
1388 Ala Moana Boulevard, #7301  
Honolulu, Hawaii 96814

Dear Mr. Furuta:

**SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL  
ASSESSMENT FOR THE PROPOSED HALE PILINA  
FAMILY AFFORDABLE RENTAL HOUSING PROJECT,  
KAHULUI, MAUI, HAWAII; TMK: (2) 3-7-013:026  
(EAC 2020/0014)**

At its regular meeting held on April 6, 2021, the Urban Design Review Board (UDRB) reviewed the plans for the document referenced above. Based upon those discussions and questions to the Applicant and its consultants, the UDRB voted to recommend approval of the project as presented.

Overall, the UDRB agrees that this is a good project that is needed on Maui to fulfill the need for affordable housing. This is an infill project located in a great location in Central Maui that will be close to jobs, amenities and bus stops.

The UDRB also issued design-related comments and recommendations, as stated below:


- 1) The Board appreciates that you took the time to meet with the community, obtained their feedback, and incorporated changes prior to presenting to the UDRB.
- 2) The photovoltaic carports will be a nice feature, if the budget allows for it.
- 3) Add awnings or window shading, especially on the South and West elevations of each structure to provide shade and lessen heat impacts. It will also add shadow lines to the mass of the structure.

Mr. Gary Furuta, Project Manager  
April 12, 2021  
Page 2

- 4) Add fencing and/or landscaping to attenuate noise impacts and block exterior light from to the existing residential properties.
- 5) Maintain the project's Hawaiian motif.
- 6) Even though access off of South Puunene Avenue will be limited to right-turn in/right-turn out movement, explore safety measures to prevent resident vehicles from making a left-turn on to South Puunene Avenue.
- 7) Consider leaving more space atop the rooftops for the future installation of solar water heater panels. The existing dormers shown may limit that. They may be better served introducing shading for the windows.
- 8) Install a pedestrian walkway from the units to the sidewalks.
- 9) Provide enclosed bicycle storage.
- 10) Add appropriate site lighting for safety.

Thank you for your cooperation. Should you require further clarification, please contact Staff Planner Tara Furukawa by email at [tara.furukawa@mauicounty.gov](mailto:tara.furukawa@mauicounty.gov) or by phone at (808) 270-7520.

Sincerely,



*for* CARYL HITCHCOCK-SPRINZEL, Chair  
Maui Urban Design Review Board

xc: Lori Tzuhako, Director, Department of Housing and Human Concerns (PDF)  
Kari Luna Nunokawa, Senior Manager, Munekiyo Hiraga (PDF)  
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga (PDF)  
Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)  
Tara K. Furukawa, Staff Planner (PDF)  
Leilani Ramoran-Quemado, Secretary to Boards and Commissions (PDF)  
Maui Planning Commission (PDF)  
Carolyn Takayama-Corden, Secretary to Boards and Commissions (PDF)  
Project File  
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May 25, 2021

Caryl Hitchcock-Sprinzel, Chair  
County of Maui  
Department of Planning  
Maui Urban Design Review Board  
2200 Main Street, Suite 315  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Ms. Hitchcock-Sprinzel:

Thank you for your letter dated April 12, 2021, following the Urban Design Review Board's (UDRB) regular meeting on April 6, 2021, where comments were provided on the design and plans for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following responses to the comments noted in your letter.

1. Thank you for your comment of appreciation regarding the project meeting with the community and incorporating suggested changes. The project team is cognizant of and sensitive to the surrounding neighborhood while also providing much needed affordable housing for the community.
2. The project team notes the UDRB's support for the photovoltaic carports if funding is available.

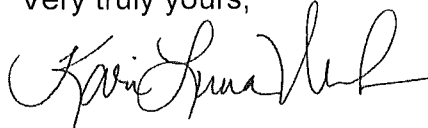
3. Thank you for the comment regarding awnings or window shading, especially for south and west facing units. The team will consider adding that feature, provided the budget can accommodate for the added cost.
4. We appreciate the UDRB's comment regarding fencing and landscaping to attenuate noise impacts and block exterior light from existing residential properties. It is noted that there are existing CMU walls along the back of the majority of the residential properties along Alehela Street at the project site's southern border. In response to community feedback, the building setback along this border was increased and additional landscaping was added. Fencing is proposed for the area around the park at the property. Should additional funding be available, the team will consider opportunities for adding additional fencing.
5. As requested, the project will maintain the Hawaiian motif presented to the UDRB.
6. We appreciate the comments regarding the right-in, right-out access at South Pu'unēnē Avenue. The project team will explore design measures that can be implemented to prevent left-turns onto South Pu'unēnē Avenue.
7. Thank you for the comment and suggestion to leave more space atop the rooftops for the future installation of solar water heater panels. The architect will consider removing the dormers that is on the existing design.
8. Thank you for the recommendation to install a pedestrian walkway from the units to the sidewalks. The project team will explore the feasibility of this addition, provided funding availability.
9. As recommended, the project will explore the feasibility of enclosing bicycle storage if funding is available.
10. We note your comment regarding site lighting for safety. Lighting will be provided in the parking lot and common areas for security purposes.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Caryl Hitchcock-Sprinzl, Chair  
May 25, 2021  
Page 3

Should you have any questions, or require additional information, please feel free to contact me at 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Karl Luna Nunokawa', written in a cursive style.

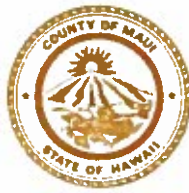
Karl Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Andrew Furuta, GSF LLC  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii  
Steve Wong, M+A Hawaii

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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

April 20, 2021

Mr. Gary Furuta, Project Manager  
Catholic Charities Housing Development Corporation  
1388 Ala Moana Boulevard, #7301  
Honolulu, Hawaii 96814

Dear Mr. Furuta:

**SUBJECT: MAUI PLANNING COMMISSION (MPC) COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (EA) PREPARED FOR THE PROPOSED HALE PILINA FAI'LY AFFORDABLE RENTAL HOUSING PROJECT, LOCATED IN KAHULUI, ISLAND OF MAUI, HAWAII; TMK: (2) 3-7-013:026 (EAC 2020/0014)**

At the April 13, 2021 meeting of the Maui Planning Commission (MPC), the MPC reviewed the above-referenced project. After due consideration and discussion, the MPC had the following comments and recommendations for the Final EA:

- 1) Consider the addition of photovoltaics to both building rooftops and carports.
- 2) Explore options for restricting overflow parking on Kaulawahine Street.
- 3) Add 'No Parking' signs to the project area fronting Kaulawahine Street.
- 3) Ensure that the drainage system can adequately prevent flooding and contaminants from flowing offsite.
- 4) Add security cameras to the elevators.
- 5) Ensure that the parking lot and park are well lit for resident safety.
- 6) Add fencing to the north and west sides of the property, in addition to landscaping. The fencing along Kaulawahine Street should be higher than normal to ensure resident children's safety.
- 7) Add solar lights to the parking lot and wherever else possible.

Mr. Gary Furuta, Project Manager  
April 20, 2021  
Page 2

- 8) Install preventative traffic measures, such as bollards, to prevent left turns out of the project driveway on to Puunene Avenue. The traffic backs up on Puunene Avenue, heading toward the post office and from the opposite direction.
- 9) There is a need for additional parking. Because the limited amount of parking available will pose an issue, explore parking lot design options to maximize the amount of stalls, such as creating some slanted stalls, creating tandem parking, etc.
- 11) This is a huge affordable housing project but if financially, things cannot be added, what is most important is that those with a low-income have a place to sleep. We are very much in favor of it.

If you have any questions, please contact Staff Planner Tara Furukawa by email at [tara.furukawa@mauicounty.gov](mailto:tara.furukawa@mauicounty.gov) or by phone at (808) 270-8205.

Sincerely,



MICHELE MCLEAN, AICP  
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)  
John S. Rapacz, Planning Program Administrator (PDF)  
Tara K. Furukawa, Staff Planner (PDF)  
Carolyn Takayama-Corden, Secretary, Maui Planning Commission (PDF)  
Lori Tshako, Director, Department of Housing and Human Concerns (PDF)  
Kari Luna Nunokawa, Senior Manager (PDF)  
Tessa Munekiyo Ng, Vice President (PDF)  
Members of the Maui Planning Commission (PDF)  
Project File

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May 25, 2021

Michele McLean, Planning Director  
County of Maui  
Department of Planning  
Maui Planning Commission  
2200 Main Street, Suite 315  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

---

Dear Ms. McLean:

Thank you for your letter dated April 20, 2021, following the Maui Planning Commission's (MPC) regular meeting on April 13, 2021, where comments were provided on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following responses to the comments noted in your letter.

1. Thank you for the comment regarding the installation of photovoltaics to both building rooftops and carports. Should additional funding be available, the team will consider adding photovoltaics in both locations.
2. Thank you for the comment. Given the unit sizes proposed, income levels of residents, and multi-modal transportation options in the vicinity, the proposed parking is anticipated to be adequate for the development. The project team will explore options for restricting overflow parking on Kaulawahine Street.

3. We note the MPC's comment regarding "No Parking" signs on Kaulawahine Street. Kaulawahine Street is a County owned roadway, and as such, on-street parking restrictions is under the jurisdiction of the Department of Public Works. The project team will relay the MPC's suggestion for the signs to the Department of Public Works.
4. Thank you for the comment regarding drainage, flooding, and contaminants. The project site is located in Flood Zone X and, as such, designated as an area of minimal flooding. Existing drainage patterns will be maintained to the maximum extent practicable and additional runoff caused by the development will be detained. The proposed buildings and parking lots will drain to a collection system and onsite detention basins.
5. Thank you for the comment regarding adding cameras to the elevators within the buildings. Should additional funding be available, the team will consider opportunities for adding cameras to the elevators.
6. We note your comment regarding site lighting for safety. Lighting will be provided in the parking lots and common areas for security purposes.
7. Thank you for the comment regarding the addition of fencing on the north and west sides of the property, in addition to landscaping. The project team notes the MPC's comments regarding the fencing along Kaulawahine Street should be higher than normal to ensure resident children's safety. The team will consider adding additional fencing, provided the budget can accommodate for the added cost.
8. Thank you for the comment regarding the use of solar lights. The project team is exploring the opportunity to utilize solar lights throughout the project site provided the budget can account for the cost.
9. We appreciate the comments regarding the installation of bollards on South Pu'unēnē Avenue to restrict left turns out of the project driveway. In addition to signage, the project team will explore the design measures that can be implemented to prevent the left turns in and out of the property at South Pu'unēnē Avenue.

