March 27, 2019

Scott Glenn, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Dear Mr. Glenn:

Subject: Draft Environmental Assessment (EA) and Anticipated Finding of No Significant Impact (AFONSI) for the Molokai Education Center Expansion, located in Kaunakakai, Moloka‘i, Hawai‘i (Tax Map Key (2) 5-3-003:013 and 014)

With this letter, the University of Hawai‘i Community Colleges (UHCC) hereby transmits the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) for the Molokai Education Center Expansion situated at the above referenced parcels (TMKs) in Kaunakakai on the island of Molokai for publication in the next available edition of the Environmental Notice.

Enclosed is a completed OEQC Publication Form, one (1) copy of the DEA-AFONSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word.

If there are any questions regarding the above, please contact Shawn Kodani at the University of Hawai‘i Community Colleges at (808) 956-0864.

Sincerely,

Michael T. Unebasami
Associate Vice President for Administrative Affairs
University of Hawai‘i Community Colleges

Attachments

c: Tom Schnell, PBR Hawaii & Associates, Inc.
Sybil
Hawai'i environmental review submittal form: Entry # 563

Action name
Molokai Education Center Expansion

Type of document/determination
Draft environmental assessment and anticipated finding of no significant impact (DEA-AFNSI)

HRS §343-5(a) trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district
Moloka'i, Maui

Tax Map Key(s) (TMK(s))
(2) 5-3-003:013 ; (2) 5-3-003:014

Proponent type
Agency

Proposing/determining agency
University of Hawaii Community Colleges

Agency contact name
Shawn Kodani

Agency contact email
kodani@hawaii.edu

Agency contact phone
(808) 956-0864

Agency address
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Honolulu, Hawaii 96816
United States
Map It

Was this submittal prepared by a consultant?
Yes

Consultant
PBR Hawaii & Associates
Hawai'i environmental review submittal form : Entry
# 563

Consultant contact name

Tom Schnell

Consultant contact email

tschnell@pbhawaii.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street Suite 650
Honolulu, Hawaii 96813
United States
Map It

Action summary

The University of Hawaii is proposing adding a new multi-purpose classroom to the Molokai Education Center (MEC) building. The classroom will accommodate up to 250 people for classes, community events, and graduation ceremonies. The addition will extend from the existing MEC building on TMK (2) 5-3-003:014 to the adjacent TMK (2) 5-3-003:013 and require consolidation of the two parcels. Both parcels are located within the State Agricultural District, with the MEC permitted under a Special Use Permit. A State Land Use District Boundary Amendment will be sought. A Change in Zoning will also be required. Parcel 14, where the existing campus is located, is out of the SMA, but parcel 13 is in the SMA; therefore, an SMA Use Permit will be required. As the MEC matures into a regional higher learning facility, its campus must evolve to meet the growing needs of its student body, faculty, administration, and the greater Molokai community.

Reasons supporting determination

SEE DEA MEC Expansion Chapter 8: Finding and Determination

Attached Documents (agency letter & EA/EIS)

- MEC-Expansion-DEA.pdf
- MEC-Expansion-DEA1.pdf
- MEC-Expansion-DEA2.pdf
- MEC-Expansion-DEA3.pdf
- Transmittal-UHCC-to-OEQC-DEA-AFNSI-3-27-19.pdf

Shapefile upload

- MEC-Project_Area.zip

Authorized individual

Tom Schnell

Proponent
Hawai'i environmental review submittal form: Entry
# 563

University of Hawaii Community Colleges

Authorization

- The above named authorized individual hereby certifies that he/she has the authority on behalf of the identified proponent to make this submission.
Molokai Education Center Expansion
Draft Environmental Assessment
Anticipated Finding of No Significant Impact

Proposing / Approving Agency
University of Hawaiʻi Community Colleges

Prepared by:
PBR HAWAIʻI & ASSOCIATES, INC.

April 2019
MOLOKAI EDUCATION CENTER EXPANSION
Draft Environmental Assessment
Anticipated Finding of No Significant Impact

In Support of Applications for:
State Land Use District Boundary Amendment
(less than 15 acres)
Change in Zoning
and
Special Management Area Use Permit

Environmental Assessment Approving Agency:
University of Hawai‘i Community Colleges

Prepared by:
PBR HAWAII & ASSOCIATES, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813
April 2019
**SUMMARY**

<table>
<thead>
<tr>
<th><strong>Project Name:</strong></th>
<th>Molokai Education Center Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>Kaunakakai, Moloka‘i, Hawai‘i</td>
</tr>
<tr>
<td><strong>Judicial District:</strong></td>
<td>Kaunakakai</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>University of Hawai‘i</td>
</tr>
<tr>
<td><strong>Environmental Assessment (EA) Approving Agency:</strong></td>
<td>University of Hawai‘i Community Colleges (UHCC)</td>
</tr>
<tr>
<td><strong>Tax Map Key (TMK):</strong></td>
<td>(2) 5-3-003:013 and (2) 5-3-003:014</td>
</tr>
<tr>
<td>Throughout this document TMKs (2) 5-3-003:013 and (2) 5-3-003:014 are referred to collectively as the “Site.”</td>
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<tr>
<td><strong>Recorder Fee Owner:</strong></td>
<td>University of Hawai‘i (UH)</td>
</tr>
<tr>
<td><strong>Land Area (the Site):</strong></td>
<td>Approximately 5 acres</td>
</tr>
<tr>
<td><strong>Existing Use:</strong></td>
<td>University Education Center</td>
</tr>
<tr>
<td><strong>Proposed Action:</strong></td>
<td>The expansion involves building additional classroom space to accommodate increasing student population (Figure 1).</td>
</tr>
<tr>
<td><strong>Current Land Use Designations:</strong></td>
<td>State Land Use: Agricultural</td>
</tr>
<tr>
<td>County Zoning: Interim</td>
<td></td>
</tr>
<tr>
<td>Moloka‘i Island Community Plan: Public/Quasi-Public Use</td>
<td></td>
</tr>
<tr>
<td>Special Management Area (SMA): Portion (TMK (2) 5-3-003:013) within SMA</td>
<td></td>
</tr>
<tr>
<td><strong>Major Approvals Required:</strong></td>
<td>State Land Use District Boundary Amendment (less than 15 acres)</td>
</tr>
<tr>
<td>Change in Zoning</td>
<td></td>
</tr>
<tr>
<td>Special Management Area Use Permit</td>
<td></td>
</tr>
<tr>
<td>Subdivision/Consolidation Approval</td>
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<tr>
<td>National Pollutant Discharge Elimination System Permit</td>
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<tr>
<td>Special Flood Hazard Area Development Permit</td>
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<tr>
<td>Grading/Building Permit</td>
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<tr>
<td><strong>Alternatives Considered:</strong></td>
<td>No Action Alternative</td>
</tr>
<tr>
<td>Auditorium Alternative</td>
<td></td>
</tr>
<tr>
<td>Instructional Cluster Alternative</td>
<td></td>
</tr>
</tbody>
</table>
Potential Impacts and Mitigation Measures:  

• Short-term construction impacts to air quality, noise, solid waste generation, storm water quality/quantity are anticipated. The Molokai Education Center will address these impacts through compliance with County, State, and Federal rules, regulations, permit, and variance requirements regarding fugitive dust, community noise control, and non-point source discharges. In addition, best management practices will be implemented which include structural and non-structural controls designed to inhibit run-off, erosion, and fugitive dust.

• Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures.

Anticipated Determination: Anticipated Finding of No Significant Impact (AFONSI)
FIGURE 1:
Site Plan
Molokai Education Center
University of Hawaii

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

Draft Environmental Assessment

Anticipated Finding of No Significant Impact

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Molokai Education Center Expansion
Draft Environmental Assessment
Anticipated Finding of No Significant Impact

ACRONYMS

ALISH  Agricultural Lands of Importance
BMP    Best Management Practice
CIZ    Change in Zoning
CZM    Coastal Zone Management Program
DLNR   State of Hawai‘i Department of Land & Natural Resources
DOH    State of Hawai‘i Department of Health
DPR    County of Maui Department of Parks and Recreation
DWS    County of Maui Department of Water Supply
EA     Environmental Assessment
EIS    Environmental Impact Statement
FEMA   Federal Emergency Management Agency
FIRM   Flood Insurance Rate Map
FONSI  Finding of No Significant Impact
HAR    Hawai‘i Administrative Rules
HRS    Hawai‘i Revised Statutes
LSB    University of Hawai‘i Land Study Bureau
MCC    Maui County Code
MEC    Molokai Education Center
NPDES  National Pollutant Discharge Elimination System
OEQC   State of Hawai‘i Office of Environmental Quality Control
SHPD   State Historic Preservation Division
SMA    Special Management Area
DBA    State Land Use District Boundary Amendment
TMK    Tax Map Key
UH     University of Hawai‘i
UHCC   University of Hawai‘i Community Colleges
USFWS  United States Fish and Wildlife Service
1 INTRODUCTION

This Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) for the Molokai Education Center Expansion. This EA also serves as the main review document for the State Land Use District Boundary Amendment (DBA), Change in Zoning (CIZ), and Special Management Area (SMA) Use Permit applications submitted to the County of Maui Department of Planning as part of and concurrent with this EA. As such this EA contains information in satisfaction of the requirements under 1) Title 11; Chapter 200, Hawai‘i Administrative Rules (HAR) for an EA; 2) Title 19 of the Maui County Code (MCC), for a DBA (less than 15 acres) and a CIZ; and 3) Title MC-12, Subtitle 02, Chapter 202, for a SMA Use Permit.

1.1 LANDOWNER

The recorded fee owner is the University of Hawai‘i.

1.2 APPLICANT

The Applicant is the University of Hawai‘i.

Contact: University of Hawai‘i Community Colleges
ATTN: Jan Gouveia
2444 Dole Street
Bachman Hall 109H
Honolulu, Hawai‘i 96822
Phone: (808) 956-6405

1.3 APPROVING AGENCY & DECISION-MAKING AUTHORITY

The approving agency for the EA is the University of Hawai‘i Community Colleges.

Contact: University of Hawai‘i Community Colleges
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2444 Dole Street
Bachman Hall 109H
Honolulu, Hawai‘i 96822
Phone: (808) 956-6405
Fax: (808) 956-3763

The decision-making authority for the:

- DBA is the Maui County Council
- CIZ is the Maui County Council
- SMA Use Permit is the Moloka‘i Planning Commission
Contact: County of Maui Department of Planning-Current Division  
ATTN: Sybil Lopez, Moloka‘i Planner  
2200 Main St  
One Main Plaza, Suite 619  
Wailuku, Hawai‘i 96793  
Maui Telephone: (808) 270-5529  
Moloka‘i Telephone: (808) 553-4190  
Fax: (808) 270-1775

1.4 PLANNING CONSULTANT & AGENT

PBR HAWAII is the University of Hawai‘i’s planning consultant and Agent for this EA and the DBA, CIZ, and SMA Use Permit applications submitted to the County of Maui Department of Planning as part of and concurrent with this EA.

Contact: PBR HAWAII & Associates, Inc.  
ATTN: Tom Schnell, AICP  
1001 Bishop Street, Suite 650  
Honolulu, Hawai‘i 96813  
Phone: (808) 521-5631  
Fax: (808) 523-1402

1.5 COMPLIANCE WITH STATE OF HAWAI‘I ENVIRONMENTAL LAWS

Preparation of this document is in accordance with the provisions of Chapter 343, HRS and Title 11, Chapter 200, Hawai‘i Administrative Rules (HAR) pertaining to Environmental Impact Statements. Section 343-5, HRS establishes nine actions that “trigger” compliance and require the need for either an EA or an Environmental Impact Statement (EIS). The use of State or County lands or funds is one of these “triggers.” Because the Project will be built on State lands using State funds, the preparation of an EA is required.

1.6 STUDIES CONTRIBUTING TO THIS ENVIRONMENTAL ASSESSMENT

The information contained in this report has been developed from site visits, generally available information regarding the characteristics of the Site and surrounding areas, and technical studies. Technical studies are provided as appendices to this EA. These studies include:

- Flora and Fauna Surveys
- Archaeological Review
- Transportation Impact Assessment
2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION

2.1 BACKGROUND INFORMATION

2.1.1 Location and Property Description

The Molokai Education Center (MEC) is located on the eastern edge of Kaunakakai Town, at the corner of Kamehameha V Highway and Alanui Ka‘imi‘ike Street, Kaunakakai ahupua‘a, Island of Moloka‘i, County of Maui, State of Hawai‘i (Figure 2). The MEC property (herein referred to as the Site) is approximately five acres consisting of two parcels identified as Tax Map Key (TMK) (2) 5-3-003:014 (Lot 937) and TMK (2) 5-3-003:013 (Lot 936) (Figure 3). The Site is owned by the University of Hawai‘i. The two TMKs/lots are described further below.

- **TMK (2) 5-3-003:014 (Lot 937)** is a 2.056-acre parcel that abuts both Kamehameha V Highway and Alanui Ka‘imi‘ike Street. The parcel includes the existing MEC building, a paved parking lot with access from Alanui Ka‘imi‘ike Street, and landscaping. A 64-foot setback easement, located at the upper portion of the parcel, is set aside for open space in favor of Lot 938 to the north. A 12-foot wide access easement allows access to Lot 936 from Alanui Ka‘imi‘ike Street.

- **TMK (2) 5-3-003:013 (Lot 936)** is a 3.213-acre parcel located adjacent to and west of Lot 937 and abuts Kamehameha V Highway to the south and Duke Maliu Kaunakakai Regional Park to its west. The parcel is currently undeveloped, vacant land. The parcel can be accessed from Alanui Ka‘imi‘ike Street via an access easement that traverses Lot 937. This parcel is within the SMA.