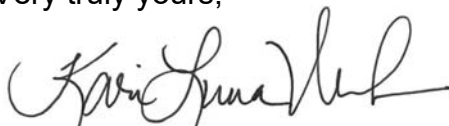
Michele McLean, Planning Director  
May 25, 2021  
Page 3

10. The MPC's comment regarding the need for additional parking is noted. One (1) parking stall will be provided for each one-bedroom unit and two (2) parking stalls will be provided for each two-bedroom unit. Given the unit sizes proposed, income levels of residents, and multi-modal transportation options in the vicinity, the proposed parking is anticipated to be adequate for the development. As an in-fill development, the site is constrained and the provision of additional parking would result in reduction in the park space provided at the property. The project team will explore options to limit overflow parking.
11. The project team appreciates the MPC's support for the proposed Hale Pilina Family Affordable Rental Housing Project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Should you have any questions, or require additional information, please feel free to contact me at 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Andrew Furuta, GSF LLC  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii  
Steve Wong, M+A Hawaii  
Tyler Fujiwara, Austin Tsutsumi & Associates, Inc.

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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

January 14, 2021

Ms. Kari Luna Nunokawa, Ed.D.  
Senior Manager  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

**Re: Draft Environmental Assessment for the Hale Pilina Family  
Affordable Rental Housing Project**


Dear Ms. Nunokawa:

This is in response to your letter dated December 21, 2020 requesting comments for the draft Environmental Assessment (EA) for the Hale Pilina Family Affordable Housing project.

In review of the submitted documents, we would like to recommend the project manager take into account any effects on vehicular and pedestrian movement once construction begins as the project is located within a developed urban area. We would also like to suggest steps should be taken to minimize noise levels, dust, and run off that may inconvenience neighboring residences.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

  
Assistant Chief John Jakubczak  
for: TIVOLI S. FAAUMU  
Chief of Police

c: Buddy Almeida, DHHC

May 25, 2021

John Jakubczak, Assistant Chief  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Mr. Jakubczak:

Thank you for your letter dated January 14, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following response to the comments noted in your letter.

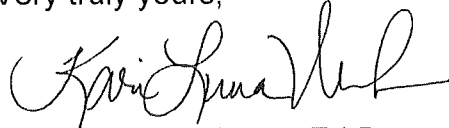
1. CCHDC will take into account the effect on vehicular and pedestrian movement once construction begins. Special attention will be made to ensure safety for the community surrounding the project site.
2. Construction Best Management Practices (BMPs) will be utilized to minimize and mitigate noise, dust, and run off that may occur during construction of the project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

John Jakubczak, Assistant Chief  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read "Kari Luna Nunokawa". The signature is fluid and cursive, with the first name "Kari" being the most prominent.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii

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MICHAEL P. VICTORINO  
Mayor

ROWENA M. DAGDAG-ANDAYA  
Director

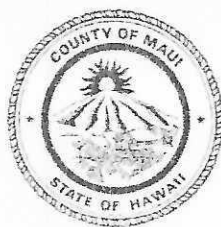
JORDAN MOLINA  
Deputy Director

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

January 27, 2021

Mr. Buddy Almeida, Housing Administrator  
COUNTY OF MAUI  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, Maui, Hawaii 96793

Dear Mr. Almeida:

**Subject: DRAFT ENVIRONMENTAL ASSESSMENT  
HALE PILINA FAMILY AFFORDABLE RENTAL HOUSING  
PROJECT; TMK: (2) 3-7-013:026**

We reviewed the subject application and have the following comments:

Comments from the Development Services Administration, Building Plans  
Review Section:

1. Building code compliance will be conducted during the building permit processing.

Comments from the Engineering Division:

2. Upon submittal of the construction drawings and drainage report, please ensure compliance with the following:
  - Title MC-15, Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui";

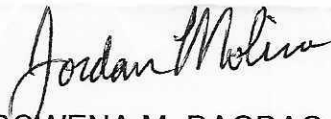
- Title MC-15, Chapter 111, "Rules for the Design of Storm Water Treatment Best Management Practices"; and
  - Title 20, Chapter 20.08, "Soil Erosion and Sedimentation Control".
3. Please consider the water table elevation in relation to the proposed detention basin or subsurface drainage system. It is noted that the existing ground elevation shown on the Existing Drainage Map in the Preliminary Engineering Report is at 6-8 feet MSL.
  4. Please consider the layer of cemented sand that may be approximately 20" below the calcareous sand layer (noted in the Topographic and Soil Characteristics section, page 10 of the report) and how it may possibly affect the function of the proposed detention basin or subsurface drainage system.
  5. The project drainage report should demonstrate that post-development discharge along the property line will not adversely affect downstream properties and conveyances. Provide analysis of pre-developed and post-developed conditions for discharge locations along the property line and the resulting effects of post-developed conditions.
  6. Provide information on offsite runoff if it enters the project site. Please note that the recurrence interval is based on the drainage area and not the developed area. Review the drainage area contributing to the project site and select the criteria and design methodology accordingly.
  7. Please provide the following information with the project drainage report:
    - Verification that the proposed drainage improvements are in compliance with any existing development master plans.
    - Calculations for sizing of all drainage systems (i.e., bioretention strips, underground detention systems and detention basins).
  8. The Department does not support the requested Chapter 2.97 Exemption No. 9 relating to improvements to existing streets. The project has not evaluated the scope of the anticipated improvements or the potential cost implications to justify the need for an exemption. Additionally, residents of affordable housing projects are entitled to the same level of service as all the other residents in Maui County. Chapter 2.97 exemptions should not

Mr. Buddy Almeida, Housing Administrator  
January 27, 2021  
Page 3

be used as a way to provide a lesser level of service. If the anticipated improvement costs create a true impact to the project's affordability, then the project should seek support from the County's Affordable Housing fund instead of not providing the improvements.

Please call Jordan Molina at 270-7845 if you have any questions regarding this letter.

Sincerely,



FOR

ROWENA M. DAGDAG-ANDAYA  
Director of Public Works

RMDA:JM:da

xc: Highways Division  
Engineering Division

Kari Luna Nunokawa, Sr. Mgr – Munekiyo Hiraga

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May 25, 2021

Rowena Dagdag-Andaya, Director  
County of Maui  
Department of Public Works  
200 South High Street, Room 434  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

---

Dear Ms. Dagdag-Andaya:

Thank you for your letter dated January 27, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following responses to the comments noted in your letter.

**Comments from the Development Services Administration, Building Plans Review Section**

1. It is noted that the building code compliance will be conducted during the building permit processing.

**Comments from the Engineering Division**

2. CCHDC will ensure compliance with Title MC-15, Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui"; Title MC-15, Chapter 111, "Rules for the Design of Storm Water Treatment Best Management Practices"; and Title 20, Chapter 20.08, "Soil Erosion and Sedimentation Control", upon submittal of the construction drawings and drainage report.

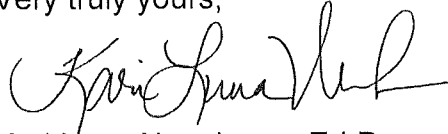
3. We appreciate your comment and the water table elevation will be considered in relation to the proposed detention basin or subsurface drainage system. Geotechnical studies will be conducted to confirm the water table elevation at the property.
4. As noted in your letter, the layer of cemented sand that may be 20" below the calcareous sand layer will be considered when evaluating the function of the proposed detention basin or subsurface drainage system. The cemented sand will be replaced with crushed stone around and under the drainage chambers. This will be further confirmed after review of the geotechnical studies.
5. An updated PER has been prepared and incorporated into the Final EA. The updated PER demonstrates that post-development discharge along the property line will not adversely affect downstream properties and conveyances and an analysis will be provided. The project will detain all increases in stormwater within the limits of the property line.
6. The updated PER included in the Final EA notes that the project will design detention basins based on the 50-year, 1-hour storm event, in compliance with the Rules for Design of Storm Drainage Facilities in the County of Maui, dated July 1995. The connecting pipes will be designed for the 10-year, 1-hour storm event.
7. The updated PER includes verification that the proposed drainage improvements are in compliance with any existing development master plans and calculations for the sizing of all drainage systems.
8. We acknowledge that the Department does not support the Project seeking an exemption relating to improvements to existing streets. CCHDC agrees that residents of affordable housing developments are entitled to the same level of services as all other residents in Maui County. It is noted that there are existing curb, gutters, and sidewalks along South Pu'unēnē Avenue and Kaulawahine Street that meet County standards established by Chapter 16.26B.3600, Maui County Code. The 2.97 exemption sought is specifically in relation to the requirement to underground overhead utilities. The cost to relocate existing overhead utilities underground in the area fronting the project on South Pu'unēnē Avenue and Kaulawahine Street would represent a significant added cost for the project. It is further noted that there are existing overhead utility lines along South Pu'unēnē Avenue and Kaulawahine Street and undergrounding just a portion of these lines fronting the project site would not create significant added value to the neighborhood as a whole.

Rowena Dagdag-Andaya, Director  
May 25, 2021  
Page 3

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Andrew Furuta, GSF LLC  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii

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MICHAEL P. VICTORINO  
Mayor

MARC I. TAKAMORI  
Director

MICHAEL B. DU PONT  
Deputy Director



DEPARTMENT OF TRANSPORTATION  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
TELEPHONE: (808) 270-7511  
FAX: (808) 270-7505

December 31, 2020

County of Maui  
Department of Housing and Human Concerns  
Buddy Almeida, Housing Administrator  
2200 Main Street, Suite 546  
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment for the Hale Pilina Family Affordable Rental Housing Project

Dear Mr. Almeida,

Thank you for the opportunity to review and comment on this project. At this time, we do not have any comments.

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

Sincerely,

A handwritten signature in black ink, appearing to be "Marc Takamori", written in a cursive style.

Marc Takamori  
Director

cc: Kari Luna Nunokawa, Munekiyo Hiraga

May 25, 2021

Marc Takamori, Director  
County of Maui  
Department of Transportation  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

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Dear Mr. Takamori:

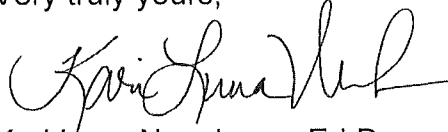
Thank you for your letter dated December 31, 2020, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we acknowledge that the County of Maui, Department of Transportation has no comments to offer at this time.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Marc Takamori, Director  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:ab

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

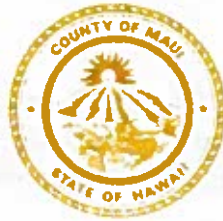
Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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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, HAWAII 96793  
[www.mauicounty.gov/water](http://www.mauicounty.gov/water)

February 10, 2021

Buddy Almeida, Housing Administrator  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546  
Wailuku, Hawaii 96793

Re: Hale Pilina Family Affordable Rental Housing Project Draft Environmental Assessment (DEA)  
TMK: (2)-3-7-013:026

Dear Mr. Almeida:

Thank you for the opportunity to comment on the proposed Hale Pilina Family Affordable Rental Housing Project Draft DEA. Please see attached August 20, 2020 County of Maui Department of Water Supply (MDWS) Engineering Division letter.

#### **Pollution Prevention and Conservation**

CWRM promotes the protection of ground water and the value of treating storm water as a resource, including groundwater recharge capability when contained onsite, described in its document titled *A Handbook for Stormwater Reclamation and Reuse Best Management Practices in Hawai'i*, December, 2008 found here: [http://files.hawaii.gov/dlnr/cwrp/planning/hsrar\\_handbook.pdf](http://files.hawaii.gov/dlnr/cwrp/planning/hsrar_handbook.pdf). The MDWS recommends implementing Best Management Practices (BMPs) contained in the document, such as permeable surfaces to reduce storm water loss (for example, permeable detention ponds and vegetated filter strips), and bio-retention rain gardens. LEED certification is recommended for water conservation.

The MDWS additionally recommends the following BMPs for water conservation and construction:

#### **Construction BMPs for Pollution Prevention**

To protect ground and surface water resources, we recommend that in addition to required BMPs the following measures designed to minimize infiltration and runoff be implemented during construction:

- Dust Control: reclaimed water for dust control is available from the Kahului Wastewater
- "By Water All Things Find Life"*

Buddy Almeida, Housing Administrator

Treatment Plant at a reasonable cost. If feasible, it should be considered as an alternative source of water for dust control during construction.

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground.
- Replanting of denuded areas should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid establishment of stands of plants.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking. Concrete trucks and tools used for construction should be rinsed off-site.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Keep runoff on-site.

### Conservation BMPs

#### Indoor

- Use EPA WaterSense labeled plumbing fixtures.
- 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.

#### Outdoor

- Use Smart Approved WaterMark irrigation products. Examples include evapotranspiration irrigation controllers, drip irrigation, and water saving spray heads.
- After plants are established, in order to avoid stimulating excessive growth, avoid fertilizing and pruning. Time watering to occur in the early morning or evening to limit evaporation. Limit the use of turf.
- Use native Hawaiian climate-adapted plants for landscaping. Native Hawaiian plants adapted to the area conserve water and protect the watershed from degradation due to invasive species.
- We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawai'i at [https://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH\\_Irrigation\\_Conservation\\_BMPs.pdf](https://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf)

We hope you find this information useful. Should you have any questions, please contact staff planner Alex Buttaro at (808) 463-3103 or [alex.buttaro@mauicounty.gov](mailto:alex.buttaro@mauicounty.gov).

Sincerely,



Jeffrey T Pearson, P.E.

Director

BAB

Cc: MDWS Engineering

Kari Luna Nunokawa, Munekiyo Hiraga

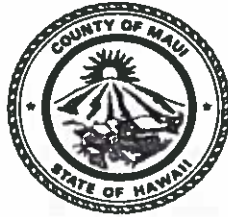
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*"By Water All Things Find Life"*

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, HAWAII 96793  
[www.mauiwater.org](http://www.mauiwater.org)

August 20, 2020

Mr. Scott Suzuki  
MITSUNAGA & ASSOCIATES, INC.  
via email: [scotts@mitsdesign.com](mailto:scotts@mitsdesign.com)

Dear Mr. Suzuki:

SUBJECT: KAHULUI SENIOR HOUSING PROJECT, PUUNENE AVENUE  
TMK: (2) 3-7-013.026, Kahului, Maui, Hawaii

The Department received your inquiry regarding a proposed elderly housing development located at the subject property. If developed, the intention is to develop 179-units and a 0.60-acre park. Based on this information, the following requirements may be required:

- The project will need to meet the criteria for water service outlined in the Administrative Rules (Title 16, Chapter 201), amended 11/28/2019. The Administrative Rules clarify large quantity of water usage and the tiers for an applicant's request for new or additional water service from the Department. However, the following projects shall be considered exempt, provided that the water system has adequate capacity to meet the project's water needs:
  - Residential development projects comprised of 100 percent residential workforce housing units, as defined in section 2.96.020, Maui County Code, evidenced by an executed, recorded, and valid residential workforce housing agreement between the developer and the County.
  - County, state or federal public facility projects, as defined in section 19.04.040, Maui County Code.
- Provide fire protection in accordance with the Department's Water System Standards (2002) and Maui County Code 14.050.090 – Fire Protection, as may be amended. Initial calculations indicate that the existing 6-inch waterline along Kaulawahine Street from Alehela Place to fire hydrant 114 may need to be upsized to an 8-inch waterline to provide adequate fire protection for the project.
- Per your request, provided are hydrant pressure data for hydrants adjacent to the proposed project. Please be aware of the following:
  - The results are tests conducted in 2014 and 2016. Therefore, due to changes in demand on the system we will not certify the accuracy of the results.
  - Future demands on the system may result in noticeable changes from the test results.
  - We may, in the future, also make modifications to our system that may result in water

pressure changes and available fire flow rate in the area.

- o The static water system pressure may be reduced to as low as 40 psi which is the Department's standard minimum pressure. The allowable residual pressure with fire flow is 20 psi.

Hydrant No.	Test Data	Static Pressure (psi)
114	9/6/2016	92
778	8/28/2014	108

- There is no existing water meter for the subject property. Therefore, a water service lateral and box shall be installed in accordance with the Department's Water System Standards (2002), as long as the project meets the Administrative Rules discussed above. Submit civil plans (24" x 36") stamped and signed by a licensed engineer showing the improvements for our review and approval.
- Water meter shall be sized in accordance with the Non-Residential Water Meter Sizing worksheet.
- Installation of a reduced pressure backflow preventer (RPBP) after the water meter shall be required and also shown on the civil plans discussed above.

Please be aware that approval of water service will be subject to rules and regulations of the Department at the time water service is applied for. Should you have any questions or need further information, please contact Tammy Yeh of our Engineering Division at (808) 270-7835 or via email at [tammy.yeh@mauicounty.gov](mailto:tammy.yeh@mauicounty.gov).

Sincerely,

 Digitally signed by Wendy  
Taomoto  
Date: 2020.08.20 17:24:31  
+10'00'

WENDY TAOMOTO, P.E.  
Engineering Program Manager

TY

cc: Department of Housing and Human Concerns, Attn: Linda Munsell, via email: [linda.munsell@co.maui.hi.us](mailto:linda.munsell@co.maui.hi.us)



May 25, 2021

Jeffrey Pearson, Director  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

---

Dear Mr. Pearson:

Thank you for your letter dated February 10, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following responses to the comments noted in your letter.

1. Thank you for your comment regarding pollution prevention and conservation. Best Management Practices (BMPs) such as vegetative filter strips and permeable detention ponds will be implemented to support water conservation efforts.
2. Thank you for the information on construction BMPs. The non-potable source for dust control will be recommended for the contractor to use while construction is taking place. Pollution prevention measures will be noted in the construction documents to prevent the leaching of cement products, oil, fuel, and other toxic substances into the ground. The contractor will be required to comply with the replanting of denuded areas should that occur during construction. The maintenance of vehicles and equipment to prevent oil and other fluids from leaking will be noted in the pollution prevention measures within the construction

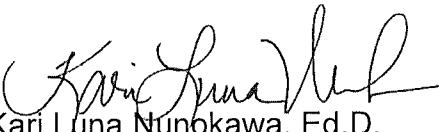
documents. The contractor will comply with the proper installation and erosion control barriers such as silt fencing or straw bales. The runoff during construction will comply with NPDES permit requirements.

3. The project team confirms that the project will use EPA Watersense-labeled water closets, lavatories, and showers in all dwelling units, efficient clothes washers in the laundry rooms, and low flow aerators at all the kitchen sinks.
4. Thank you for the comments regarding landscaping. Smart Approved WaterMark products specified for irrigation equipment will be utilized. The landscape architect will include notes in the specs and drawings regarding pruning and fertilization, as well as recommended BMPs that are endorsed by the Landscape Industry Council of Hawai'i. It is noted that turf areas are limited and the use of native plants are specified on the landscape plans.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Should you have any questions, or require additional information, please feel free to contact me at 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

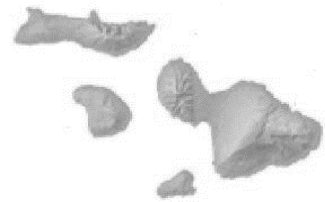
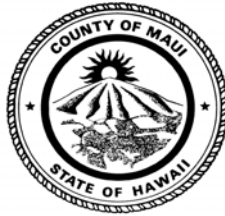
cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Andrew Furuta, GSF LLC  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii  
Steve Wong, M+A Hawaii

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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, HAWAII 96793  
[www.mauiwater.org](http://www.mauiwater.org)

April 12, 2021

Mr. Buddy Almeida, Housing Administrator  
COUNTY OF MAUI  
Department of Housing and Human Concerns  
via email: [buddy.almeida@co.maui.hi.us](mailto:buddy.almeida@co.maui.hi.us)

Ms. Kari Luna Nunokawa, Senior Manager  
MUNEKIYO HIRAGA  
Via email: [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com)

Dear Mr. Almeida and Ms. Nunokawa:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE HALE PILINA FAMILY  
AFFORDABLE RENTAL HOUSING PROJECT  
TMK: (2) 3-7-013:026, Kahului, Maui, Hawaii

Thank you for the opportunity to review and comment on the subject project involving the construction of 178 affordable family housing units.

The Preliminary Engineering Report located in Appendix F of the Draft EA states that the average daily water demand including irrigation is estimated at 104,260 gallons. Please be advised that the requested water demand shall be verified by the Department of Water Supply upon receipt of the building permit application.

The project will need to comply with the department's Administrative Rules, Chapter 201 relating to Water Service, as amended. However, if the entire project is comprised of 100% residential workforce housing units, as defined in section 2.96.020, Maui County Code, and an executed, recorded, and valid residential workforce housing agreement between the developer and the County's Department of Housing and Human Concerns, is provided to the department, the project can request exemption from these Administrative Rules.