Elevations range from approximately four to 11 feet above mean sea level, with average slope of approximately one percent in northeasterly to southwesterly direction. The MEC Site represents a relatively small portion of agricultural land that was previously owned by Molokai Ranch and used for corn cultivation. The same area had been in pineapple cultivation for many decades before. TMK (2) 5-3-003:014 of the Site was redeveloped into the MEC in 1998.

The MEC facility consists of a Main Building with three wings that house the Administrative Offices, Distance Learning and Technology Center, and Library/Learning Center. One general purpose classroom is located at the southwest corner of the building. A portable maintenance shed is located next to the northwest corner of the Main Building. An 80-foot antenna pole is located next to the general-purpose classroom.

Vehicle access to the Site is from Alanui Ka‘imi‘ike Street. There are currently 35 paved parking stalls and an overflow grassed parking area with planters and security lighting (see Figure 4).
2.1.2 Existing Land Use Designations

Current land use designations for the Site are:

- State Land Use District: Agricultural (Figure 5)
- County Zoning: Interim
- Moloka‘i Island Community Plan: Public/Quasi-Public Use
- Special Management Area (SMA): Portion within SMA (Figure 6)

2.1.3 Surrounding Uses

The Site is bordered by Alanui Ka‘imi‘ike to the east, Kamehameha V Highway to the south, Duke Malii Kaunakakai Regional Park to the west, and Molokai Ranch lands to the north. Kapa‘akea Homesteads is located further east across from Alanui Ka‘imi‘ike. Further south and ma‘kai of Kamehameha V Highway is a freshwater emergent wetland surrounded by residential house lots. Beyond that lies the Pacific Ocean, approximately 800 feet ma‘kai of the Site. Residential subdivisions, Kaunakakai Elementary School, commercial and service businesses, and civic uses are located in Kaunakakai town further north and west of the Site. The Kaunakakai Fire Station is located mauka and northeast of the Site.

2.1.4 Detailed Land Use History

The Site and immediate area around the Site, including abutting parcels, was in agricultural use for most of the twentieth century. Based on historic aerial photos from the US Geological Survey and the US Department of Agriculture, the Site featured active agricultural production from at least 1950 through 1977 with no structures on both TMK (2) 5-3-003:013 and (2) 5-3-003:014.

The land was first used for pineapple cultivation, and then for corn cultivation. According to Agricultural Land Use Maps obtained from the State Office of Planning, the Site was classified as F-1 for “Vegetables/Melons” from 1978 to 1980.

Molokai Ranch owned the land for several decades. The Site remained in agricultural use until 1998 when Molokai Ranch donated parcel TMK (2) 5-3-003:014 to the University of Hawai‘i for a phased development of the MEC. The existing facility, built on the two-acre parcel TMK (2) 5-3-003:014, was constructed soon after Molokai Ranch donated the parcel, while the adjoining three-acre parcel TMK (2) 5-3-003:013 has remained as fallow agricultural land. The University of Hawai‘i (UH) acquired TMK (2) 5-3-003:013 from Molokai Ranch in 2012.
Figure 3:
Tax Map Key

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
1. Existing Molokai Education Center building entrance

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

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

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

5. Alanui Ka'imi'iike St looking mauka

Figure 4:
Site Photos

MOLOKAI EDUCATION CENTER
University of Hawaii
Island of Molokai
Figure 5: State Land Use District

Legend

- Moloka‘i Education Center
- A - Agriculture
- U - Urban

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Figure 6:
Special Management Area
Figure 7:
Moloka'i Island Community Plan (2018)

LEGEND

Molokai Education Center

Central
Kalawao County
2014 Parcels

Single Family
Multi-family
Hotel
Commercial
Light Industrial
Heavy Industrial
Open Space
Conservation
Public/Quasi-public
Park
Park/Golf Course

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

DATE: 2/13/2019
2.1.5 Molokai Education Center Origins and History

The MEC serves as the focal point for higher educational teaching and learning for the University of Hawai‘i System on the island of Moloka‘i. Approximately 250 students call MEC their home campus. The campus hosts the largest native Hawaiian student body—over 75 percent—of all branches of the UH system. MEC is comprised of two educational facilities: the MEC located in Kaunakakai, and the Molokai Farm located in Ho‘olehua.

MEC is one of the four Education Centers affiliated with the University of Hawai‘i system. Through MEC, students can pursue certificate and associate degrees in seven primary majors from UH Maui College, including Liberal Arts, Agriculture and Natural Resources, Business Careers, Early Childhood Education, Hawaiian Studies, Human Services, and Nurse Aide. Plans to include UH Maui College’s three Bachelor of Science degrees are underway. A wide variety of Bachelor and Master degrees are also available from other UH campuses, facilitated by University Center, Maui, which connects Moloka‘i students to UH Mānoa, UH Hilo, and UH West O‘ahu through interactive television, off-island travel, and the web.

Maui College first offered off-campus instruction to Moloka‘i residents in 1970 as part of its Molokai Outreach Program. Hotel Operations and Liberal Arts classes were taught at the Kaunakakai Elementary School. The Molokai Farm, acquired in 1982, offered Agricultural Careers, the first onsite full-time college degree program accessible to residents. In 1986 the College rented a 2,000 sq. ft. facility in Kaunakakai, and enrollment doubled.

Flexible instructional delivery modes played an integral role in expanding Moloka‘i offerings with self-paced, cable, and SkyBridge classes. Maui College’s first cable course was broadcast to Moloka‘i in 1986, followed shortly by the SkyBridge interactive classroom in 1988. Implementation of HITS in 1991 gave access to advanced degrees from other University of Hawai‘i Institutions. Many Moloka‘i-based lecturers were hired as onsite instructors for programs including Human Services, Business Technology, Business Careers, Agriculture, Nurse Aide, and Liberal Arts.

While MEC increased awareness and visibility of the Maui College on Moloka‘i, the rented facility was expensive, temporary, marginally accessible, hazardous, and too small to accommodate the growing program. In addition, courses were being taught at five different locations on the island and lacked the support resources found commonly on most college campuses. The Academic Development Plans for MEC envisioned a more stable and comprehensive post-secondary educational program for the residents of Moloka‘i through the development of a permanent facility.

Search for a permanent site began in 1988 and a 2-acre parcel—where the existing MEC is located—was selected in 1993. Molokai Ranch donated this site (TMK (2) 5-3-003:014) to the College in 1998 with the option of purchasing an additional 3 acres (TMK (2) 5-3-003:013) in the
future. The vision of a permanent facility became a reality when the facility first opened its doors to the public in August 1999.

Ten years later in July of 2009, the State legislature appropriated $500,000 for the purchase of the additional 3 acres (TMK (2) 5-3-003:013) adjacent to the existing MEC facility. Development of the parcel will provide facilities to accommodate the curricula offerings and student population which are increasing.

In the original Moloka‘i Community Plan drafted in 1994, MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Moloka‘i Island Community Plan (2018). Because funds were not available at the time, development was split into phases, starting with the existing two acres of land. The second phase expands the campus from two acres to five. Future phases would expand the campus to the ultimate size of 15 acres.

### 2.1.6 Previous Planning Efforts

An EA was prepared for the MEC in 1998 to assess the development of the permanent facility in Kaunakakai. The conceptual long-range master plan included in the EA was shown as a phased development with Phase 1 covering the existing 2-acre facility and Phase 2 expanding the campus to 5 acres. The physical components of the plan include buildings, a site for a theater, landscaped grounds, parking, and support infrastructure. Since plans for the theater were highly conceptual at that time, the Maui Planning Department recommended that the site plan be changed to remove the footprint of the proposed theater and that a separate EA be completed at the time the theater is likely to be constructed and programmatic uses are better defined. As such, the theater was not covered under the 1998 EA.

The Main Building proposed in the 1998 EA has since been constructed. Plans for the future theater site have been omitted and instead an addition to the Main Building is proposed to include a Multi-Purpose Classroom. Based on the recommendation of the Maui Planning Department, a new EA is required for the buildout of the Multi-Purpose Classroom which deviates substantially from the original site plan proposed in the 1998 Final EA.

### 2.2 MOLOKAI EDUCATION CENTER EXPANSION DESCRIPTION

#### 2.2.1 Proposed Action

The University of Hawai‘i is proposing an addition to the existing MEC building. The expansion involves adding a Multi-Purpose Classroom that can accommodate up to 250 people at any one time for various classes, lectures, community events, and graduation ceremonies. The expansion will extend from the existing MEC building on parcel (2) 5-3-003:014 by way of a covered walkway to the west to the adjacent parcel (2) 5-3-003:013.
Multi-Purpose Classroom

The Multi-Purpose Classroom will contain approximately three 1,000-square foot multi-purpose bays with operable partitions. The classrooms are designed to be flexible learning spaces that will support various campus and community activities. A courtyard is located between the new Multi-Purpose Classroom and the existing building and is designed as an outdoor overflow space between the indoor and outdoor areas, creating opportunities for larger campus assemblies and events.

Support spaces such as restrooms, storage, mechanical room, and multi-use room for potential serving kitchen are located away from areas which are quiet learning spaces, but along a major path so they are convenient and easy to reach from many areas. The support spaces are in close proximity to the classrooms so that they may support campus and community events. A separate storage building is also proposed. The architectural aesthetic will complement the existing building.

Figure 1 contains the Site plan. Appendix A contains the architectural plans, including the floor plan, section drawings, and elevation drawings.

Access and Parking

Access to and egress from the Site will be off Alanui Kaʻimiʻike Street from the existing MEC driveway. The existing parking lot has 36 stalls and the existing overflow gravel parking area has space for 24 stalls, which will accommodate parking requirements for the Multi-Purpose Classroom. The overflow parking will be grass or gravel to minimize increases of impervious surfaces on the Site with the addition of the Multi-Purpose Classroom. Furthermore, an unpaved lot is more consistent with the rural nature of the community.

Landscape Design and Irrigation

The existing rows of Kukui trees, lawns, and shade trees are the principal landscape elements of the existing campus which contribute to additional aesthetics quality of the area and create the unique identity for the campus.

The landscape design for Multi-Purpose Classroom the will help integrate the addition with the existing campus landscaping and create more opportunities for gathering. Plant selection will reflect the unique environment and microclimatic conditions of the Site by using appropriate native Hawaiian and canoe plants that are commonly found in the area, while at the same time reducing the water requirements. The landscaping will also include xeriscape groundcover and shrubbery to conserve water use. The intent of the new landscaping is to complement the building design, screen specific areas, and provide visual relief.
Proposed Plant Palette

Trees
- Kukui, *Aleurites mollucana*
- Ulu, *Artocarpus altilis*
- Rainbow Shower Trees, *Cassia x nealae*

Shrubs
- Ko, *Saccharum officinarum*
- Ti, *Cordyline fruticosa*

Groundcovers
- Uki Uki, *Dianella sandwicense*
- Palapalai, *Microlepia strigosa var. strigosa*
- Pili Grass, *Heteropogon contortus*
- Kupukupu, *Nephrolepis cordifolia*

A permanent automatic irrigation system will be installed to irrigate the new landscape and affected areas. The existing irrigation systems will be modified to accommodate for new landscaping. The irrigation system will use water-efficient fixtures. Various types of plant material will be irrigated separately based upon the irrigation demands of each type of plant material as much as feasible.

Site Development Requirements

The MEC Expansion will require the consolidation of the two lots that comprise the Site. As such, a lot consolidation application will be sought.

Both parcels are currently located within the State Land Use Agricultural District, with the existing MEC building operating under a Special Use Permit (SUP2 980010). As such, a State Land Use District Boundary Amendment (less than 15 acres) to the State Urban District will be sought for the Site. A Change in Zoning from Interim to Public/Quasi-Public (P-2) will also be sought.

While parcel (2) 5-3-003:014 (lot with existing MEC building) is located outside of the SMA, parcel (2) 5-3-003:013 is located within the SMA. Therefore, an SMA permit will be required for the MEC Expansion.

2.2.2 Purpose and Need

As MEC continues to mature into a regional facility for higher learning, its campus must evolve to meet the growing needs of its student body, faculty and administration. The design and construction of the new Multi-Purpose Classroom will provide necessary additional instructional and assembly space for the campus and the Moloka‘i community. The new classroom is needed to:
Serve more students (up to 350);
Meet the needs of increasing student population, faculty, and administration;
Offer additional programs and degrees;
Expand non-credit programs;
Increase flexibility with class and lab schedules;
Provide learning spaces designed to fit current instructional needs, such as more space:
  - With computers, as programs transition to web-based textbooks and lab instruction; especially in core areas such as English and math;
  - For distance learning “Zoom” classes as programs move away from HITS technology;
Provide space for events with more than 50 participants, such as graduation exhibitions, Pā‘ina Panikau, First Year Welcome.

Current programs at UHMC Molokai include: Liberal Arts, Hawaiian Studies, Human Services, Early Childhood Education, Agriculture and Nurse Aide Training. However, classroom limitations prevent expansion to offer additional degrees and certificates, and the education center is already serving 35 additional students enrolled in non-credited programs. Additionally, facility rentals may generate revenue to supplement the operating budget and provide for essential student support initiatives, student worker positions, professional development, equipment needs, and operating supplies. The expansion could provide even more opportunities to offer facilities rentals and meet the financial needs of UHMC Molokai.

Located adjacent to the existing MEC building, the new Multi-Purpose Classroom will further cement the campus within the University of Hawai‘i system as well as continue the campus mission of providing quality education at home.