Pursuant to Maui County Code (MCC) 14.01.040, subdivisions are also defined as "the construction of a building or group of buildings, other than a hotel, on a single lot, parcel, or site which will contain, result, or be divided into four or more dwelling units." Since the project proposes a total of 178 dwelling units, the project is defined as a subdivision and shall comply with Maui County Code, Section 14.05 - Subdivision Water System Requirements to provide an adequate water system for fire protection, domestic, and irrigation water service. All water system improvements shall be designed in accordance with the department's Water System Standards 2002, as amended. Requirements will be determined at the time of building permit application. These requirements may include, but are not limited to the following:

*"By Water All Things Find Life"*

- Installation of appropriately sized waterlines and number of fire hydrants along Puunene Avenue and South Kaulawahine Street fronting the project, in accordance with Maui County Code, Subsection 14.05.090 – Fire Protection.
- Installation of water service lateral(s) and box(es), if applicable.
- Installation of an approved reduced pressure backflow preventer (RPBP) for the property's domestic and irrigation service lateral, if applicable.
- Installation of a double check detector assembly (DCDA) to serve the property's fire line.
- Provide domestic and irrigation water demand calculations prepared, signed and stamped by a licensed (State of Hawaii) professional engineer or architect.
- Deliver perpetual easements for any water system improvements to be owned and operated by the Department of Water Supply that are not situated with the County owned right-of-way.
- All water system improvements to be owned and operated by the Department of Water Supply requires submittal of civil plans (24"x36") stamped and signed by a licensed (State of Hawaii) engineer for the department's review and approval.

Please be advised that prior to building permit approval, all water requirements shall be met.

Should you have any questions, please contact Tammy Yeh of our Engineering Division at (808) 270-7682 or at [tammy.yeh@mauicounty.gov](mailto:tammy.yeh@mauicounty.gov). Engineering Division's main office number is (808) 270-7835.

Sincerely,

WENDY TAOMOTO, P.E.  
Engineering Program Manager

TY

cc: DWS – Water Resources and Planning ([marti.buckner@mauicounty.gov](mailto:marti.buckner@mauicounty.gov))

May 25, 2021

Wendy Taomoto, Engineering Program Manager  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Ms. Taomoto:

Thank you for your letter dated April 12, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we offer the following responses to the comments noted in your letter.

1. Thank you for your comment regarding the average daily water demand for the project. It is understood that the Department of Water Supply will verify the water demand upon receipt of the building permit application.
2. As a 100 percent affordable housing project, an executed, recorded, and valid residential workforce housing agreement will be entered into between CCHDC and the County's Department of Housing and Human Concerns following the County Council's review of the Chapter 2.97 application. A copy of the executed residential workforce housing agreement will be provided to the DWS when available.

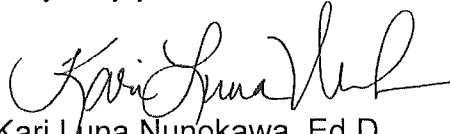
Wendy Taomoto, Engineering Program Manager  
May 25, 2021  
Page 2

3. The project will comply with MCC 14.05 - Subdivision Water System Requirements to provide adequate water system for fire protection, domestic, and irrigation water service. The water system improvements will be designed in accordance with the department's Water System Standards 2002, as amended.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Should you have any questions, or require additional information, please feel free to contact me at 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Andrew Furuta, GSF LLC  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns  
Chad McDonald, M+A Hawaii  
Steve Wong, M+A Hawaii

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**From:** [Gary Colton](#)  
**To:** [director.hhc](#)  
**Subject:** Hale Piilani Affordable Housing Project  
**Date:** Thursday, January 21, 2021 12:29:47 PM

---

I am a member of the Catholic Charities Board of Charities for Maui. At our regular meeting today we were given information about the Hale Piilani Affordable Housing Project.

I totally support this project that will provide affordable rental units for needy families for many who live in Maui County.

If you need any more information from Father Gary Colton: phone 808 264 1110, email [gpcolton@gmail.com](mailto:gpcolton@gmail.com).

Mahalo Plenty from me and all of Maui.



# MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

Michael T. Munekiyo  
SENIOR ADVISOR

May 25, 2021

**Via Email: [gopcolton@gmail.com](mailto:gopcolton@gmail.com)**

Gary Colton

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft Environmental Assessment for the Proposed Hale Pilina Family Affordable Rental Housing Project; TMK No. (2)3-7-013:026; Kahului, Maui, Hawai'i

Dear Mr. Colton:

Thank you for your letter dated January 21, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we appreciate your support of the project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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**Subject:** FW: Hale Pilina Project - Greg Peros

**From:** Greg Peros <[gperos@mauibeachhotel.com](mailto:gperos@mauibeachhotel.com)>

**Sent:** Thursday, January 21, 2021 4:39 PM

**To:** [director.hhc@mauicounty.gov](mailto:director.hhc@mauicounty.gov)

**Cc:** General eMail <[planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com)>; [gary@gsfhi.com](mailto:gary@gsfhi.com)

**Subject:** Hale Pilina Project

Aloha Ms. Tsuhako,

I am for the Hale Pilina Project. I don't see any negative impact. I applaud and thank Catholic Charities Hawaii for helping our community and wanting to provide affordable housing to our residents of Maui County.

Mahalo,  
Greg Peros

May 25, 2021

Greg Peros  
Maui Beach Hotel  
170 W. Ka'ahumanu Avenue  
Kahului, Hawai'i 96732

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft Environmental Assessment for the Proposed Hale Pilina Family Affordable Rental Housing Project; TMK No. (2)3-7-013:026; Kahului, Maui, Hawai'i

Dear Mr. Peros:

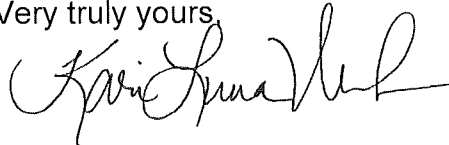
Thank you for your letter dated January 21, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we appreciate your support of the project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Greg Peros  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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Stephen Kealoha  
2682 Akalani Loop  
Pukalani, HI 96768  
Ph. 808 280-0072

December 29, 2020

To: County of Maui, Department of Housing and Human Concerns

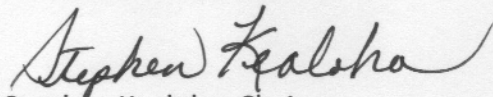
Subject: Draft Environmental Assessment for **Hale Pilina** Project

I submit my comments pertaining to the **Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFSONSI)** for the proposed affordable family housing project, **Hale Pilina**. This proposed Catholic Charities Hawai'i project to be located adjacent to the Kahului Post Office consisting of 178 family units for Maui's families at or below 60% AMI will provide much-needed affordable rental housing for our community. This need has been established over many years through various studies and projections. The most recent addition of Catholic Charities Hawai'i's **Kahului Lani** Phases 1 and 2 are examples of addressing this need.

Catholic Charities Hawai'i assists all people in need regardless of faith, age, gender or ethnic origin. Through partnerships and collaborations with the communities state-wide, Catholic Charities Hawai'i has provided for their needs. Our current State of Hawai'i grant "**Rental Relief and Housing Assistance**" program is the most comprehensive and recent assistance program currently in place to address the negative economic effects of COVID-19.

I believe that Catholic Charities Hawai'i has proven to be a wonderful community partner and valuable resource for our island residents and families in need. Please consider its application for this funding.

Respectfully Submitted,



Stephen Kealoha, Chair

Maui Leadership Council - Catholic Charities Hawai'i

Copy: Munekiyo Hiraga

Catholic Charities Housing Development Corporation



**MUNEKIYO HIRAGA**

Planning, Project Management, Sustainable Solutions.

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

Michael T. Munekiyo  
SENIOR ADVISOR

May 25, 2021

Stephen Kealoha, Chair  
Maui Leadership Council - Catholic Charities Hawai'i  
2682 Akalani Loop  
Pukalani, Hawai'i 96768

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Mr. Kealoha:

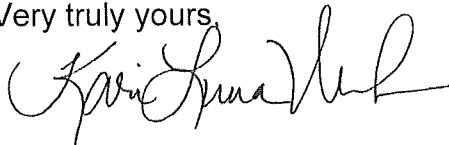
Thank you for your letter dated December 29, 2020, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we thank the Catholic Charities Hawai'i, Maui Leadership Council for its support of this project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Stephen Kealoha, Chair  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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Maui Economic Opportunity, Inc.

P.O. Box 2122  
Kahului, HI 96733  
808-249-2990  
Fax: 808-249-2991  
www.meoinc.org

January 5, 2021

Kari Luna Nunokawa  
Muneyiko Hiraga  
305 High Street, Suite 104  
Wailuku, HI 96793

Re: Draft Environmental Assessment for the Hale Pilina Family Affordable Rental Housing Project.

Dear Kari Luna Nunokawa,

Maui Economic Opportunity, Inc. is in full support of the proposed draft environmental assessment for the Hale Pilina Family Affordable Rental Housing Project.

Thank you for seeking community comments.

Mahalo nui loa,

Debbie Cabebe, SPHR  
Chief Executive Officer

---

**The Promise of Community Action**

Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other.



May 25, 2021

Debbie Cabebe, SPHR, Chief Executive Officer  
Maui Economic Opportunity  
P.O. Box 2122  
Kahului, Hawai'i 96733

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Ms. Cabebe:

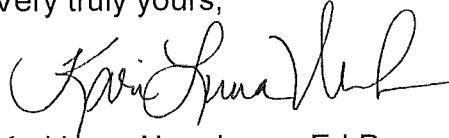
Thank you for your letter dated January 5, 2021, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we thank you for your support of the project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Debbie Cabebe, SPHR, Chief Executive Officer  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read "Kari Luna Nunokawa". The signature is fluid and cursive, with the first name "Kari" being more prominent.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation  
Gary Furuta, GSF LLC.  
Jeff Furuta, GSF LLC.  
Andrew Furuta, GSF LLC.  
Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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**From:** Nicholas Winfrey <[nicholas@mauiunitedway.org](mailto:nicholas@mauiunitedway.org)>  
**Sent:** Wednesday, December 30, 2020 10:36 AM  
**To:** [director.hhc@mauicounty.gov](mailto:director.hhc@mauicounty.gov)  
**Cc:** [gary@gsfhi.com](mailto:gary@gsfhi.com); General eMail <[planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com)>  
**Subject:** Hale Pilina

I am writing this email to state Maui United Way's (MUW) support of the Hale Pilina project. We at MUW see first hand the impacts to our community due to the lack of affordable housing. Catholic Charities has been a long time trusted partner within the Maui Nui and is making strides to provide stable and secure housing for community members that otherwise could not afford it.

Mahalo,

Nicholas Winfrey

President and Chief Professional Officer

*"The County of Maui, Department of Housing and Human Concerns hereby submits the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) for the Proposed Hale Pilina Family Affordable Rental Housing Project at Tax Map Key (2)3-7-013:026 in Kahului, Maui, Hawai'i, for publication in the next available edition of the Environmental Notice."*

*"In response to the current and projected shortage of affordable housing in Maui County, Catholic Charities Housing Development Corporation is proposing the development of the Hale Pilina Family Affordable Rental Housing Project. The project site is comprised of approximately 4.865 acres of land, identified as Tax Map Key No. (2)3-7- 013:026 (Parcel 26) and located in Kahului, Maui, Hawai'i. The subject property is located in the Kahului urban core on Pu'unēnē Avenue, with South Kaulawahine Street bordering the project site to the west. The proposed project will consist of four (4) three-story buildings containing 178 apartment units for rent and related improvements. Of the 178 rental units, 108 units will be one-bedroom units, while the remaining 70 units will be two-bedroom units. An additional two-bedroom unit will be provided for the Resident Manager. Amenities on property include a*

*community gathering space, mail room, office space for staff, parking stalls, and a private park."*

Nicholas R. Winfrey

President and Chief Professional Officer

Maui United Way | 95 Mahalani Street, Suite 24 | Wailuku, HI 96793

Phone: [808-244-8787](tel:808-244-8787) | Fax: [808-244-8958](tel:808-244-8958) | [Nicholas@mauiunitedway.org](mailto:Nicholas@mauiunitedway.org) | [www.mauiunitedway.org](http://www.mauiunitedway.org)

**GIVE. ADVOCATE. VOLUNTEER. LIVE UNITED**

**[#DomoregoodMauiNui](#)**



May 25, 2021

Nicholas Winfrey, President and Chief Professional Officer  
Maui United Way  
95 Mahalani Street, #24  
Wailuku, Hawai'i 96793

SUBJECT: Comments on Chapter 343, Hawai'i Revised Statutes Draft  
Environmental Assessment for the Proposed Hale Pilina Family  
Affordable Rental Housing Project; TMK No. (2)3-7-013:026;  
Kahului, Maui, Hawai'i

Dear Mr. Winfrey:

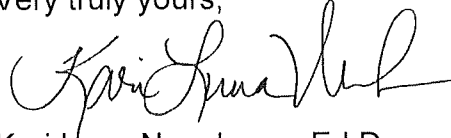
Thank you for your email dated December 30, 2020, providing comments on the Draft Environmental Assessment (EA) for the proposed Hale Pilina Family Affordable Rental Housing Project. On behalf of the Catholic Charities Housing Development Corporation (CCHDC), we thank you for your support for the project.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your comment letter and this response will be included in the Final EA for the project.

Nicholas Winfrey, President and Chief Professional Officer  
May 25, 2021  
Page 2

Should you have any questions, or require additional information, please feel free to contact me at (808) 244-2015 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Michael Magaoay, Catholic Charities Housing Development Corporation

Gary Furuta, GSF LLC.

Jeff Furuta, GSF LLC.

Andrew Furuta, GSF LLC.

Buddy Almeida, County of Maui, Department of Housing and Human Concerns

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SUMMARY OF  
COMMUNITY OUTREACH



## X.SUMMARY OF COMMUNITY OUTREACH

Two (2) public community meetings were held on October 5, 2020 and October 7, 2020. The meetings were held virtually utilizing the WebEx platform via computer, smart phone, tablet, or landline telephone connection. An evening meeting and daytime meeting were scheduled to accommodate the varying schedules of members of the public. Invitations to the meeting were mailed to residents within 500 feet of the project site and businesses and community institutions within 1,000 feet of the project site. A copy of the meeting invitation and supporting documents are provided in **Attachment “A”**. In addition, meeting invitations were provided to government agencies, legislators, and community organizations. For those individuals who were not able to attend either of the community meetings, comment sheets were mailed together with the invitation to allow individuals to provide written comments.

Meeting participants were given a short PowerPoint presentation on the project scope, shown the project site layout plans, an overview of studies, technical reports, and compliance efforts. See **Attachment “B”**. The public was also given the opportunity to ask questions of the developer, architect, engineer, and consultants regarding the project. Also available at the virtual meeting, participants were given a survey link with the same information from the hard copy comment form to provide any additional comments. Participants that were not able to access the link during the meeting were asked to contact Muneakiyo Hiraga for a mailed hard copy.

During the community meetings and the written feedback received, two (2) main themes emerged; safety and traffic. It is important to note, that due to the feedback from the community outreach efforts, amendments were made to the project site plan to address the concerns brought forth. The building that is situated next to homes along West Alehela Street, will be set back from the property line even further than the required side set back of ten (10) feet to fifteen (15) feet and building heights lowered from thirty-eight (38) feet to under thirty-five (35) feet. These changes will help to provide a greater distance between existing homes on West Alehela Street and the proposed new project. Further, another amendment made to the site plan to address safety concerns includes switching Building A and Building B. Originally, Building B was situated closest to the Kaulawahine Street entrance and did not have the resident manager’s unit and residence. To increase the monitoring of access in and out of the property, Building A was switched with Building B so the resident manager would be located closest to and facing one of the entrances.

In response to traffic concerns, an independent party was hired to conduct a Traffic Impact Assessment Report (TIAR). A more detailed analysis of the findings in the TIAR is located in Section 3 of this document, the Environmental Assessment, Chapter II, Section D, Infrastructure and the full TIAR in Appendix “E”. However, the report did find that the project forecasted to generate 83 trips during the AM peak hour and 99 trips during the PM peak hour. This translates to an increase of approximately 25 to 30 vehicles in each direction per peak hour. In commute time, people on the road surrounding the project area during peak hours, may experience a

minimal increase of 1 to 4 seconds. As such, the TIAR did not recommend any road improvements.

### **October 5, 2020 Summary of Questions and Comments**

- **Question (Morrison Huston):** How many parking stalls will there be when all phases are complete?
  - **Response (K. Nunokawa):** The project will provide one (1) parking stall for each one-bedroom unit and two (2) parking stalls for each two-bedroom unit. Guest/visitor parking will also be provided.
- **Question (Morrison Huston):** When is the last time you went to the Kahului Post Office? There will be 350 parking stalls. To take a right or left into or out of the Post Office, particularly if you are coming from KThei side, is a crazy thing. Will there be a turn lane into the project? No Street improvement whatsoever?
  - **Response (K. Nunokawa):** According to the Traffic Impact Analysis Report (TIAR), no road improvements were recommended. Developers are still in conversation with HDOT because Pu'unēnē is a State road, so there may be comments back regarding the middle lane that serves as a right and left turn into the various businesses in that area. There are different things to consider especially for the safety of the residents. In terms of traffic on Pu'unēnē, this entrance there would be a right-in, right-out. A left turn into the project will be prohibited.
- **Question (Morrison Huston):** Do you think a lot of the former homeless activity that came out of the Kahului Lani Senior project area has moved to this area?
  - **Response (T. Kealoha):** I don't necessarily think or believe that is so because we did hear this was from a different area and faction and some are part of a Native Hawaiian faction exercising their right, although those people did have to move along. It will take effort and time.
- **Question (Donald Higa):** I live between Kane Street and Alahele Street. Where will the access be into the project?
  - **Response (K. Nunokawa):** The project will have a right-in and right-out access on Pu'unēnē Street and access on Kaulawahine Street as well. In and out of Kaulawahine Street is next to the pool entrance.
- **Question (Donald Higa):** Another question regarding low traffic, Pu'unēnē Avenue is very busy in the afternoon, if I'm a resident going out onto Pu'unēnē Avenue will be hard so I would go through Kaulawahine Street and I will see more traffic there, so not too sure about "low traffic".
  - **Response (K. Nunokawa):** The TIAR reported that the expected increase in traffic will be 15 to 25 cars per direction per peak hour. This translates to a 1 to 4 second delay. The TIAR analysis also took into account other proposed developments in the region.

- **Question (Donald Higa):** On Kaulawahine Street will there be a fence or open?
  - **Response (K. Nunokawa):** That has not been determined yet. It can depend on financing and the park is meant for the residents.
- **Comment (Donald Higa):** Hopefully it will be fenced because without the fence, there will be homeless people walking to the park. Homeless camps by Kahului Union Church and the Salvation Army, and without a fence it can get very bad.
  - **Response (T. Kealoha):** There was a big homeless encampment at the Kahului Lani Senior site prior to acquiring the land. It took a lot of coordination and collaboration with other agencies to address the issue. This will be a little of the same when this project starts. Having the buildings there, people there, and services available to these people will curb that activity greatly.
  - **Comment (Donald Higa):** Recommend fencing park. If you don't have it fenced, you'll get homeless people at the park.
- **Question (Cenon/Lesley) –** We are located directly behind where the buildings will be built. Were there any surveys done by the surrounding residents? People like the privacy and safety. What are the steps for privacy and safety for community there?
  - **Response (K. Nunokawa):** Safety is number one priority for everyone. Safety measures will be determined. A survey was not done of the surrounding residents. However, affordable housing is a big issue and one of the things the County Council pushes is for affordable housing to be developed within existing infrastructure to be closer to work, schools, use public transportation, and have walkable communities so that residents' costs stay low. They don't need to have a car.
- **Question (Cenon/Lesley):** Will there be a security hired on property?
  - **Response (K. Nunokawa & J. Furuta):** There will be a full-time resident manager living on property 24/7. There will be security for the project.
- **Question (Cenon/Lesley):** How was it determined how close the buildings were in relation to the residential neighborhood? Concerned about how close and high buildings are and can they see inside the homes? Could that change as far as distance of the buildings?
  - **Response (S. Wong):** There is a minimum of 20 ft. between the building and property line (driven by code) and there will be a buffer and landscaping to also provide privacy.
  - **Comment (G. Furuta):** Typically we do have funding for the fencing around the property, however, this is included as a contingency line item in the budget due to the nature of affordable housing development funding application processes. At least a 20 ft. setback on Building B and we will be doing landscaping to buffer that area.
- **Comment (E. Dust, Executive Assistant to Councilmember T. Kama):** During the County Council's review of the MCC 2.97 application, there will be opportunities for public

testimony and the Council may adopt modifications (conditions) for the project based on public input. For example, if there are public comments made to Council regarding fencing, the Council may make the fence a modification (condition) for the project.

- **Question (Morrison Huston):** When is the comment period?
  - **Response (E. Dust, Executive Assistant to Councilmember T. Kama):** It starts when the applicant submits the 2.97 application to DHHC, then it goes to Council Services to accept on behalf of Council. If accepted, they send the project to the Affordable Housing Committee of the Council. The Affordable Housing Committee will take public comments for the project. The Committee/Council has a 60 day turnaround time and if there is no action by the Committee/Council, the project goes to the Director of the Department of Housing and Human Concerns to make a decision. There is also opportunity for public comment during the Draft EA process as well (30 days). All comments incorporated into the Final EA.