### 2.2.3 Statement of Objectives

The objectives of the MEC Expansion are to:

- Provide MEC the ability to better serve existing students and increase enrollment;
- Provide a Multi-Purpose Classroom for additional course offerings;
- Allow for continued growth of a campus that is orderly and cost-effective;
- Provide a space for student and community gatherings that will enhance cultural education and involvement on Moloka‘i; and
- Further the campus mission of providing quality education at home.

### 2.2.4 Sustainable Planning and Design

Per the University of Hawai‘i Sustainability Policy, best practices involving energy efficiency and conservation will be employed. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed. Sustainability goals for the MEC Expansion include:
Reduce energy use, cost, and greenhouse gas emissions:

- Design building massing and orientation for effective passive systems such as daylighting and natural ventilation;
- Design energy-efficient and comfortable lighting and HVAC systems;
- Use intuitive and robust control systems; and
- Collaborate with facility maintenance staff.

Create a healthy place to learn and work:

- Incorporate daylighting;
- Encourage natural ventilation and filtered fresh air;
- Increase thermal and visual comfort;
- Achieve high indoor air quality; and
- Use the building and landscaping as an education tool.

Conserve water and manage stormwater:

- Select water conserving fixtures and landscaping;
- Design irrigation systems with water-efficient fixtures;
- Use landscape to create habitat and manage stormwater;
- Use native or site-appropriate vegetation; and
- Minimize impervious surfaces to create functional and appealing site drainage.

2.2.5 Development Timeline and Preliminary Costs

The construction of the MEC Expansion will commence once all entitlements and permits are acquired and is expected to be completed in 12 months. The MEC Expansion is estimated to cost approximately $3 million.
3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

3.1 CLIMATE

Existing Conditions

Kaunakakai is characterized by its hot and dry climate with mean annual rainfall of approximately 13 inches near the coast (Giambelluca et al., 2011). The months of November through March are typically the wetter periods of the year, and April through October being the drier period. Trade winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area. Daily variations include diurnal effects of winds from the southwest quadrant during the night and morning hours, shifting to the northeast during the day. The average annual temperature in Kaunakakai is 75°F.

Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to have a significant impact on the region’s climate, and no mitigation measures are warranted or planned. Modification of the Site’s specific microclimate may occur from the planting of trees and other landscape elements.

The most dominant climatic feature of the Site is its exposure to the trade winds. Building orientation is such that the adjacent land downwind may be partially buffered from trade wind exposure, thereby reducing the potential of airborne particles impacting neighboring land uses.

3.2 GEOLOGY AND TOPOGRAPHY

Existing Conditions

Moloka‘i, the fifth largest of the Hawaiian Islands, is approximately 38 miles long (oriented in east-west direction), 10 miles wide, and 259 square miles in area. The island is formed by two domes interconnected by a central plateau. The larger eastern dome Wailau, also known as the East Moloka‘i shield volcano, rises to an elevation of 4,970 feet; the western dome rises to 1,346 feet.

The Site is situated within the town of Kaunakakai at the leeward base of the eastern dome along the southern coast. The topography of the Site is nearly level with elevations ranging from 4 to 11 feet above mean sea level (msl). The existing ground generally slopes in a northeasterly to southwesterly direction in the vicinity. Average slope is approximately 1%.

An existing swale along the southerly edge of the Site abutting Kamehameha V Highway discharges into an inlet of a box culvert across the highway.
Potential Impacts and Mitigation Measures

The MEC Expansion is not expected to significantly impact the topographic nature of the Site relative to the surrounding lands; therefore, no mitigation measures are planned. Any grading necessary will be kept to a minimum to maintain the existing natural state as much as possible and to keep adjacent lands undisturbed. All ground-altering activity will be conducted in accordance with Chapter 20.08, MCC.

3.3 SOILS AND AGRICULTURAL IMPACT

Existing Conditions

Three soil suitability studies prepared for lands in Hawai‘i describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture Soil Survey; 2) the University of Hawai‘i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH) system. The three soil suitability studies are discussed below.

U.S. Department of Agriculture Soil Survey

According to the Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, prepared by the U.S. Department of Agriculture (1972), the soil within the Site is classified as Mala Silty Clay and Kealia Silt Loam (Figure 8). Mala Silty Clay is the predominant soil covering the majority of the Site mauka of Kamehameha V Highway. Kealia Silt Loam occurs along the southern border of the Site. The soils classified as Mala Silty Clay (MmA) consist of well-drained soils on bottoms of drainageways and on alluvial fans on the coastal plains. The mean annual soil temperature is 75° F. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. The available water capacity is about 1.4 inches per foot of soil. In low areas this soil is subject to flooding for short periods during heavy rains. The soil is easily compacted, and subsoiling may be necessary. Kealia Silt Loam (KMW) is poorly drained and has high salt content. Ponding occurs in low areas after a heavy rain. When the soil dries, salt crystals accumulate on the surface. The hazard of water erosion is no more than slight, but the hazard of wind erosion is severe when the soil is dry, and the surface layer becomes loose and fluffy.

Land Study Bureau Detailed Land Classification

The University of Hawai‘i LSB document, Detailed Land Classification, Island of Hawai‘i, classifies non-urban land by a five-class productivity rating system, which indicates the degree of overall suitability of the land for agricultural use, using the letters A, B, C, D, and E, where “A”
represents the highest class of productivity and “E” represents the lowest class of productivity. The soils at the Site are classified as “A” or well-suited for agriculture (Figure 9).

**Agricultural Lands of Importance to the State of Hawai‘i**

The State of Hawai‘i Department of Agriculture’s ALISH system rates agricultural land as “Prime,” “Unique,” or “Other.” The Site is classified as Prime agricultural land (Figure 10).

**Potential Impacts and Mitigation Measures**

The Site includes soils with characteristics that are well suited for supporting agricultural crops and which have historically been used for agricultural production. The proposed use will effectively remove these lands for future agricultural use; however, the potential use of the approximately five-acre Site represents a relatively small portion (less than 0.07 percent) of the total “Prime” agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in agricultural science, an important component to agricultural production that would otherwise not be available to the residents of Moloka‘i. Therefore, the potential loss of a relatively small portion of agricultural lands should be weighed against the potential benefits to the public that would result from the new educational opportunities provided throughout the construction of the MEC.

Construction of the MEC Expansion will cause some land disturbance, including removal of some of the existing vegetation (clearing and grubbing) and grading. Impacts to the soils include the potential for soil erosion and the generation of dust during construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosional forces. Some wind erosion of soils could occur without a proper watering and re-grassing program. Heavy rainfall could also cause erosion of soils within disturbed areas of land.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize potential impacts, necessary grading will be segmented, and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC. Measures to control erosion during the Site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
• Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
• Using temporary berms and cut-off ditches, where needed, for control of erosion;
• Watering graded areas when construction activity for each day has ceased;
• Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
• Installing silt screens, where appropriate.

CHAPTER 3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

3.4 IDENTIFICATION OF CHEMICALS AND FERTILIZERS

Agricultural cultivation on the Site ceased in the late 1990s when Molokai Ranch donated parcel TMK (2) 5-3-003:014 to University of Hawai‘i for a phased development of the MEC and the adjoining three-acre parcel TMK (2) 5-3-003:013 was left as fallow agricultural land.

Historic aerial photos from the US Geological Survey and the US Department of Agriculture show that the Site was in active agricultural production from at least 1950 through 1977. These photos indicate the Site was used for agricultural fields and do not show any structures or other uses, such as agricultural base-yards, agricultural equipment storage, or chemical mixing stations.

The agricultural fields of the Site were first used for pineapple cultivation and then for corn cultivation. According to Agricultural Land Use Maps obtained from the State Office of Planning, the Site was classified as F-1 for “Vegetables/Melons” from 1978 to 1980.

As part of historical agricultural cultivation on the Site it is likely that fertilizers, pesticides, herbicides, and plant growth regulators were used as part of cultivation and it is assumed that these were applied in compliance with all product labeling and applicable government regulations. No agricultural fertilizers, pesticides, herbicides, and plant growth regulators are believed to have been applied to the Site in over 20 years, as the Site has not been in cultivation.

Potential Impacts and Mitigation Measures

Use of the Site over the last 20 years for the MEC has likely eliminated or greatly reduced the use of chemicals and fertilizers on the Site, although some common nitrogen/phosphorus/potash mixed fertilizers are likely to be used for landscape grounds maintenance along with herbicides and some limited pesticides as a preventative measure as needed.

Kukui trees, lawns, and shade trees are the principal landscape elements of the existing campus and the landscape design for the Multi-Purpose Classroom will reflect the unique environment and microclimatic conditions of the Site by using appropriate native Hawaiian and canoe plants that are commonly found in the area. Xeriscape groundcover and shrubbery will also be planted to conserve water. The use of native and canoe plants adapted for the microclimatic conditions and xeriscape groundcover is not expected to require extensive use of fertilizers, herbicides, and...
pesticides. In addition, using these plants will ensure the landscaping is not over irrigated, thus limiting the potential for leaching and runoff of any fertilizers, herbicides, and pesticides that may be used.

### 3.5 HYDROLOGY AND DRAINAGE

A watershed area captures rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually the ocean. The Site is located within the Kaunakakai Gulch watershed, which measures 19.7 square miles, from mountain to the sea (Parham, et al., 2008). The Kaunakakai Gulch watershed reaches a maximum elevation of 4,150 feet above mean sea level where average annual rainfall is approximately 102 inches.

Surface water in the Kaunakakai Gulch watershed area collects into a number of major drainage features (gulches) including Kamiloloa Gulch, Kaunakakai Stream, and Kapa’akea Stream. There are no streams classified as perennial within the vicinity of the Site. There are no wetlands on the Site. However, the U.S. Fish and Wildlife Service has identified the area directly south of Kamehameha V Highway, across the street from the Site as a Freshwater Emergent Wetland (Figure 11).

The existing onsite and offsite stormwater runoff sheet flows through the Site in the direction of an existing box culvert located on the southern boundary of the Site crossing Kamehameha V Highway. This box culvert discharges into an existing wetland area where it eventually flows into the ocean.

Near shore marine waters downstream of the Site are classified as Class “AA” waters by the State Department of Health (DOH) (State of Hawai’i Department of Health, 2013). According to DOH water quality standards, “it is the objective of Class AA waters that these waters remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions” (HAR §11-54-03(c)(1)).

**Potential Impacts and Mitigation Measures**

The MEC Expansion is not anticipated to have a significant adverse impact on surface water resources or marine water quality. While there will be an increase in the amount of impermeable surface area, any runoff generated onsite will either be diverted to the existing box culvert or collected in a new onsite subsurface detention system.
Figure 8: Soil Survey

Legend

- Moloka’i Education Center
- Jaucas sand, 0 to 15 percent slopes
- Kealia silt loam
- Mala silty clay, 0 to 3 percent slopes
- Very stony land, eroded

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Figure 10:
Agricultural Lands of Importance to the State of Hawaii (ALISH)

Legend

- Moloka‘i Education Center
- Prime ALISH
- Other ALISH
- Unclassified

Source: County of Maui (May 2013); ESRI (2016)
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Figure 11: Wetlands

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

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
The existing pre-development surface runoff volume will be allowed to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the MEC Expansion will be conveyed to an adequate drainage outlet, the MEC Expansion will not adversely affect the adjoining properties.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize potential impacts, necessary grading will be segmented, and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC. Measures to control erosion during the Site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

In addition, to protect groundwater resources and the aquifer, the following Department of Water Supply Best Management Practices (BMPs) will be implemented:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
- Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;
- Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off; and
- Keep run-off on site.

The discharge of pollutants from point sources is generally regulated through the National Pollutant Discharge Elimination System (NPDES). An NPDES permit will be obtained specifying measures to prevent stormwater discharges from affecting coastal water quality. Before issuance of a grading permit by the County of Maui, the final erosion control plan and BMPs required for
the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

3.6 NATURAL HAZARDS

Hawai‘i is susceptible to potential natural hazards, such as flooding, tsunami inundation, hurricanes, and wildfires. This section provides an analysis of the Site’s vulnerability to such hazards.

The State of Hawai‘i Department of Defense, Office of Civil Defense operates a system of civil defense sirens throughout the State to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes.

Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense measures as determined by the State and County of Maui civil defense agencies.

3.6.1 Flood

Existing Conditions

The Federal Emergency Management Agency (FEMA) publishes flood information in the form of Flood Insurance Rate Maps (FIRM) used by government and insurance agencies to determine the relative potential for damage during flood events. The majority of the Site is located in Zone AE which is considered a flood fringe area (Figure 12). The existing paved parking lot and overflow grassed parking is located in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. Applicable Flood Zones are defined as follows:

- Zone “AE” is a special flood hazard area subject to inundation by the 100-year flood with whole-foot base flood elevations (BFE) shown at selected intervals within this zone. The base flood elevations within the Site is elevation 8 feet.
- Zone “X” is a non-special flood hazard area determined to be outside of the 0.2% annual chance floodplain and in a low-to-moderate risk flood zone.
- Zone “XS” is a non-special flood hazard area determined to be within: areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Potential Hazards and Mitigation Measures

The MEC Expansion is not anticipated to increase the Site’s exposure to flooding. Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. For Site development within Zone AE, a Special Flood Hazard Area Development Permit will be obtained which requires that certain flood-mitigation features be incorporated into the design of the MEC Expansion.

For any development to occur within the floodway, including Zone AE, the cumulative effect of the proposed development, when combined with all other existing and anticipated development (including fill), cannot increase the water surface elevation of the base flood at any point (Chapter 19.62.060, MCC). In addition, the proposed development must be certified by a professional civil engineer licensed in the State of Hawai‘i, with supporting data, that the proposed development will not cause any increase in base flood elevations during the occurrence of the base flood discharge.

3.6.2 Sea Level Rise

The Hawaii Sea Level Rise Vulnerability and Adaptation Report (Hawai‘i Climate Change Mitigation and Adaptation Commission, 2017), provides a picture of the potential future exposure of each island as a result of sea level rise. For the island of Moloka‘i the sea level rise exposure area (SLR-XA) was based on modeling passive flooding. The report notes that the SLR-XA with 3.2 feet of sea level rise depicts flood hazards that may occur in the mid- to latter-half of this century. This number roughly translates to an average rise of 0.48 inches per year through 2100, or an estimated rise of 2 feet in the next 50 years, by 2070.

Potential Hazards and Mitigation Measures

The elevations of the existing MEC building and the Multi-Purpose Classroom are high enough that direct inundation of the buildings due to a sea level rise of 3.2 feet is not anticipated to be likely in the next 50 years, which is the foreseeable useful life of the buildings (see Figure 13). For future projects, longer-term flooding concerns and infrastructure risk may emerge on other portions of the Site and at a neighborhood scale and should be planned for.
**Figure 12:**
Flood Insurance Rate Map

Legend
- **Molokai Education Center**
- **Base Flood Elevation (BFE) Line**

**Flood Zone**
- **A**: 1% annual chance flood, no BFE
- **AE**: 1% annual chance flood, with BFE
- **VE**: 1% annual chance coastal flood, with BFE
- **Floodway areas in AE**
- **XS**: 0.2% annual chance flood
- **X**: Minimal flood areas


Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Figure 13:
Sea Level Rise Exposure Area
(3.2-ft Sea Level Rise Scenario)

Legend
- Molokai Education Center
- Sea Level Rise Exposure Area (3.2-ft)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
The current FEMA FIRM places the Site within Zone AE (EL 8), a Special Flood Hazard Area subject to 100-year flooding with a Base Flood Elevation of 8 feet. Flood Insurance Rate Maps are based on historical data and do not reflect future projections of sea level rise; however, the map for the area was updated in 2017 and therefore should be accurate in its characterization of current flood risk.

Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, the building must be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least 1 foot or receive a variance. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it 1 vertical foot above the Base Flood Elevation of 8 feet. While not entirely protecting it from the impact of sea level rise in the long-term, constructing the building in compliance with current flood regulations will at least address potential flooding issues for the expected life of the building under current standards and regulations.

### 3.6.3 Tsunami

**Existing Conditions**

Since the early 1800’s, approximately 50 tsunamis have inundated the State of Hawai‘i’s shores. Seven historical events have caused major damage. According to the FEMA FIRM, the Site is located within an area which would be impacted by coastal flooding (from a tsunami). The most recent tsunami to impact Maui County, occurred on March 11, 2011 following an 8.9-magnitude earthquake in Japan. Damage was done to low-lying properties.

The Site is located approximately 675 feet from the shoreline in Kaunakakai. The tsunami evacuation zone extends from the shoreline mauka of Kamehameha V Highway to Ala Malama Avenue, which includes the Site.

**Potential Hazards and Mitigation Measures**

The MEC Expansion will not exacerbate any tsunami hazard conditions. The Site is located in the designated tsunami evacuation zone and may be adversely impacted by a tsunami if one should occur. In the event of a tsunami, MEC students and employees will be evacuated to safe areas outside the tsunami evacuation zone.

### 3.6.4 Hurricane

**Existing Conditions**

Records show that strong wind storms have struck all major islands in the Hawaiian Island chain since the beginning of history. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August of 1950. Since 1982 three devastating hurricanes have impacted Hawai‘i:
Hurricane ʻIwa in 1982, Hurricane ʻIniki in 1992, and Hurricane Iselle in 2014. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could likely occur given the recent record.

**Potential Impacts and Mitigation Measures**

In the event of a hurricane, the potential impact of destructive winds and torrential rainfall will be mitigated through compliance with the 2006 International Building Code for any new construction.

### 3.6.5 Wildfires

**Existing Conditions**

The greatest danger of fire is where wildland (trees and brush) borders urban areas. The Hawaiian Islands are vulnerable to wildland fires (especially during the summer months, prolonged drought and/or high winds), and the great majority of wildfires are human-caused (intentionally caused or by negligence) and start along roadsides. Wildfires can and do also occur naturally.

**Potential Impacts and Mitigation Measures**

While the hazard of wildland fires exists, the Site is in a predominantly residential area and the MEC Expansion will minimize this risk by planting appropriate landscape that is properly irrigated. In the event of a fire, the Kaunakakai Fire Station is located 1,000 feet mauka of the Site on Alanui Kaʻimiʻike Street and would provide emergency fire response.

### 3.7 Biological Resources

Robert W. Hobdy conducted a flora and fauna survey of the Site (2014). Field data was collected in September 2016. The results of the survey are summarized below. Appendix B contains the complete report.

#### 3.7.1 Flora

**Existing Conditions**

The Site represents a relatively small portion of agricultural land that was previously used for corn cultivation. The same area had been in pineapple cultivation for many decades before. Vegetation on the Site consists of typical herbaceous exotic weeds and grasses growing along the edges of the areas of former cultivation. There are no particularly unique or special habitat features essential to native wildlife on the property.

The vegetation on the eastern side that has been developed consists of mowed lawn grasses, ornamental shrubs and shade trees. The introduced landscaping of the Site includes two native
species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*).

The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), ʻuhaloa (*Waltheria indica*), ʻilima (*Sida fallax*) and pōpolo (*Solanum americanum*).

A total of 47 plant species were identified during the course of the survey. This included the six native species and the two Polynesian introductions. The remaining 39 are non-native species.

**Potential Impacts and Mitigation Measures**

The MEC Expansion will not impact any Federal or State of Hawai‘i listed Threatened, Endangered, or Candidate plant species, as none were detected during the survey. The native species are common throughout the tropical Pacific and are of no particular conservation concern. None of the non-native plant species are of any conservation interest or concern. No special plant habitats occur here either. The development of the Site is not expected to have a significant negative impact on the botanical resources in this part of Moloka‘i.

The flora survey recommends that in any future development of the Site, some native plants with special cultural connections to Moloka‘i that are suitable for this area and climate be incorporated into the landscape design. The landscape design for the MEC Expansion will incorporate native plants. See section 2.2.1 for more information on landscape design and irrigation.

### 3.7.2 Fauna

**Existing Conditions**

A total of seven bird species were observed at the Site. This included six non-native species and one migratory bird. Most common were the zebra dove (*Geopelia striata*) which was seen throughout the Site. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolimus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domesticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds that are expected to traverse the area include the common myna (*Acridotheres tristis*), Japanese white-eye (*Zosterops japonicus*), and northern cardinal (*Cardinalis cardinalis*).

No mammalian species were seen during the course of the survey. A number of non-native mammal species could be expected to occasionally occur in the area including axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes auropunctatus*), rats (*Rattus rattus*) and mice (*Mus domesticus*). A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the Site. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible.
in the glow of twilight. No bats were seen though visibility was excellent. In addition, a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

A non-native mourning gecko (Lepidodactylus lugubris) was heard from kiawe trees during the evening survey.

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native species were recorded at the Site during the course of the survey. No native insects were observed at the Site and no known host plants of native insects were found.

**Potential Impacts and Mitigation Measures**

The MEC Expansion is not expected to significantly affect any Federal or State of Hawai‘i listed Threatened, Endangered, or Candidate wildlife species, as none were detected during the survey. In addition, the MEC Expansion is not expected to result in negative impacts on the fauna resources on Moloka‘i.

Populations of two native seabirds, the Endangered ‘ua‘u or Hawaiian petrel (Pterodroma sandwichensis) and the Threatened a‘o or Newells shearwater (Puffinus newelli) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

While not detected during the survey, in their letter dated January 30, 2017 the U.S. Fish and Wildlife Service (USFWS) recommended the following measures to avoid and minimize impacts to six additional species that could be present in the vicinity of the MEC Site: the Hawaiian hoary bat (Lasiurus cinereus semotus), Blackburn’s sphinx moth (Manduca blackgurni), Hawaiian goose (Branta sandvicensis), Hawaiian coot (Fulica alai), Hawaiian common moorhen (Gallinula chloropus sandvicensis), and Hawaiian stilt (Himantopus mexicanus knudseni).

**Hawaiian hoary bat**

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

**Hawaiian goose**

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

**Blackburn’s sphinx moth**

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

**Seabirds**

Several species of migratory seabirds (including Hawaiian Petrels and Newell’s Shearwaters) may fly over portions the Site at night between the months of May and November; however, none are known to nest within the Site. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.
Waterbirds

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

This section describes the existing conditions of the human environment, preliminary potential impacts of MEC Expansion, and the preliminary mitigation measures to minimize any impacts.

4.1  ARCHAEOLOGICAL AND HISTORIC RESOURCES

Existing Conditions

The Site consists of lands that have been subject to agricultural cultivation. It is unlikely that significant historic sites are present given the long history of disturbance to these lands. In addition, the State Historic Preservation Division (SHPD) has been consulted on two previous projects within the Site. First, according to a letter dated July 22, 1997, the SHPD determined that the build-out of the MEC will have “no effect” on significant historical sites. Second, Section 106 consultation by Verizon Wireless was conducted in advance of cell tower and facility improvements in a portion of the Site, adjacent to the existing structures. In June 2014, SHPD concurred with the determination that “no historic properties will be affect by this undertaking.”

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

Appendix C contains the State Historic Preservation Division Determination & Archeological Site Inspection.

Potential Impacts and Mitigation Measures

No historic properties are expected to be affected as none were identified during site inspections and subsurface observations and the entire Site has been previously disturbed by over 100 years of commercial, industrial, and mechanized agriculture.

In addition, TCP Hawaii submitted a letter dated March 14, 2017 to SHPD requesting a determination of “no historic properties affected.” In their response letter dated September 7, 2017, SHPD stated that “based upon review of the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project.”
Ground alteration, excavation, and/or digging will occur where the proposed building is located (See Figure 1). The UH and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. The construction documents will include a provision that if undocumented historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts are inadvertently encountered during construction activities, work will cease immediately in the vicinity of the find and the find will be protected. The contractor will immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 CULTURAL RESOURCES

Existing Conditions

A cultural impact assessment for the Site to identify traditional and customary practices within the Site and in the vicinity of the area is summarized below. The cultural impact assessment was conducted in accordance with the State of Hawai‘i Office of Environmental Quality Control (OEQC) Guidelines for Assessing Cultural Impact (1997) and includes archival research and interviews with people knowledgeable of the area.

Historical Overview

In traditional times, the island of Moloka‘i was divided into two moku (districts), the Ko‘olau (windward) and Kona (leeward) moku. Each district was further divided into smaller land divisions or ahupua‘a. In pre-contact time, the population of the island was concentrated on the windward coasts of the island to take advantage of rich ocean resources and valleys with perennial streams which supported a lifestyle based on subsistence agriculture, most notably the production of taro. The Site is located in the traditional moku of Kona, Kaunakakai ahupua‘a.

The traditional name for Kaunakakai is Kaunakahakai meaning “resting (on) the beach” which recalls the fishing canoes that would frequent the area to take advantage of the abundant fish supply. King Kamehameha V favored the island as a vacation spot and eventually located his beach home, “Malama,” just west of the existing Kaunakakai Wharf. The beach fronting this site was reserved for the exclusive use of the ali‘i for sunbathing (De Loach; Summers).

West of the Site are traditional salt pans. Sea water running during high tide was trapped and left to evaporate for up to three weeks to produce salt, reputedly less strong than that made from deep sea water. In the areas known as Kapa‘akea were two heiau and a fishpond (now filled) are located. Moloka‘i was well-known for its fishponds. At one time 58 fishponds ringed the southern coast of the island.
In 1935, Kaunakakai was established as the political center and economic nucleus of the island. The introduction of western style planation agriculture and ranching in 18th century dramatically impacted the social-economic environment of the island. Much of the population moved westward to the leeward side of the island and away from a subsistence lifestyle to one more dependent on plantation life. At the end of the 18th century, Molokai Ranch was established on lands once owned by Kamehameha V. With ranching came the introduction of herd animals like cattle and sheep and even more profound changes to the environment. Because of their grazing practices, sheep herding for instance had a notably adverse impact on the environmental landscape (Wiesler and Kirch).

In 1859, the traditional moku divisions were eliminated and the entire island was made into one district, called the Molokaʻi district. Fifty years later, the island was divided into the Kalawao and Molokaʻi districts. Kalawao is comprised of those areas known as Kalaupapa, Kalawao, and Waikolu and is administratively distinct from Maui County. The remainder of the island constitutes the Molokaʻi district.

In the 1970’s and 1980’s, two of the islands’ large pineapple plantations ceased operations. First established in the 1920’s, these two operations added to the population shift westward. With their departure, diversified agriculture, ranching and tourism became the primary economic focus (Molokaʻi Community Plan 2001).

**Land Tenure**

The Mahele of 1848 divided all lands of Hawaiʻi between the king and chiefs. The Kuleana act followed two years later which authorized the Land Commission to award fee simple titles to native tenants for their land. Land Commission Awards, also known as kuleana parcels, were generally among the richest and most fertile in the islands and came from the king, government, or chiefs land. Government lands were sold as “Royal Patent Grants” to meet the increasing costs of operating the government. These grants differed from Land Commission Awards, as it was not necessary for the recipients to obtain an award for their land from the Land Commission (Chinen).