#### **October 7, 2020 Summary of Questions and Comments**

- **Question (E. Dust, Executive Assistant to Councilmember T. Kama):** When will the comment period end?
  - **Response (K. Nunokawa):** The comment period deadline will be dependent upon the publication date of the Environmental Assessment with the Office of Environmental Quality Control.
- **Question (E. Christensen):** How many people on the waiting list?
  - **Response (K. Nunokawa):** There is no waiting list at this time. Hale Mahaolu will manage the application process closer to project completion.
- **Question (Sister Angie, Christ the King Church):** Can people below the income limit apply for housing? Will it be open to any age group?
  - **Response (K. Nunokawa):** Yes, anyone below 60 percent of the AMI can apply and it will be open to all ages.
- **Question (Sister Angie, Christ the King Church):** How long does housing assistance last?
  - **Response (T. Kealoha):** The length of funding assistance for rent varies from agency to agency. At Catholic Charities, housing rental assistance is one month, but there are other factors that can impact this length, such as whether or not job loss is due to COVID.

#### **Written Comments Received**

Written comments were received from two (2) individuals. See **Attachment “C”**.

No comments were submitted via the online Survey Monkey survey that was made available during the two (2) public meetings.

## **ATTACHMENT “A”**

**Community Outreach Letter, Project  
Fact Sheet, Project Location Map,  
Site Plan, and Comment Form**

October 9, 2020

(NAME)  
(ADDRESS)

SUBJECT: Invitation to Community Meeting for Proposed Hale Pilina Family  
Affordable Rental Housing Project at TMK (2)3-7-013:026, Kahului,  
Maui, Hawai'i

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Dear (SALUTATION):

On behalf of Catholic Charities Housing Development Corporation ("CCHDC"), we are writing to invite you to a community meeting for the proposed Hale Pilina Family Affordable Rental Housing project at 150 South Pu'unēnē Avenue.

Catholic Charities Hawai'i, parent company of CCHDC and established in 1947, provides a wide range of social services for people with the greatest need, regardless of faith or culture. One of their largest endeavors is providing affordable housing for the people of Hawai'i. As such, CCHDC was formed to resolve this growing need.

Its first project on Maui was the Kahului Lani Senior Affordable Rental Housing project, located across Queen Ka'ahumanu Shopping Center. The first phase of the project, with 81 one-bedroom apartments, began welcoming residents in July. The second phase is under construction and will provide another 83 affordable senior homes.

CCHDC is continuing its mission and proposing the development of the Hale Pilina Family Affordable Rental Housing project, comprised of approximately 180 units. The entire project will be a 100 percent affordable family housing effort. The Hale Pilina Family Affordable Rental Housing project will be developed on 4.865-acres of land identified as TMK (2)3-7-013:026, the vacant parcel of land where the Maui Swap Meet used to be held. The subject property is located on Pu'unēnē Avenue with South Kaulawahine Street bordering the property to the west in the Kahului urban core.

The Hale Pilina Family Affordable Rental Housing project will include the development of four (4) three-story residential buildings in two (2) phases, onsite parking stalls, a park, and related improvements. The proposed project will provide one-bedroom and two-bedroom family units for rent at 60 percent and below the HUD Area Median Income (AMI). Hale Mahaolu will serve as the property manager of the site. The enclosed Hale Pilina Fact Sheet provides a location map, site plan, and project information.

An Environmental Assessment (EA) will be prepared for the project pursuant to Chapter 343, Hawai'i Revised Statutes and CCHDC will seek a Chapter 2.97, Maui County Code affordable housing approval from the Maui County Council.

CCHDC will be hosting two (2) public meetings to provide more information on the Hale Pilina Family Affordable Rental Housing project, answer questions, and seek input from the community. The same information will be provided at both meetings. Due to the COVID-19 pandemic, the meetings will be virtual using the WebEx platform. You may join the meeting via video conference using a computer, smart phone, or tablet by copying the link to your internet browser. If you choose to join from a smart phone or tablet, you may need to download the free WebEx application first. If you are not able to join via video conference, you may join the meeting by calling in by phone and entering the meeting number provided. The date, time, and meeting details are provided below.

<b>Date</b>	October 5, 2020	October 7, 2020
<b>Time</b>	5:00 p.m	12:00 p.m.
<b>Video Conference Link</b>	<a href="https://munekiyohiraga.webex.com/munekiyoahiraga/j.php?MTID=mac6a56ae73db87c55cead51b68ec38ad">https://munekiyohiraga.webex.com/munekiyoahiraga/j.php?MTID=mac6a56ae73db87c55cead51b68ec38ad</a>	<a href="https://munekiyohiraga.webex.com/munekiyoahiraga/j.php?MTID=m264f5612041155d0c69a7443007a0489">https://munekiyohiraga.webex.com/munekiyoahiraga/j.php?MTID=m264f5612041155d0c69a7443007a0489</a>
<b>Video Conference Password</b>	HalePilina1	HalePilina2
<b>Phone No.</b>	1-877-668-4490	1-877-668-4490
<b>Meeting Number</b>	126 823 3888	126 053 4722

(NAME)  
October 9, 2020  
Page 3

We hope you are able to join us for one (1) of the meetings and look forward to receiving your feedback on the Hale Pilina Family Affordable Rental Housing project. If you are not able to attend the meetings, we have also enclosed a comment sheet for you to share your thoughts or questions on the project. Should you have any questions or require further information regarding the Hale Pilina Family Affordable Rental Housing project, please do not hesitate to contact me (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kari Luna Nunokawa".

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

Attachments

cc: Jeff Furuta, GSF, LLC.  
Gary Furuta, GSF, LLC.  
Thelma Kealoha, Catholic Charities, Maui  
Rick Stack, Catholic Charities Housing Development Corporation  
Grant Chun, Hale Mahaolu

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## **Hale Pilina Family Affordable Rental Housing Project**

### **Fact Sheet**

#### **Project Overview**

Catholic Charities Housing Development Corporation (CCHDC) is proposing the development of the Hale Pilina Family Affordable Rental Housing Project, comprised of 178 affordable family housing rental units plus a Resident Manager's unit, off of Pu'unēnē Avenue in Kahului, Maui. The Hale Pilina Family Affordable Rental Housing Project will be developed at 150 South Pu'unēnē Avenue on 4.865 acres of vacant land. The subject property is located on Pu'unēnē Avenue with South Kaulawahine Street bordering the west side of the property in Kahului. The site was formerly used for the Maui Swap Meet, which has since moved to its current location at the University of Hawai'i Maui College campus.

The Hale Pilina Family Affordable Rental Housing Project will include the development of four (4) three-story, multi-family residential buildings, a multi-purpose room, parking stalls, a park, and related improvements. The proposed project will provide 108 one-bedroom units and 70 two-bedroom units for rent to families who earn 60 percent or less of the County's Area Median Income (AMI). Hale Mahaolu will manage the property following completion of construction.

#### **Project Funding and Time Schedule**

CCHDC is seeking funding from the Hawaii Housing Finance and Development Corporation and the County of Maui Affordable Housing Fund. The development will be constructed in two (2) phases.

#### **Environmental Assessment and Land Use Approvals**

Opportunities for public comment will be provided during the environmental review and land use approval process for the project. An Environmental Assessment (EA) will be prepared for the project in accordance with Chapter 343, Hawaii Revised Statutes (HRS). The Draft EA is anticipated to be published later this year.

As a 100 percent affordable housing project, CCHDC will be seeking an affordable housing approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code. The Chapter 2.97 application process will allow exemptions related to planning and zoning requirements, and include a request for an exemption from the need to seek a Community Plan Amendment and Change of Zoning for the project to expedite the delivery of affordable housing.

#### **Contact Information**

For more information about this project, please contact Kari Luna Nunokawa of Munekiyo Hiraga at (808) 244-2015 or [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).



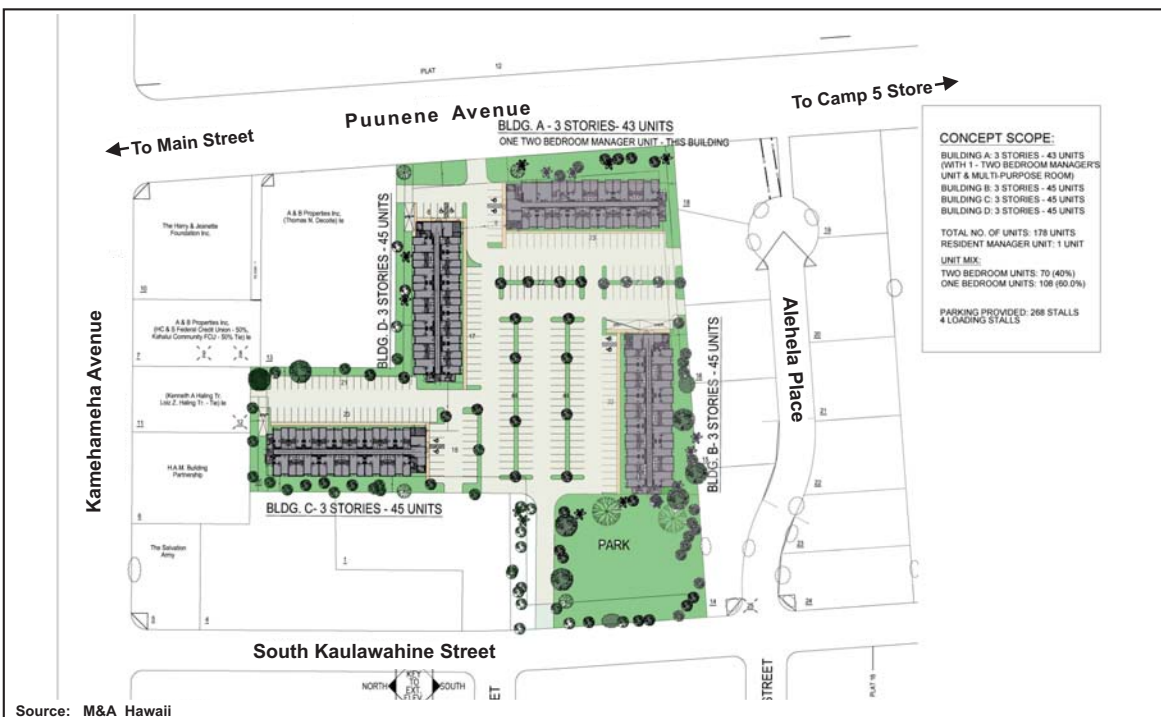
Figure 1 Hale Pilina Family Affordable Rental Housing Project  
Regional Location Map



Prepared for: Catholic Charities Housing Development Corporation



GSF/Kahului\_AH/Applications/Figures/Regional\_Location



Source: M&A Hawaii

Figure 2 Hale Pilina Family Affordable Rental Housing Project  
Site Plan



NOT TO SCALE

Prepared for: Catholic Charities Housing Development Corporation



GSF/Kahului\_AH/Applications/Figures/Site\_Plan\_Outreach



## COMMENT FORM

**Hale Pilina Family Affordable Rental Housing Project**  
***Virtual Community Meeting***  
***October 5 & 7, 2020***

Name: \_\_\_\_\_ Phone No. \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

Please write any comments you wish to share on the proposed project below.