**Traditional and Customary Rights**

The traditional and customary rights of Native Hawaiians can be broken down into access rights, gathering rights, burial rights, and religious rights. Native Hawaiians generally share the same access rights as the general public. However, they have the unique access to kuleana parcels and within ahupuaʻa. Access to kuleana parcels may involve access via ancient trails or expanded routes. Additionally, the Kuleana Act granted unobstructed access within the ahupuaʻa to obtain items necessary to make the kuleana parcel productive (MacKenzie). No kuleana parcels are known to exist within the Site.
Gathering

The Hawai‘i Supreme Court has upheld gathering rights within an ahupua‘a for firewood, house timber, ‘aho cord, thatch, and ti leaf under three conditions: 1) tenants must physically reside within the ahupua‘a; 2) the right to gather is limited to undeveloped lands within the ahupua‘a; and 3) may only be exercised for the purpose of practicing Native Hawaiian customs and traditions (MacKenzie).

Burial

Burial sites are chosen by Hawaiians for symbolic purposes in places for safekeeping. According to traditional Hawaiian burial beliefs, following death, the ‘uhane or spirit, must remain near iwi, or bones. Ancestral bones, or iwi kupuna, were often hidden in caves, cliffs, sand dunes, or deposited in the ocean to protect them from being disturbed or worse, stolen or desecrated. Today, federal and state laws protect both unmarked and marked burial sites. There are no known burials that exist within the Site.

Religious

Hawaiian religion and beliefs were intimately tied to the land. While some practices and traditions were lost over the years, basic Hawaiian religious concepts remain. Hawaiians honored and worshiped ‘aumakua (deities) and akua (gods). There were numerous akua of farming, fishing, tapa making, dancing, sports, and any other activity of Hawaiian life. The concept of mana or sacred attachment to places, people, or things also remains as a significant aspect of Hawaiian religion (MacKenzie).

Potential Impacts and Mitigation Measures

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

4.3 VISUAL RESOURCES

Existing Conditions

Visual corridors are open areas that provide unobstructed views from distant vantage points. The Site is located at the corner of Kamehameha V Highway and Alanui Kaʻimiʻike Street and is adjacent to a mixture of residential and agricultural uses. Mauka views are available from the Site,
as are intermittent makai views of the Pacific Ocean. There are no unique scenic resources or views located on or across the Site.

The Site consists of a Main Building, portable maintenance shed, an 80-foot antenna pole, parking, and landscaping. From distant views, the building has a silhouette which is based on contemporary Hawaiian architecture on Moloka‘i. Pitched roofs of varying heights reduce the overall mass of the building. Much of the exterior building materials satisfy the design standards established for Kaunakakai town. Close-up views and building interiors are strongly inspired by the modern distance-learning technology housed within.

**Potential Impacts and Mitigation Measures**

Visual impacts will be mitigated by attractive architectural design, adhering to or exceeding setback standards, and by providing appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

All lighting will be directed away from residential properties. Exterior building and parking lot lights will be carefully selected and located to address aesthetics, security, and safety. All lights will be shielded/full cut-off downward facing fixtures placed at appropriate locations and heights so that light does not spill on to any residential properties. Over illumination will be avoided.

Energy-efficient LED lights are proposed for exterior and interior areas. All outdoor lighting will be in compliance with Chapter 20.35 MCC, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting.

### 4.4 NOISE

**Existing Conditions**

Noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area’s aesthetic appeal. Noise levels in the vicinity of the Site are generally low with vehicular traffic along Kamehameha V Highway being the predominant source of background noise. Kaunakakai Fire Station to the north and Duke Maliu Regional Park to the west are additional sources of noise in this area.

**Potential Impacts and Mitigation Measures**

In the short-term, the MEC Expansion could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise
from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH’s allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 AM and after 6:00 PM of the same day, Monday through Friday.
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 AM and after 6:00 PM on Saturday.
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.
- The use of pile drivers, hoe rams, jack hammers 25 lbs. or larger, high-pressure sprayers, and chain saws may be restricted to 9:00 AM to 5:30 PM, Monday through Friday.

In the long-term, the MEC Expansion is not expected to significantly increase noise in the area relative to existing conditions: 1) due to the relatively small increase in traffic-generated noise expected; and 2) because the educational uses typically do not generate significant noise levels.

4.5 AIR QUALITY

Existing Conditions

Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural background and emissions from many pollution sources. The impact of land development activities on air quality in a proposed development’s locale differs by project phase (site preparation, construction, occupancy) and project type. In general air quality in the Kaunakakai region is considered good. There are no point sources of airborne emissions in the immediate vicinity of the Site. Non-point sources (e.g. automobiles) of emissions are not significant enough to generate a high concentration of pollutants. The relatively high air quality can also be attributed to the region’s consistent exposure to wind, which quickly disperses concentrations of emissions.

Potential Impacts and Mitigation Measures

The MEC Expansion is not anticipated to significantly impact local air quality. Air impacts attributed to the MEC Expansion could include dust generated by short-term, construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.
In the long term, the small amount of traffic generated by MEC may result in a slight increase in the volume of traffic in the region, which would increase vehicular emissions such as carbon monoxide. However, this increase is not expected to be significant when compared to the overall number of vehicles in Kaunakakai and in consideration of the existing high air quality ambient conditions.

4.6 TRAFFIC AND ACCESS

AECOM prepared a Transportation Impact Assessment Report for the MEC Expansion (AECOM Technical Services, 2017). Key findings from these reports are summarized below. Appendix D contains the complete Transportation Impact Assessment Report.

Existing Conditions

The Site can be accessed from Kamehameha V Highway by way of Alanui Ka‘imi‘ike Street, which is a two-lane, asphalt-paved, undivided roadway with curb, gutter and sidewalk on the westerly side (see Figure 1). The intersection of Kamehameha V Highway and Alanui Ka‘imi‘ike street is unsignalized with STOP-sign control on the Alanui Ka‘imi‘ike Street Approach.

Kamehameha V Highway is a two-lane State highway that is one of the main transportation arteries for the island. It typically has a 22 ft. wide asphalt-paved travel way and 4 ft. wide asphalt-paved shoulders along the frontage of the Site. The posted speed limit in the vicinity of the Site is 25 mph. Kamehameha V Highway continues east of the Site, narrowing to a single lane (12-foot wide paved travel way) without paved shoulders approximately ten miles east of Kaunakakai.

Alanui Ka‘imi‘ike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to the Site, it also provides access to the Molokai‘i Fire Station and residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. There are speed humps on Alanui Ka‘imi‘ike Street, and one of them is located just mauka of the MEC Driveway. The speed limit is assumed to be 25 mph. There is an attached sidewalk on the west side of Alanui Ka‘imi‘ike Street along the frontage of the Site. An access easement is provided from Alanui Ka‘imi‘ike Street through the Site from parcel (2) 5-3-003:014 to parcel (2) 5-3-003:013.

Traffic Conditions

Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Ka‘imi‘ike Street and the Alanui Ka‘imi‘ike Street/MEC Driveway intersections. The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.
Traffic at the Kamehameha V Highway/Alanui Ka‘imi‘ike Street and the Alanui Ka‘imi‘ike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. Both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

**Potential Impacts and Mitigation Measures**

MEC Expansion related traffic will be generated by employees, students, and visitors to the MEC. Operating hours of MEC, which has a current enrollment of 250 students (unduplicated headcount) and will ultimately have up to 450 students at build-out, are expected to be similar to the existing hours (8:00 AM to 10:00 PM during weekdays and 8:30 AM to 3:30 PM on Saturdays).

The transportation impact assessment estimated future incremental traffic generated by the MEC Expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Ka‘imi‘ike Street and Alanui Ka‘imi‘ike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

No significant impact to future peak hour intersection operations due to the proposed MEC expansion are anticipated. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the proposed MEC expansion.

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

There is a possibility that the proposed MEC Expansion may provide more community meeting spaces. While this is a benefit to the community, it is recommended that, should community use of the MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.

### 4.7 INFRASTRUCTURE

KYA Design Group prepared a Project Development Report for the MEC Expansion which included preliminary engineering studies from AECOM (KYA Design Group, 2017). Findings from the report are summarized below.
4.7.1 Water System

Existing Conditions

The Kaunakakai Water System is managed by the Maui County Department of Water Supply (DWS) and services Kaunakakai, Kamiloloa, and areas east to Kawela. The Site overlies the Kamiloloa aquifer with a sustainable yield of 3 million gallons per day according to the Commission on Water Resource Management. The main source of potable water is provided by a well at Kualapu‘u which is supplemented by a shallow, low capacity well in Kawela.

The County of Maui’s existing 12-inch waterline and 2-inch water meter along Alanui Ka‘imi‘ike Street provides the MEC Site with domestic water service and fire flow protection. Two fire hydrants are located on the Site. Current water use at the facility is 3,213 gallons per day based on 2016 consumption records.

Potential Impacts and Mitigation Measures

The domestic water system for the MEC Expansion will be serviced from the existing 2-inch water meter servicing the existing building. Currently there is capacity to service the anticipated increase in water demand due to the MEC Expansion. The fire protection system will connect to the existing 12-inch waterline stub located on Alanui Ka‘imi‘ike Street. A double check detector assembly will be provided for metering and backflow prevention. If necessary, a 20-foot wide fire apparatus lane will be provided for access to the new fire hydrants for the proposed building. Domestic and Fire Protection systems will comply with the DWS Water System Standards.

The DWS recommends the following conservation measures for implementation into the MEC Expansion.

Indoor Conservation Measures

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.

Outdoor Conservation Measures:

- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
• Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species; and
• Consider using reclaimed water as an alternative source for dust control during construction.

4.7.2 Wastewater System

Existing Conditions

The Kaunakakai Wastewater Reclamation Facility is managed by the Maui County Waste Management Division and services the area in and around Kaunakakai. The County of Maui’s existing 10” sewer line along the mauka side of Kamehameha V Highway provides sewer service to the Site.

The existing Kaunakakai Wastewater Reclamation Facility has a capacity of approximately 0.3 million gallons per day (MGD). The currently average daily dry weather flows total approximately 0.27 MGD. Wastewater capacity is typically allocated on a “first come, first serve” basis by the County at the time building permits are issued.

Potential Impacts and Mitigation Measures

Wastewater service for the proposed building will be provided by an underground sewer pipe connecting to the existing building’s 6-inch lateral connected to the County system. The Kaunakakai Wastewater Reclamation Facility has capacity to handle the wastewater generated by the project and no negative effects are anticipated as a result of this project. Wastewater plans will conform to applicable provisions of the Department of Health’s (DOH) Administrative Rules, Chapter 11-62, “Wastewater Systems.”

4.7.3 Drainage System

Existing Conditions

The Site generally slopes and sheet flows in a northeasterly to southwesterly direction and drains into an existing swale along the makai boundary. Collected storm water is allowed to percolate into the ground. Runoff from lands mauka of Kaunakakai House lots, located northwest of the Site, is diverted into Kaunakakai Stream (off-site) by means of a diversion ditch that was installed by the Army Corps of Engineers. Runoff from the westerly half of the Kaunakakai residential area is being directed into an open channel south of Kaunakakai School. This channel continues in an easterly direction on the mauka side of Kamehameha V Highway to a 10-foot x 3-foot box culvert. According to the County’s Drainage Master Plan for Kaunakakai, present runoff in this channel for a 100-year storm is 169 cubic feet per second (cfs). This box culvert, located along the makai...
boundary of the Site, takes the runoff across the highway toward the wetlands at Kapa‘akea and subsequently into the ocean. The estimated capacity of this culvert is 225 cfs.

**Potential Impacts and Mitigation Measures**

Storm water management for the proposed building and parking lot will be designed similarly to the existing facility. Flowrates to the existing swale from the proposed building will not exceed the existing condition.

The existing pre-development surface runoff volume will be allowed to sheet flow to the box culvert as in the present condition. The additional surface runoff volume generated by the development of the project will be conveyed to an adequate drainage outlet, the MEC Expansion will not adversely affect the adjoining properties.

Soil erosion and sediment control measures will be taken during the site development period and will include the following: 1) minimize time of construction; 2) retain existing ground cover until latest date to complete construction; 3) early construction of drainage control features; 4) use temporary area sprinklers in non-active construction areas when ground cover is removed; 5) station water truck on site during construction in active construction zones; 6) use temporary berms and cut-off ditches, where needed, for erosion control; 7) thoroughly water areas after construction activity has ceased for the day and on weekends; and 8) sod or plant all cut and fill slopes immediately after grading work has been completed.

Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures. To address storm water quality/quantity issues, mitigation measures will include a retention basin and other drainage improvements to capture additional runoff as a result of the additional impervious surfaces. In addition, best management practices that include structural and non-structural controls designed to inhibit runoff and erosion will be implemented.

**4.7.4 Solid Waste Disposal**

**Existing Conditions**

Solid waste generated at the Site is collected and disposed of at the County landfill in Pala‘au.

**Potential Impacts and Mitigation Measures**

Waste generated by site preparation will primarily consist of vegetation, rocks, and debris from clearing, grubbing, and grading. Soil and rocks displaced from grading and clearing will be used as fill within the Site as needed and if of suitable quality. Construction material debris will be recycled or disposed at the County landfill.
4.7.5 Electrical and Communication Systems

Existing Conditions

Overhead electrical, telephone and cable TV service are provided by Maui Electric Company, Ltd., Hawaiian Telcom, and Spectrum Cable, respectively along Kamehameha V Highway.

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

Potential Impacts and Mitigation Measures

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

4.8 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions

The resident population of the island of Moloka‘i (excluding Kalawao), as determined by the 2010 Census was 7,255.

According to the State of Hawai‘i Department of Labor and Industrial Relations in December 2018 Moloka‘i had an unemployment rate of 4.3 percent, in average in 2018 it was 5.2 percent. Moloka‘i had in 2018 a larger number of unemployed, compared to Maui County overall and the State of Hawai‘i. The unemployment rate for Maui County was 2.27 percent, and for the State of Hawai‘i 2.25 percent.

Potential Impacts and Mitigation Measures

The MEC Expansion will not increase area population and will not create additional strain on other area facilities. The MEC Expansion will benefit the Moloka‘i community by providing additional classroom and event space near residents.

4.9 PUBLIC SERVICES AND FACILITIES

4.9.1 Schools

Existing Conditions

There are five public schools on Moloka‘i. Four are public elementary schools: Kaunakakai, Kilohana, Kualapu‘u, and Maunaloa. There is one secondary school, Molokai High and Intermediate School, located in Ho‘olehua.
Molokai Education Center Expansion
Draft Environmental Assessment
Anticipated Finding of No Significant Impact

<table>
<thead>
<tr>
<th>School</th>
<th>Enrollment Capacity</th>
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<td>Kaunakakai Elementary School</td>
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<tr>
<td>Kilohana Elementary School</td>
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<td>Maunaloa Elementary School</td>
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<td>Kualapu’u Elementary (Charter) School</td>
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<td>Moloka’i Intermediate School</td>
<td>168</td>
</tr>
<tr>
<td>Moloka’i High School</td>
<td>335</td>
</tr>
</tbody>
</table>

Aka‘ula School is a private school with students in grades 5-12 located in Kualapuu.

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

**Potential Impacts and Mitigation Measures**

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

**4.9.2 Police and Fire Services**

**Existing Conditions**

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

Fire prevention, protection, and suppression services are provided by the Maui County Department of Fire and Public Safety. The fire station nearest the Site is the newly built Kaunakakai Fire Station located Alanui Ka’imi‘ike approximately 1,000 feet from the Site.

**Potential Impacts and Mitigation Measures**

There may be an occasional and unavoidable demand for police and fire services associated with MEC, however, it is anticipated that the existing services will not be adversely affected by the MEC Expansion.
4.9.3 Medical Services

Existing Conditions

Molokaʻi General Hospital, which is operated by the Queen’s Health System, is the only major medical facility on the island. Licensed for 15 beds, the hospital located in Kaunakakai provides acute, emergency, and obstetrics care services. The hospital also houses the Women’s Health Center, which offers family planning services and prenatal care to local residents.

Other medical facilities include the Molokaʻi Family Health Center in Kaunakakai.

Potential Impacts and Mitigation Measures

The Project is not anticipated to have an adverse impact on existing medical facilities or services on Molokaʻi.

4.9.4 Recreational Facilities

Existing Conditions

Duke Maliu Regional Park is a 10-acre park located immediately west of the Site. According to the County Department of Park and Recreation (DPR), there are three fields and a covered pavilion with a kitchen that is used by the general public, as well as a DPR maintenance building. The fields have various sports leagues for youth and adult throughout the year, both during the day and in the evenings. The pavilion is used for parties, primarily during the weekends.

Within the vicinity of the Site, between Alanui Kaʻimiʻike Street and Ala Malama Street, the DPR operates the Mitchell Pauole Complex with community center, gym, pool, tennis courts, little league and softball fields, and a multi-purpose/soccer field. DPR is currently in the beginning stage of developing a District Plan to look at future planning of these facilities along with Duke Maliu Regional park, and their interaction within the area. The effort will also include Kaunakakai Elementary School, Home Pumehana, and MEC.

Potential Impacts and Mitigation Measures

The MEC Expansion will not generate new residents. Therefore, no additional demands will be placed on recreational facilities. The MEC Expansion will provide an additional facility where community events may be held.
5 CONTEXTUAL ISSUES

This section summarizes the cumulative, secondary, and unavoidable impacts of the MEC Expansion in context with other development in the area.

5.1 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CAN BE AVOIDED

Potential environmental effects resulting from the development of the MEC Expansion have been discussed throughout this EA, and mitigation measures have been provided for adverse impacts. The potential adverse impacts, while minimal can be mitigated as follows:

- Short-term construction impacts to air quality, noise, solid waste generation, storm water quality/quantity are anticipated. UH will address these impacts through compliance with County, State, and Federal rules, regulations, permits, regarding fugitive dust, community noise control, and non-point source discharges.
- Long-term potential impacts to storm water quality/quantity are not anticipated with implementation of recommended design and civil engineering mitigation measures. To address storm water quality/quantity issues, mitigation measures will include a retention basin and other drainage improvements to capture additional runoff as a result of the additional impervious surfaces. In addition, best management practices that include structural and non-structural controls designed to inhibit runoff and erosion will be implemented.
- The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. The drainage system will operate as designed and capture stormwater runoff, allowing it to infiltrate into the ground rather than leave the Site. The requirements of Chapter 19.62, MCC, will be followed to ensure that there is no rise in base flood elevation and no adverse impact to the flood plain due to the Site improvements.

5.2 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The MEC Expansion will involve the commitment of certain land and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the MEC Expansion’s completion. The impacts represented by the commitment of resources should be weighed against the significant positive and recurring benefits that will be derived from the MEC Expansion versus the consequences of either taking no action or pursuing another less beneficial use of the Site.
5.3 CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are the result of incremental impacts of an action when added to other past, present, and reasonably foreseeable future actions within the area, regardless of who initiates the action. In the prior Moloka‘i Community Plan (2001) MEC and the County agreed to set aside 15 acres of land for the MEC. The policy to support the expansion of the MEC has been maintained in the Moloka‘i Island Community Plan (2018) and the MEC Expansion is part of the implementation of the Molokai Education Center Long Range Development Plan (LRDP). Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Moloka‘i. The cumulative impact of the overall expansion in this context is anticipated to be positive. Significant adverse cumulative impacts are, therefore, not anticipated as a result of the MEC Expansion.

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

The MEC Expansion is not expected to present significant adverse secondary impacts. Potential impacts can be mitigated, as discussed throughout this EA. The MEC Expansion provides for increased student enrollment which may attract more pedestrian and vehicle traffic to the Site. The Moloka‘i Island Community Plan calls for “the expansion of facilities and programs at the UHMC-Molokai campus based on the current Long Range Master Plan (LRDP) to include approximately 15 total acres in Kaunakakai for expansion.” This long-term vision for MEC provides for potential future acquisition of 10 additional acres to expand the MEC site from 5 acres to 15 acres. Potential secondary impacts could include development of a larger campus in Kaunakakai.
6 LAND USE CONFORMANCE, POLICIES, AND CONTROLS

State of Hawai‘i and Maui County land use plans, policies, and ordinances relevant to the proposed MEC Expansion are described below.

6.1 STATE OF HAWAI‘I

6.1.1 State Environmental Review Law (Chapter 343, HRS)

The State Environmental Review Law (Chapter 343, HRS) (State of Hawai‘i, 2001) requires an EA for any action that proposes the use of State or County lands. This EA has been prepared in compliance with Chapter 343, HRS as described in Section 1.5.

6.1.2 State Environmental Policy, Chapter 344, HRS

§344-3 Environmental policy. It shall be the policy of the State, through its programs, authorities, and resources to:

(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State’s unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.

(2) Enhance the quality of life by:

(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;

(B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;

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

(D) Establishing a commitment on the part of each person to protect and enhance Hawaii’s environment and reduce the drain on nonrenewable resources.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. These facilities are designed to support educational programs that will develop
skills necessary for employment in a technologically advanced society. The MEC Expansion contributes to the overall enhancement of quality of life for Moloka‘i residents.

§344-4 Guidelines. In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:

(1) Population.

(A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation;

(B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion will not affect area population and will not create additional strain on other area facilities.

(2) Land, water, mineral, visual, air, and other natural resources.

(A) Encourage management practices which conserve and fully utilize all natural resources;

(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;

(C) Promote the recycling of waste water;

(D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;

(E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;

(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans;

(G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion is not anticipated to significantly impact natural, water, or mineral resources. The MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.
Potential air impacts attributed to the Project could include dust generated by short-term, construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.

(3) Flora and fauna.
(A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard;
(B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.

Discussion: The MEC Expansion will not impact any Federal or State of Hawai‘i listed threatened, endangered, or candidate plant or animal species, as none were detected during the flora and fauna surveys. In addition, the Site does not include any areas designated or proposed as critical habitat by the U.S. Fish & Wildlife. Appropriate native plant species will be used in the landscaping of the MEC Expansion.

(4) Parks, recreation, and open space.
(A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses;
(B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities;
(C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.

Discussion: The Site is former agricultural land surrounded by park and open space. While there are no historic or cultural resources onsite or in the vicinity of the Site, the MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building.

(5) Economic development.
(A) Encourage industries in Hawaii which would be in harmony with our environment;
(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;
(C) Encourage federal activities in Hawaii to protect the environment;
(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;
Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;

Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.

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

**Transportation.**

- Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;
- Adopt guidelines to alleviate environmental degradation caused by motor vehicles;
- Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.

**Discussion:** The MEC Expansion will not cause a significant increase in traffic. Given the low level of traffic generated by the proposed MEC Expansion and the resultant low levels of impacts, it is concluded that the existing adjacent roadways are adequately configured for auto, pedestrian, bicycle, and transit operations under the currently observed conditions.

**Energy.**

- Encourage the efficient use of energy resources.

**Discussion:** Per the University of Hawaii Sustainability Policy, best practices involving energy efficiency and conservation will be employed at MEC. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed.

**Community life and housing.**

- Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community;
- Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation;
- Encourage the reduction of environmental pollution which may degrade a community;
- Foster safe, sanitary, and decent homes;
(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.

Discussion: The MEC Expansion involves the construction of new classroom and support spaces. The MEC Expansion will be designed to visually complement the architectural style of the existing MEC building, adhere to or exceed setback standards, and provide appropriate landscape planting in conformance with Section 19.36A.070, MCC to visually screen and soften the building. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events, further cementing the MEC’s solidarity on the island.

(9) Education and culture.
   (A) Foster culture and the arts and promote their linkage to the enhancement of the environment;
   (B) Encourage both formal and informal environmental education to all age groups.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The MEC Expansion will include classroom space to house the Liberal Arts and Humanities Program. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. These facilities are designed to support educational programs that will develop skills necessary for employment in a technologically advanced society. The MEC Expansion contributes to the overall enhancement of quality of life for Molokaʻi residents.

(10) Citizen participation.
   (A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations; and
   (B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.

Discussion: Opportunity for public input was provided through this EA process. Pre-assessment consultation was conducted (comments and responses reproduced in Appendix E). In addition, this EA discusses potential impacts and mitigation measures of the MEC Expansion and provides an opportunity for input during the Draft EA public comment period.
6.1.3 State Land Use Law, Chapter 205, HRS

The State Land Use Law (Chapter 205, HRS) establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. The MEC Expansion is located within the State Agricultural District (Figure 5). The Agricultural District includes lands for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, agriculture-support activities (i.e., mills, employee quarters, etc.) and land with significant potential for agriculture uses. Section 15-15-95(b) of the Land Use Law makes provisions for certain “unusual and reasonable” uses within agricultural districts other than those for which the district is classified; provided a Special Use Permit is obtained and such uses comply with the objectives of the Land Use Law and meet the guidelines established by the Commission.

The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). According to their letter dated April 11, 2017, the Maui Planning Department stated that “the proposed project will need further consultation with the Maui Planning Department and most notably, the proposed action needs to comply with Condition No. 8 of the State Land Use Commission Special Use Permit (SUP2 980010), which reads: “That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.”

The MEC Expansion involves the construction of new classroom and support spaces. The Multi-Purpose Classroom will be attached to the existing MEC building to minimize development and to maximize efficiencies. A DBA is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5-acre Site.

State Land Use District Boundary Amendment/Reclassification

DBA applications involving fifteen acres or less are processed by the Maui County Planning Department and decided upon by the Maui County Council.

Decision-making criteria to be used in the Maui County Council’s review of the DBA application for reclassification of district boundaries is found in Chapter 19.68, State Land Use District Boundaries, MCC which requires a description of how the proposed State Land Use District change conforms to the standards establishing the use district as identified in Land Use Commission Rules Chapter 15, Subchapter 2, Establishment of State Land Use Districts, HAR. The following is an analysis of how MEC conforms to these criteria and standards.

§15-15-18 Standards for determining “U” urban district boundaries. Except as otherwise provided in this chapter, in determining the boundaries for the “U” urban district, the following standards shall be used:
(1) It shall include lands characterized by “city-like” concentrations of people, structures, streets, urban level of services and other related land uses;

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

(2) It shall take into consideration the following specific factors:
   a. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;
   b. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection; and
   c. Sufficient reserve areas for foreseeable urban growth;

Discussion: The Site is in proximity to Moloka‘i’s main employment center in Kaunakakai. MEC provides higher education opportunities for those individuals seeking to advance their careers and employment opportunities. While MEC employs faculty and staff members, the facility itself will not serve as a new employment center.

MEC is the only post-secondary educational institution on island. The Site is located along a major thoroughfare, Kamehameha V Highway, and adjacent to Duke Maliu Regional Park. The Kaunakakai Fire Station is located approximately 1,000 feet from the Site on Alanui Ka‘imi‘ike. MEC is serviced by domestic water and wastewater systems and public utilities.