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Please submit your comments by October 14, 2020 via mail to:

Munekiyo Hiraga  
Attention: Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793

Should you have any questions, please feel free to contact Kari Luna Nunokawa, Munekiyo Hiraga, at 244-2015.

# **ATTACHMENT “B”**

## **Public Meeting Power Point Presentation**

## Proposed Hale Pilina Family Affordable Rental Housing Project

**150 S. Pu'unēnē Avenue  
Kahului, Maui, Hawai'i**

Catholic Charities Housing  
Development Corporation

Public Meeting

October 5 and October 7, 2020



## Catholic Charities Housing Development Corporation

- Subsidiary of Catholic Charities Hawai'i
- Founded in 1999 to address growing affordable housing need in Hawai'i
- Project team has developed over 1,400 affordable senior and family housing units Statewide, including 164 units at the Kahului Lani Senior Affordable Housing Project



Kahului Lani Senior Affordable Housing Project Groundbreaking

2

## Property Overview

- Property Ownership – A&B Properties, Inc.
- Property Developer - CCHDC
- Land Use Designations
  - State Land Use – Urban
  - Community Plan – Park
  - Zoning – Public/Quasi-Public

3

## Regional Location



Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID

## Site Photographs



Pu'unēnē Avenue Looking Toward Entire Project Site



Panoramic of Site from South Kaulawahine Street

5

## Project Overview

- 4 three-story residential buildings
  - 108 one-bedroom units
  - 70 two-bedroom units
  - 1 manager unit
- Available to households earning up to 60 percent AMI
- Hale Mahaolu will be property manager

6

## 2020 Income Limits and Rents 60 Percent Area Median Income

Household Size	Income Limit
1 person	\$43,080
2 person	\$49,200
3 person	\$55,380
4 person	\$61,500
Unit Size	Max Net Rent
1 Bedroom	\$1,153
2 Bedroom	\$1,384

\*\*Actual Income Limits and Rents are determined annually by the U.S. Department of Housing and Urban Development

7

## Hale Pilina Family Affordable Rental Housing Project Overview



8

## Building C Rendering



9

## Building A and Building D Rendering



10

## Building A and Building D Rendering



11

## Hale Pilina Family Affordable Rental Housing Project –Floor Plans



12

## Hale Pilina Family Affordable Rental Housing Project –Floor Plans



13

## Building Elevations



14

## Environmental Review and Land Use Approvals

- State Historic Preservation Division (SHPD) Review
  - Chapter 6E, Hawai'i Revised Statutes
  - Ensure historic properties and/or artifacts are not affected by this project
- Environmental Assessment
  - Chapter 343, Hawai'i Revised Statutes
  - Assess potential environmental impacts and identify mitigation measure
  - Department of Housing and Human Concerns
- Maui County Code, Chapter 2.97 Residential Workforce Housing Approval
- 100% Affordable Housing Project
  - Exemptions from certain planning, zoning, and subdivision standards to expedite the delivery of affordable housing while still maintaining requirements for health and safety
  - Allow project to proceed without needing to obtain a Community Plan Amendment and Change of Zoning
  - Maui County Council

15

## Studies

- Flora Fauna Survey
  - No threatened or endangered species or habitat on the property
- Preliminary Engineering and Drainage Report
  - Will connect to County water and wastewater systems
- Traffic Impact Analysis Report
  - Low traffic increases as a result of project
  - No roadway improvements recommended
- Archaeological Consultation with SHPD
  - Archaeological Inventory Survey, including subsurface testing, conducted in 2004
  - No historic properties identified

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## Project Timeline

- **Environmental Assessment**
  - Draft EA (30 day public comment) – End of 2020
  - Final EA – Spring 2021
- **2.97 Approval – Summer 2021**
- **Phase 1 Construction – End of 2022/ Beginning of 2023**
- **Phase 1 Completion – Fall/Winter 2024**
- **Anticipated Occupancy immediately after Phase 1 Completion – End of 2024/Beginning of 2025**

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## Q&A

We would like to hear from you. Please feel free to submit a comment via:

<https://www.surveymonkey.com/r/halepilina>

Or, you may call Kari Luna Nunokawa at 808-244-2015 to receive a hard copy of the comment sheet.

**MAHALO NUI!**

## **ATTACHMENT “C”**

### **Written Comments Received**



MUNEKIYO HIRAGA

## COMMENT FORM

## Hale Pilina Family Affordable Rental Housing Project

Virtual Community Meeting

October 5 &amp; 7, 2020

Name: Rene Denny Phone No. 871-4275  
 Address: 136 W Kane St.  
Kahului, HI 96732  
 Email Address: \_\_\_\_\_

Please write any comments you wish to share on the proposed project below.

I understand the need for affordable housing  
on Maui.

My concern for this project is that it will  
be built in a "tsunami evacuation area". Will all  
tenants be able to evacuate within the allotted time  
safely?

Another concern is that there should be "NO"  
entrance or exist to the complex on Kalua wahine  
street. It is 'not fair' for the existing residence  
to have to put up with "parked" cars lined-up  
in front their homes, and more traffic.

Please submit your comments by October 14, 2020 via mail to:

Munekiyo Hiraga  
 Attention: Kari Luna Nunokawa  
 305 High Street, Suite 104  
 Wailuku, Hawai'i 96793

Should you have any questions, please feel free to contact Kari Luna Nunokawa, Munekiyo Hiraga, at 244-2015.



## MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 19, 2020

Rene Denny  
136 W. Kane Street  
Kahului, Hawai'i 96732

SUBJECT: Hale Pilina Family Affordable Rental Housing Project

Dear Ms. Denny:

Thank you for submitting your comments regarding the Hale Pilina Family Affordable Rental Housing project ("Project") located at the Old Kahului Swap Meet site. On behalf of the developer, Catholic Charities Housing Development Corporation (CCHDC), we wanted to take this time to acknowledge and address the comments you shared.

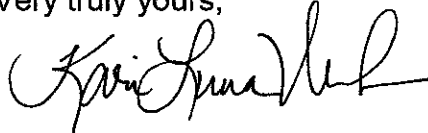
**Tsunami Evacuation Zone:** Thank you for your comments regarding the tsunami evacuation zone. Like the surrounding residential areas, the project site is located within the tsunami evacuation zone. Procedures to organize and direct operations at the Project in the event of a tsunami will be established. Hale Mahaolu, the managing organization for the Project, will have emergency procedures in place which will be posted and distributed to all residents.

**Traffic:** Thank you for your comments regarding traffic. The project sponsor retained a traffic engineer to collect traffic count data, forecast future traffic conditions with and without the Project, and determine whether any roadway improvements would be required as a result of the Project. The findings of this analysis was summarized in a Traffic Impact Analysis Report (TIAR). The Hale Pilina project will have two (2) vehicular access points. Because Pu'unēnē Avenue is a four-lane roadway, the driveway off of Pu'unēnē Avenue will be restricted to right-turn in and right-turn out movements. Full access will be provided at the project's entrance on Kaulawahine Street. The TIAR noted that during the morning and afternoon peak hours, the Project is expected to generate an additional 25 to 30 vehicles in each direction per peak hour. In commute time, people on the road surrounding the project area during peak hours may experience a minimal increase of 1 to 4 seconds. As such, the TIAR did not recommend any roadway improvements to be required as a result of the Project. The Project will also be providing adequate parking for its residents and visitors so street parking can be avoided.

Rene Denny  
November 19, 2020  
Page 2

We appreciate you taking the time to share your comments on regarding the Hale Pilina Family Affordable Rental Housing project. More information on the Project will be available in the Environmental Assessment that will be published in the coming months. In the meantime, if we can be of any more assistance, please do not hesitate to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn

cc: Rick Stack, Catholic Charities Housing Development Corporation  
Jeff Furuta, GSF, LLC.  
Gary Furuta, GSF, LLC.  
Grant Chun, Hale Mahaolu  
Thelma Kealoha, Catholic Charities Hawai'i

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**COMMENT FORM****Hale Pilina Family Affordable Rental Housing Project***Virtual Community Meeting**October 5 & 7, 2020*Name: Kevin + Constance Inouye Phone No. \_\_\_\_\_Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

Please write any comments you wish to share on the proposed project below.

SEE ATTACHMENT.

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Please submit your comments by October 14, 2020 via mail to:

Munekiyo Hiraga  
Attention: Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793

Should you have any questions, please feel free to contact Kari Luna Nunokawa, Munekiyo Hiraga, at 244-2015.

## NIMBY: NOT IN MY BACKYARD!

Our family has lived on this present property for over three decades now. This is where we raised our children and where we grew up. Many other families are long-time residents in this area. While living here all these years, we have done our part to contribute what we can in keeping this a good, clean, and safe place to live for everyone in our neighborhood and community.

Now, it has come to our attention of the proposed Hale Pilina Family Affordable (aka: Low Income) Rental Housing Project to be built on the vacant parcel of land where the Maui Swap Meet used to be. We do not object to the building of low income housing units. However, NIMBY (Not In My Backyard), please! We understand the necessity to solve the housing issue on Maui, but we believe that this development is too close to or an "invasion" of our residence and neighborhood.

We oppose this affordable (aka: low income) housing project and feel it would be detrimental to our neighborhood and community for the following reasons:

1. **Increased traffic** on local streets nearby with possibilities of increased drunken driving. Kaulawahine St. is already a very narrow street to begin with. More cars going into the housing area from Kaulawahine St. will pose more traffic and congestion on this narrow street with possibilities of more accidents due to negligent driving which is not safe, especially for many elderly, who are long-time residents living in this area.
2. **Increased noise** will create difficulty for locals in the area to sleep at night. The more people living in an area, the more tendencies to increased noise especially late at night (ie: loud talking due to large gatherings and more congregating on Kaulawahine St. which is away from "public view" than on Puunene St.)
3. **Increased public disturbances and violence** (ie: fights and arguments).
4. **Increased numbers of unattended children** roaming around the neighborhood; which could lead to more social problems such as **gangs and gang-type behaviors** (ie: graffiti, trashing and damaging neighborhood properties) and **increased illegal activities** (ie: drugs and drug dealings) resulting in **high crime rates** (ie: robberies/murders).

This affordable housing project will most definitely **affect the mental and emotional health and physical well-being** of the current residents living in this long-established residential area, by spreading dysfunction and bringing in more social problems. It can even hurt by preventing to attract high-income homeowners and new business investment to the area; thus, decreasing property values and exacting a huge toll on the neighborhood's economic vitality. It is inevitable that our everyday lives will be affected to the extent where long-established, good law-abiding residents may even opt to move out of this area which can sap urban vitality. As retired professionals living nearby, this proposed housing project is the straw that will break the camel's back. We will be one of those who will move out of this neighborhood, if it is built.