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

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

The MEC Expansion is not anticipated to increase the Site’s exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it one vertical foot above the Base Flood Elevation of 8 feet.

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

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

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

Discussion: The Site is contiguous with Urban land to the south and in proximity to the main urban hub in Kaunakakai. The Site is designated as Public/Quasi-Public use in the Moloka‘i Island Community Plan.

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

Discussion: The Site is designated as Public/Quasi-Public in the Moloka‘i Island Community Plan and identified as the location for a University Center.

(6) It may include lands which do not conform to the standards in paragraphs (1) to (5):
   a. When surrounded by or adjacent to existing urban development; and
   b. Only when those lands represent a minor portion of this district;

Discussion: The MEC conforms to the standards as discussed above. In addition, the Site is adjacent to existing urban development and represents a minor portion of this district.

(7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services; and
Discussion: The Site is an existing University Education Center serviced by domestic water and wastewater systems and public utilities. The MEC Expansion will not necessitate unreasonable investment in public infrastructure or support services.

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

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

6.1.4 Hawai‘i Coastal Zone Management Program, Chapter 205A, HRS

The National Coastal Zone Management (CZM) Program was created through passage of the Coastal Zone Management Act of 1972. Hawai‘i’s CZM Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring, and responsibly developing coastal communities and resources. The objectives and policies of the CZM Program encompass broad concerns such as impact on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. Each of the Counties have adopted SMAs in which a development’s consistency with the objectives and policies of the CZM program are evaluated through the SMA permitting process. A portion of the Site is located within Maui County’s designated SMA (See Figure 6). As such, subsequent to the EA process, an SMA permit will be sought prior to development. SMA permits on Moloka‘i are processed by the Maui County Planning Department and decided upon by the Moloka‘i Planning Commission. MEC Expansion is consistent with the objectives and policies of the CZM program as discussed below.

Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies

(A) Improve coordination and funding of coastal recreational planning and management; and

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;

(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

(v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

Discussion: MEC Expansion is not anticipated to generate additional demands on existing public parks and beach areas. To protect water resources for purposes including recreation, the State of Hawai‘i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation.

Historic Resources

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

Policies

(A) Identify and analyze significant archaeological resources;

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

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

Scenic and Open Space Resources

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

Policies

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

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

Coastal Ecosystems

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

Policies

(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
(B) Improve the technical basis for natural resource management;
(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality
through the development and implementation of point and nonpoint source water pollution control measures.

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

**Economic Uses**

**Objective:** Provide public or private facilities and improvements important to the State’s economy in suitable locations.

**Policies**

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

(i) Use of presently designated locations is not feasible;

(ii) Adverse environmental effects are minimized; and

(iii) The development is important to the State’s economy.

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

**Coastal Hazards**

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

(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and

(D) Prevent coastal flooding from inland projects.

Discussion: The MEC Expansion is not anticipated to increase the Site’s exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). During 100-year storm events, ponding may occur onsite. As applicable, a flood hazard area development permit will be obtained for Site development which will be in accordance with the standards for development set forth by Section 19.62.060, MCC.

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

Managing Development

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

Policies

(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Discussion: The MEC Expansion is not a coastal development and is not located on the coastline. Stakeholders were engaged in workshops early in the design phase of the Project. Pre-consultation comments were obtained and are reproduced in Appendix E. In addition, this EA discusses potential impacts and mitigation measures of the Project and provides an opportunity for input.

Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.
**Policies**

(A) **Promote public involvement in coastal zone management processes**;

(B) **Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and**

(C) **Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.**

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

Pre-consultation comments for this EA were obtained and are reproduced in Appendix E.

**Beach Protection**

**Objective:** Protect beaches for public use and recreation.

(A) **Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;**

(B) **Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and**

(C) **Minimize the construction of public erosion-protection structures seaward of the shoreline.**

(D) **Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner’s vegetation in a beach transit corridor; and**

(E) **Prohibit private property owners from creating a public nuisance by allowing the private property owner’s unmaintained vegetation to interfere or encroach upon a beach transit corridor.**

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

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies

(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

(C) Assert and articulate the interests of the State as a partner with Federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Discussion: The MEC Expansion will not have a significant adverse impact on marine or coastal resources. Appropriate BMPs and erosion control measures will be implemented to ensure that marine and coastal resources are not adversely impacted by construction activities. The drainage system will be designed in accordance with applicable regulatory standards to mitigate potential adverse impact to surrounding properties.

6.1.5 Special Management Area Guidelines, Chapter 205A-26, HRS

In addition to the objectives and policies of the Hawai‘i CZM Program in Section 5.1.4, Chapter 205A-26, HRS, provides guidelines for approving any development within the SMA.

The guidelines listed in Chapter 205A-26, HRS, along with a detailed discussion of how the MEC Expansion conforms to these guidelines is discussed below.

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

(A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;

(B) Adequate and properly located public recreation areas and wildlife preserves are reserved;
(C) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and

(D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake.

Discussion: The Site is not located along the shoreline and does not impact any access to beaches, recreation areas, or natural reserves. Duke Maliu Regional Park is a 10-acre park located immediately west of the Site.

Solid and liquid waste treatment, disposition, and management are provided by the County.

To protect water resources, the State of Hawai‘i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. An NPDES permit will be required for the development of the MEC Expansion.

The MEC Expansion is not anticipated to generate additional demands on existing public parks and recreational amenities. The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting within the setback area to visually screen and soften the parking lot and adjacent structures.

The MEC Expansion is not anticipated to increase the Site’s exposure to flooding. The Site is located in an area prone to shallow ponding (Zone AE on the FIRM). Educational facilities are permitted in Zone AE, per Chapter 19.62, MCC; however, a Special Flood Hazard Area Development Permit will be obtained, and the building will be designed with finished floor elevations above the designated base flood elevation plus an additional height of at least one foot. In compliance with this requirement, the finished floor of the MEC Expansion will be constructed at elevation 9 feet, placing it one vertical foot above the Base Flood Elevation of 8 feet.

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

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

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

Discussion: Taken together with other proposed and planned developments, the MEC Expansion will not add to any adverse environmental or ecological effect or eliminate any planning options. The MEC Expansion is consistent with the objectives and policies of the SMA guidelines (Chapter 205A-26), the Maui Countywide Policy Plan and Moloka‘i Island Community Plan.

The County zoning for the Site is “interim,” and designated as “Public/Quasi-Public” by the Moloka‘i Island Community Plan. The Site is located in the State Land Use Agricultural District. To allow development of the MEC, a DBA is being sought to reclassify the 5-acre Site from the State Land Use Agricultural District to the State Land Use Urban District to accommodate the full build-out of the entire 5-acre Site which is consistent with the Moloka‘i Island Community Plan.

(3) The authority shall seek to minimize, where reasonable:
(A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;
(B) Any development which would reduce the size of any beach or other area usable for public recreation;
(C) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;
(D) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and
(E) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

Discussion: The Site is located away from the shoreline and will not alter any marine water body, reduce the size of any beach or restrict public access to any ocean or stream.

Kamehameha V Highway is the nearest State highway to the Site and coast. The coast is not visible from Kamehameha V Highway in the vicinity of the Site.
The MEC Expansion will not adversely affect water quality. To protect water resources, the State of Hawai‘i has adopted water quality standards. Generally, these standards will require the submittal and adherence to a NPDES permit. This permit requires compliance with BMPs during construction to minimize soil erosion into adjacent waterways. The NPDES permit will also include requirements to maintain water quality during operation. An NPDES permit will be required for the development of the MEC Expansion.

The MEC Expansion will not impact the habitat of any wildlife species due to the highly disturbed Site. In addition, the Site is not suitable for Hawai‘i’s endangered waterbirds or other native bird species.

While the Site includes soils with characteristics that are well suited for supporting agricultural crops and which have historically been used for agricultural production, there are no existing agricultural uses occurring at the Site. The proposed use will effectively remove these lands for future agricultural use; however, the potential use of the approximately 5-acre Site represents a relatively small portion (less than 0.07 percent) of the total “Prime” agricultural lands available on the island and, therefore, does not represent a significant loss of viable agricultural lands. Further, the proposed use of these lands as a site for an educational center will provide new opportunities to provide training in agricultural science, an important component to agricultural production that would otherwise not be available to the residents of Moloka‘i. Therefore, the potential loss of a relatively small portion of agricultural lands should be weighed against the potential benefits to the public that would result from the new educational opportunities provided throughout the construction of the MEC.

6.1.6 Hawai‘i State Plan, Chapter 226, HRS

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. Objectives and policies pertinent to the proposed project are as follows:


(a) Planning for the State’s socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.

(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

(3) Provide appropriate educational opportunities for groups with special needs.

(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.
(8) Emphasize quality educational programs in Hawaii’s institutions to promote academic excellence.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. The Project will also provide opportunities for learning community-wide.

HRS §226-107 Quality education.

Priority guidelines:

(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;
(2) Continue emphasis on general education “core” requirements to provide common background to students and essential support to other university programs;
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:
   (A) The electronic exchange of information;
   (B) Statewide electronic mail; and
   (C) Access to the Internet.
   Encourage programs that increase the public’s awareness and understanding of the impact of information technologies on our lives;
(7) Develop resources and programs for early childhood education;
(9) Strengthen and expand educational programs and services for students with special needs.

Discussion: The development of the proposed MEC Expansion will expand the educational facilities of the MEC campus, addressing the shortage of classroom space and ensuring students have a quality environment in which to learn. The new facility will enable the students to broaden their educational sphere while also offering the opportunity to host campus and community events. The Project will also provide opportunities for learning community-wide.

HRS § 226-108: Priority guidelines and principles to promote sustainability.

(1) Encouraging balanced economic, social, community, and environmental priorities;
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
(3) Promoting a diversified and dynamic economy
(4) Encouraging respect for the host culture;
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
(6) Considering the principles of the ahupua‘a system; and
(7) Emphasizing that everyone, including individuals, families, communities, business, and government, has the responsibility for achieving a sustainable Hawaii.

Discussion: Per the University of Hawai‘i Sustainability Policy, best practices involving energy efficiency and conservation will be employed. In addition, pending County approvals, the 2015 International Energy Conservation Code may be followed. County of Maui

County-specific land use plans and ordinances pertaining to the MEC Expansion include the Countywide Policy Plan, Moloka‘i Island Community Plan, and Chapter 19.90A, MCC.

6.1.7 State Functional Plans, Chapter 226, HRS

The Hawai‘i State Plan, Chapter 226, HRS, provides a long-range guide for Hawai‘i’s future and includes the formulation of twelve State Functional Plans to manage and coordinate functional area activities and to guide resource allocation decision-making. Each plan addresses statewide needs, problems, and issues, and recommends policies and priority actions, to mitigate those problems and bring about desirable conditions. The State Functional Plans are the primary guideposts for implementing the Hawaii State Plan.

Of the twelve plans, the State Higher Education Functional Plan (1984) provides objectives, policies, and actions relevant to MEC. In addition, the State Higher Education Functional Plan provides for a wide range of programs and activities that interface with the other functional plans including, the State Education, Agriculture, Energy, and Tourism Functional Plans. The relevant objectives, policies and implementing actions, along with a discussion of how the project conforms, are discussed below.

A. OBJECTIVE: A number and variety of postsecondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.

A(2). POLICY. Provide professional and job-related training which responds to the needs of, and opportunities within, the State of Hawaii.

A(2)(a). IMPLEMENTING ACTION. Expand and improve programs for vocational training in agriculture and related fields, including aquaculture.
A(2)(b). IMPLEMENTING ACTION. Strengthen and expand opportunities for education and training in high technology, marine sciences, international business, and computer technology and applications.
**Discussion:** The MEC serves as the focal point for higher educational teaching and learning for the University of Hawai‘i System on the island of Moloka‘i. As MEC continues to mature into a regional facility for higher learning, its campus must evolve to meet the growing needs of its student body, faculty and administration. The MEC Expansion will provide additional course offerings for vocational training and education in agriculture, high technology, marine sciences, and business applications. Located adjacent to the existing MEC building, the expansion will further cement the campus within the University of Hawai‘i system as well as continue the campus mission of providing quality education at home.

C. **OBJECTIVE:** Provide appropriate educational opportunities for all who are willing and able to benefit from postsecondary education.

1. **POLICY.** Provide appropriate options within the state’s postsecondary education community for all qualified people of Hawaii, in which each participant has a reasonable chance for success.

2. **POLICY.** Extend educational opportunities to persons who are unable to attend classes on a campus through off-campus outreach programs.

**Discussion:** The purpose of the MEC Expansion is to provide needed instructional and assembly space for the campus as enrollment continues to increase and it matures into a regional facility for higher and postsecondary learning. The MEC Expansion will support an expanded array of adult education that prepares Moloka‘i residents for future occupations and business opportunities. In addition to educational classes, the MEC Expansion will allow for continued growth to facilitate future off-campus outreach programs.

**6.2 COUNTY OF MAUI**

**6.2.1 Countywide Policy Plan**

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the Maui Island Plan as well as for updating the nine detailed Community Plans.

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County’s future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.
The relevant goals, objectives, policies and implementing actions, along with a discussion of how the project conforms, are discussed below.