Furthermore, what is the impact of this project on the school system? All children living in this Kahului boundary area would need to go to Kahului School. From my knowledge, that school, as well as, Lihikai School, and Maui Waena Intermediate School are bursting at their seams already in their enrollment numbers. Will another elementary and intermediate school be built in the near future to accommodate the influx of all these children from this housing area? Does the government even have the funds to build another school in this area anytime soon? Has this dilemma even been thought out?

Build this affordable housing project someplace else where the school system can accommodate the number of children from these families and where the children's educational development are considered, as well.

Currently, and for a couple of years now, we have been grappling with the problem of the homeless who consistently and continuously congregate along Kaulawahine St. due to the close proximity to the Salvation Army. Repeated calls to the County and to the Police Department for their assistance to clean-up this area have fallen on deaf ears. Our health and safety is constantly at-risk due to the unkempt conditions and dangers of violence that exist through late night fights and arguments that have been heard and witnessed.

How much more does this neighborhood need to suffer? The ongoing problems from the homeless situation on Kaulawahine St. still has not been resolved after several years. By bringing in a low income housing project of this magnitude, along with all the serious social ills that it carries, to be built so close to a residential area,

"What measures will be taken to assure and ensure the safety and well-being of the residents living in the 'heart of Kahului'?"

In closing, the main issue here is about SAFETY. This proposed affordable (aka: low income) housing project serves no beneficial purposes to our residential area. Our neighborhood does not need any more problems associated with low income housing in our backyard. We do not want to turn the 'heart of Kahului' into a ghetto! My question to you is: "How would you feel if this "Affordable (aka: Low Income) Housing Project" was built in your backyard?" If you're a NIMBY, then you would OPPOSE this development.

We are a NIMBY and we OPPOSE this project!





## MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo  
CHAIRMAN

Karlynn K. Fukuda  
PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

November 19, 2020

Kevin and Constance Inouye  
81 West Kane Street  
Kahului, Hawai'i 96732

SUBJECT: Hale Pilina Family Affordable Rental Housing Project

Dear Mr. and Mrs. Inouye:

Thank you for submitting your comments regarding the Hale Pilina Family Affordable Rental Housing project ("Project") located at the Old Kahului Swap Meet site. On behalf of the developer, Catholic Charities Housing Development Corporation (CCHDC), we wanted to take this time to acknowledge and address the comments shared in your letter.

**Traffic:** Thank you for your comments regarding traffic. The project sponsor retained a traffic engineer to collect traffic count data, forecast future traffic conditions with and without the project, and determine whether any roadway improvements would be required as a result of the Project. The findings of this analysis was summarized in a Traffic Impact Analysis Report (TIAR). The Hale Pilina project will have two (2) vehicular access points. Because Pu'unēnē Avenue is a four-lane roadway, the driveway off of Pu'unēnē Avenue will be restricted to right-turn in and right-turn out movements. Full access will be provided at the Project's entrance on Kaulawahine Street. The TIAR noted that during the morning and afternoon peak hours, the Project is expected to generate an additional 25 to 30 vehicles in each direction per peak hour. In commute time, people on the road surrounding the project area during peak hours may experience a minimal increase of 1 to 4 seconds. As such, the TIAR did not recommend any roadway improvements would be required as a result of the Project.

**Noise:** Thank you for your comment about noise concerns. The Project is not expected to add to the ambient noise levels beyond what is typical of urban environments. Traffic noise from nearby roadways is the predominant source of background noise in the Project vicinity. Three (3) of the four (4) buildings will be situated away from the residential areas. In particular, one building will be adjacent to the Coach Spencer Shiraishi Memorial Pool, another building next to the Kahului Post Office, and the third building will be parallel to Pu'unēnē Avenue. The other building has a larger set back

from the residences on West Alehela Street and also houses the residential manager who will be charged with, among other duties, monitoring noise levels of the residents.

**Neighborhood Concerns:** We note your concerns about impacts of the proposed development to the existing community. The Hale Pilina Family Affordable Rental Housing project will serve residents who earn up to 60 percent of the HUD Area Median Income (AMI). While the exact income limit qualifications will be determined at the time construction is completed, maximum current income limits would range from \$43,080 for one-person households to \$61,500 for four-person households. The project will provide quality, safe rental housing for many working individuals and families in our community, including beginning teachers, home health aide workers, school bus drivers, day care workers, restaurant staff, hotel industry workers, bank tellers, and more. These are people who are working or retired and are unable to find attainable housing for their budget, many of whom may be doubled up in multigenerational households.

The Old Kahului Swap Meet site has remained fallow and, for the most part, unattended. Empty and barren land can attract unwanted activities. Hale Mahaolu will manage and maintain the property and there will be a full-time resident manager living on site. The conversion of an empty, underutilized property into a multi-family residential development is not anticipated to have adverse economic impacts to the community.

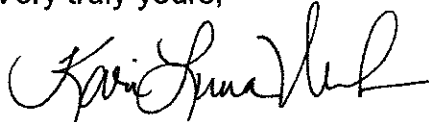
**Schools:** Thank you for the comment regarding the school system. The Project is not expected to place significant new demands upon area schools. Future tenants of the Hale Pilina Project are expected to be families currently living in the region and doubled up in households, unable to afford their own home. A majority of the units are one-bedroom units and it is anticipated that the tenant profile will consist of many individuals and two-person households without children. The project sponsor will coordinate with the Department of Education and pay applicable school impact fees, which currently stand at \$2,371.00 per unit to support children from the Project that may enter the public school system.

**Homelessness:** Thank you for your comment regarding the homeless situation on Kaulawahine Street. In the public meeting held on October 5 and 7, 2020, the homeless situation was also brought up. Catholic Charities Hawaii is aware of and committed to working and coordinating with the other non-profit agencies on Maui to address this issue. In another area on Maui where a homeless encampment existed on fallow, unattended land, Catholic Charities helped to curb the issue. Services were offered to the homeless people and as the building came up and people started to live there, the homeless encampment went elsewhere. There no longer was an empty and unattended lot for the homeless to live on.

Kevin and Constance Inouye  
November 19, 2020  
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We appreciate you taking the time to share your comments on regarding the Hale Pilina Family Affordable Rental Housing project. More information on the project will be available in the Environmental Assessment that will be published in the coming months. In the meantime, if we can be of any more assistance, please do not hesitate to contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kari Luna Nunokawa', written in a cursive style.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:tn


cc: Rick Stack, Catholic Charities Housing Development Corporation  
Jeff Furuta, GSF, LLC.  
Gary Furuta, GSF, LLC.  
Thelma Kealoha, Catholic Charities Hawaii  
Grant Chun, Hale Mahaolu

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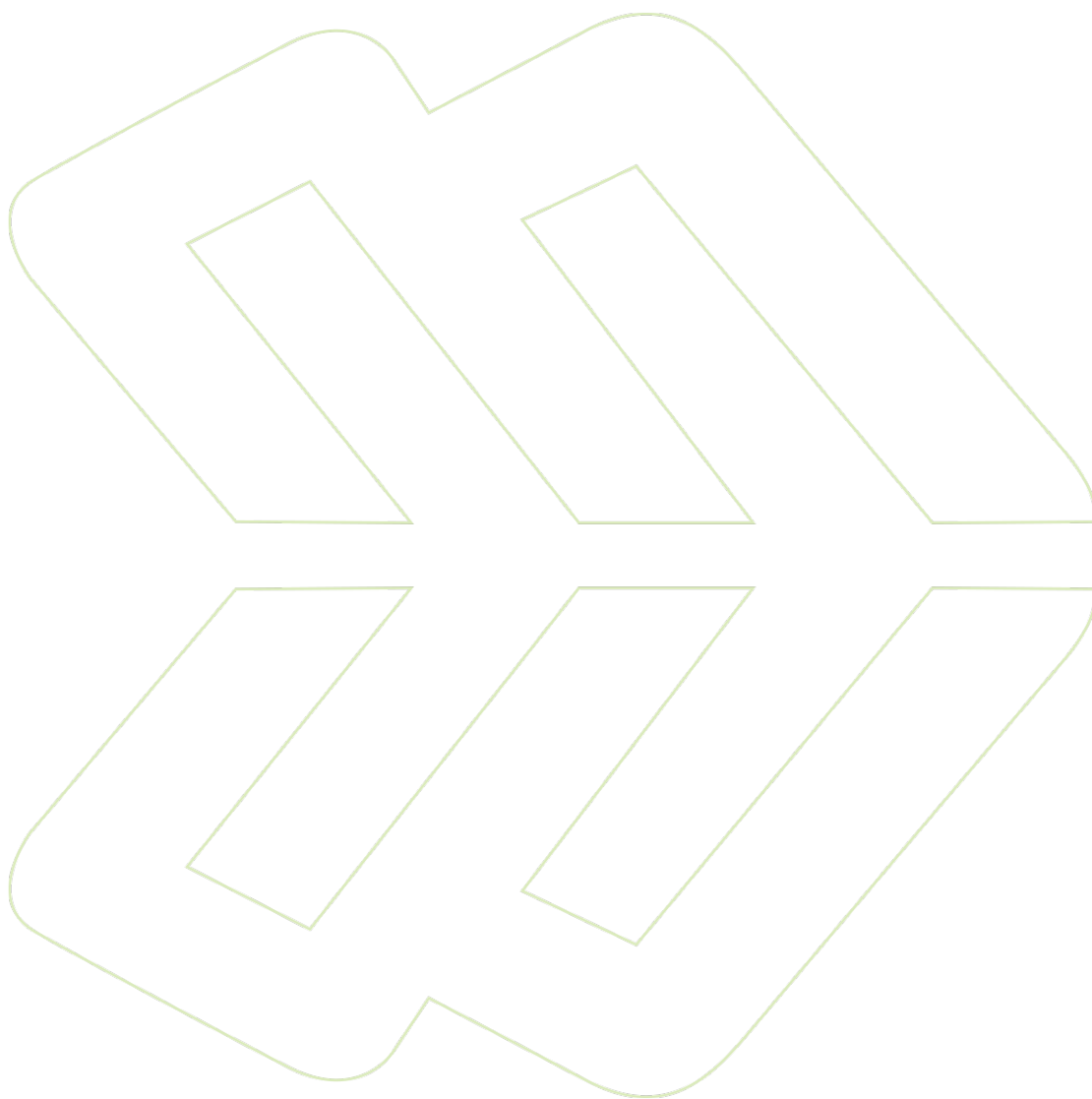
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