**Core theme: IMPROVE EDUCATION**

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

**Objective:**
(2) Provide nurturing learning environments that build skills for the 21st century.

**Policies:**

- (b) Plan for demographic, social, and technological changes in a timely manner.
- (c) Encourage collaborative partnerships to improve conditions of learning environments.
- (d) Promote development of neighborhood schools and educational centers.
- (e) Integrate schools, community parks, and playgrounds, and expand each community’s use of these facilities.
- (f) Support coordination between land use and school-facility planning agencies.
- (g) Encourage the upgrade and ongoing maintenance of public-school facilities.
- (h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai‘i among the top tier of states nationally for its financial support of public schools.
- (i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.
- (j) Encourage the State to support the development of benchmarks to measure the success of Hawai‘i’s public-education system and clarify lines of accountability.
- (k) Design school and park facilities in proximity to residential areas.
- (m) Encourage the State to support lower student-teacher ratios in public schools.

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

### 6.2.2 Moloka‘i Island Community Plan

The Moloka‘i Island Community Plan (2018) is one of nine community plans for the County of Maui developed to address unique aspects of each region. The community plan provides direction for addressing the goals, objectives and policies contained in the Maui County General Plan. The Moloka‘i Island Community Plan was adopted in December 2018 and it replaces the *Moloka‘i Community Plan* (2001).
The Moloka‘i Island Community Plan designates the land use of the Site as “Public/Quasi-Public Use”. This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers. This designation allows for public, nonprofit or quasi-public uses such as the MEC.

Discussion of how MEC Expansion conforms to the relevant objectives and policies of the Moloka‘i Island Community Plan is provided below.

**Public Facilities and Services - Education Goal:**
*Moloka‘i will have high-quality educational facilities and programs that accommodate the community’s diverse learning needs.*

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

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

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

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

11. Support adult and post-secondary education programs.

12. Support English as a second language classes.

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


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

9.4.04 Continue to assess and provide recommendations and funding to eliminate achievement gaps in education for Native Hawaiian students.
Discussion: The purpose of the MEC Expansion is to provide needed instructional and assembly space for the campus as enrollment continues to increase and it matures into a regional facility for higher learning. The MEC Expansion will support an expanded array of adult education that prepares Moloka‘i residents for future occupations and business opportunities. In addition to educational classes, the new Multi-Purpose Classroom will provide space for events and gatherings, such as performances and ceremonies. See Section 2.2.2 for more information regarding the purpose and need for the MEC Expansion.

6.2.3 Maui County Zoning

The Maui County Code (MCC) establishes zoning districts, permitted uses, and development standards within the zoning districts. It also regulates development in special districts such as the Flood Hazard District.

The Site is zoned “Interim”. The purpose of interim zoning is to provide interim regulations pending the formal adoption of a comprehensive zoning ordinance and map which considers orderly development in accordance with the land use directives of the Hawai‘i Revised Statutes, the revised charter of the County, and the general and the community plans of the County. A change in zoning change from Interim to Public/Quasi-Public (P-2) is being sought for TMKs (2) 5-3-003:013 and (2) 5-3-003:014.

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

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

Discussion: As described in Section 6.2.1 and 6.2.2 of this EA, the proposed use meets the intent of the Countywide Policy Plan (General Plan) and the objectives and policies established in the Moloka‘i Island Community Plan.

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

Discussion: All of the parcels which comprise the MEC, including the proposed addition, are designated “P - Public/Quasi Public” on the Moloka‘i Island Community Plan Land Use Map (See Figure 7).

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

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

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

**Discussion:** As described in Sections 4.7 and 4.9 of this EA, the MEC Expansion will not produce a detrimental impact upon schools, parks, playgrounds, water, sewage, solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements. Traffic volume should be monitored for any future public events utilizing the upgraded meeting space, however, overall impact of the addition is not expected to adversely affect roadways beyond their current functionality as outlined in Section 4.6. The addition is not expected to encourage any major influx in new residents that may adversely impact other public services and facilities, such as primary or secondary schools, which explained in more detail in Section 4.9.

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

**Discussion:** As described in Section 3 and 4 in this EA, the proposed action will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.

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

**Discussion:** The change in zoning does not involve the establishment of an agricultural district with a minimum lot size of two acres.
6.3 MAJOR APPROVALS AND PERMITS

A listing of permits and approvals required for the Project is presented below:

**Table 1: Approvals and Permits**

<table>
<thead>
<tr>
<th>Permit/Approval</th>
<th>Responsible Agency</th>
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<tbody>
<tr>
<td>Chapter 343, HRS Compliance</td>
<td>University of Hawai‘i</td>
</tr>
<tr>
<td>State Land Use District Boundary Amendment (DBA)(less than 15 acres)</td>
<td>Processing Agency: Maui County Planning Department</td>
</tr>
<tr>
<td>Change in Zoning</td>
<td>Approving Authority: Maui County Council</td>
</tr>
<tr>
<td>Special Management Area (SMA) Use Permit</td>
<td>Processing Agency: Maui County Planning Department</td>
</tr>
<tr>
<td></td>
<td>Approving Authority: Moloka‘i Planning Commission</td>
</tr>
<tr>
<td>Subdivision/Consolidation Approval</td>
<td>Maui County Planning Department</td>
</tr>
<tr>
<td>Special Flood Hazard Area Development Permit</td>
<td>Maui County Planning Department</td>
</tr>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES) Permit</td>
<td>State Department of Health</td>
</tr>
<tr>
<td>Building Permit</td>
<td>Maui County, Department of Public Works</td>
</tr>
<tr>
<td>Grading Permit</td>
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</table>
7 ALTERNATIVES

This section identifies and evaluates a range of alternatives that could meet the purpose and need and possibly avoid, reduce, or minimize adverse environmental effects. The reference point to compare alternatives is the “No Action” alternative.

7.1 NO ACTION ALTERNATIVE

Under the “No Action” alternative, the MEC Expansion would not be built and the Site would remain in its current state with a Main Building that houses Administrative Offices, Distance Learning and Technology Center, Library/Learning Center and one general purpose classroom. There would be no multi-purpose classroom that provides much needed instructional and assembly space. At some point in the future the undeveloped portion of the Site could be developed in conformance with the existing State Land Use Agricultural District (which allows for the cultivation of crops, aquaculture, raising livestock, wind energy facility, timber cultivation, and agriculture-support activities), or an attempt may be made to obtain a DBA from Agricultural to Urban.

With the “No Action” alternative, the additional instructional and assembly space needed to support the student population growth at MEC would not be built. As a result, the following project objectives would not be met:

- Provide MEC the ability to increase enrollment;
- Provide a multi-purpose classroom for additional course offerings;
- Allow for continued growth of a campus that is orderly and cost-effective;
- Provide a space for student and community gatherings that will enhance cultural education and involvement on Moloka‘i; and
- Continue the campus mission of providing quality education at home.

The “No Action” alternative would also result in the majority of the Site not being utilized for its highest and best use; therefore, this alternative has been eliminated.

7.2 AUDITORIUM ALTERNATIVE

A previous proposal included the development of an auditorium or theater. The Auditorium Alternative groups MEC program requirements into three buildings: 1) a 500-fixed seating auditorium; 2) a two-story classroom building; and 3) the existing 10,000-sq ft administrative/distance learning building.

The Auditorium/Theater would be sited at the northeast corner of the Site to utilize as much slope as possible to achieve the arena-type seating. A student gathering area may be sited at the front of the building under the large overhang located at the front of the building.
Open space is limited to the Kukui Mall at the center of the campus which also functions as a student gathering area. Although parking largely dominates the remaining open space, the total number of stalls does not meet the minimum parking requirement for the types of functions and activities proposed to be housed within the three buildings. As such, a parking variance would be required. A possible parking solution includes temporary/event parking for the Auditorium/Amphitheater. Large events are not expected on a daily basis and can be accommodated elsewhere when needed. On-site parking would be able to accommodate the daily load of students, faculty, and staff during normal instructional activities. The existing parking lot will be expanded and reconfigured to allow three more rows of parking.

Because the Auditorium Alternative layout is fixed and does not provide for multi-functional space to accommodate various types of event and instructional spaces, this alternative was rejected.

**7.3 INSTRUCTIONAL CLUSTER ALTERNATIVE**

The Instructional Cluster Alternative groups MEC program requirements into five (5) one-story instructional classroom buildings. This alternative provides for the maximum amount of instructional space that could possibly fit within the developable area.

Similar to the Auditorium Alternative, a parking variance would be required. A possible parking solution includes shared and/or grassed parking on neighboring parcels should those landowners agree to such an arrangement. If not, the remaining open space on-site would be designated as overflow, grassed parking.

Because this alternative does not provide for assembly space or present the most cost-effective plan by consolidating uses as much as possible into fewer buildings, this alternative was rejected.
8 FINDING AND DETERMINATION

To determine whether the implementation of the Project may have a significant impact on the physical and human environment, all phases and expected consequences of the proposed project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Approving Agency (UHCC) anticipates issuing Finding of No Significant Impact (FONSI). The supporting rationale for this finding is presented in this chapter.

8.1 SIGNIFICANCE CRITERIA

The discussion below evaluates the significance of the Project’s impacts based upon the Significance Criteria set forth in Hawai‘i Administrative Rules section 11-200-12.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

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

The Site has been the subject of archaeological and cultural studies conducted in and around the Site. Both studies reveal the absence of any resource potentially subject to irrevocable loss as a result of construction.

(2) Curtails the range of beneficial uses of the environment;

Discussion: The current use of the Site as a University Center will not change as a result of the Project. The Site will continue to be utilized as a college campus.

(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. The MEC Expansion is not expected to significantly impact any natural resources as none are present within the Site. The MEC Expansion is expected to enhance the quality of life for the surrounding community by improving access to quality education and educational facilities.
CHAPTER 8 FINDINGS AND DETERMINATION

(4) **Substantially affects the economic or social welfare of the community or State;**

**Discussion:** The MEC Expansion is anticipated to have a beneficial impact on the social welfare of the community by improving the educational facilities at MEC.

(5) **Substantially affects public health;**

**Discussion:** The MEC Expansion is expected to have a positive impact on public health and improve community health and wellness by providing convenient access to quality education facilities and programs. The construction and operation of the MEC Expansion should not result in long-term adverse impacts to ambient air quality and noise levels.

(6) **Involves substantial secondary impacts, such as population changes or effects on public facilities;**

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

(7) **Involves a substantial degradation of environmental quality;**

**Discussion:** MEC Expansion will not substantially degrade environmental quality. Construction-related impacts such as noise and air quality will be temporary and short-term and will be minimized and mitigated to avoid environmental degradations.

(8) **Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

**Discussion:** The Molokaʻi Island Community Plan calls for “the expansion of facilities and programs at the UHMC-Molokai campus based on the current Long Range Master Plan (LRDP) to include approximately 15 total acres in Kaunakakai for expansion.” Therefore, the MEC Expansion is part of a larger action that has been considered in context with foreseeable future actions. The cumulative impact of the MEC Expansion will be improved educational and community facilities on the island of Molokaʻi. Significant adverse cumulative impacts are (including effects on the environment), therefore, not anticipated as a result of the MEC Expansion.

(9) **Substantially affects a rare, threatened or endangered species or its habitat;**

**Discussion:** No Federal or State of Hawaiʻi listed Threatened, Endangered, or Candidate species or their habitat will be impacted by the MEC Expansion as none were identified during the biological surveys.
CHAPTER 8 FINDINGS AND DETERMINATION

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

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

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

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

(11) **Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;**

**Discussion:** The MEC Expansion will not affect or be likely to suffer damage by being located in a flood fringe area. The FEMA Flood Insurance Rate Map places the Site within Zone AE (EL 8), a Special Flood Hazard Area subject to 100-year flooding with a Base Flood Elevation of 8 feet (Figure 12).

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

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

(12) **Substantially affects scenic vistas and view planes identified in County or State plans or studies; or,**

**Discussion:** The MEC Expansion will not impinge upon any significant public scenic view corridors and will have no significant impact on views toward the ocean or mauka. Any visual impacts to neighboring residences will be mitigated by utilizing setback standards and by providing landscape planting to visually screen and soften building.
(13) Requires substantial energy consumption.

**Discussion:** The MEC Expansion may result in an increase in energy demand. However, the project will be constructed to the standard necessary to achieve LEED Silver and energy conservation will be incorporated into the Project design. The new buildings will include energy saving design elements and the cafeteria will be oriented to maximize natural ventilation and day lighting. The preliminary engineering analysis has determined that power is currently available in the area and the capacity can support the Project.

### 8.2 ANTICIPATED DETERMINATION

Pursuant to Chapter 343, HRS, the approving agency, UHCC, is anticipated to issue a Finding of No Significant Impact (FONSI) based on this EA. This finding is founded based on impacts and mitigation measures examined in this document, public comments received during the pre-consultation and public review phases, and as analyzed under the above criteria.
9 CONSULTATION

In the course of planning for the MEC Expansion, a community meeting was held and comments were solicited from agencies and community members that may have an interest in the MEC Expansion.

9.1 PRE-CONSULTATION

Pre-consultation was conducted prior to preparation of the Draft EA. The purpose of the pre-consultation period is to consult with individuals, community organizations, private groups, and government agencies with technical expertise, or an interest or will be affected by the proposed action. This process is part of the scoping process for the Draft EA. Comments and input received during this period are used to identify environmental issues and concerns to be addressed in the Draft EA, which in turn undergoes a 30-day public comment period.

9.1.1 Written Comments

The Planning Consultant mailed letters in 2017 to the following individuals, community organizations, private groups, and government agencies notifying them that an EA was being prepared for MEC Expansion and soliciting any concerns and comments. Appendix E contains comments received and corresponding responses.

State of Hawai‘i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBEDT)
  - DBEDT – Energy Office
  - DBEDT – Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
  - DLNR – Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- UH Water Resources Research Center
Federal

- U.S. Army Corps of Engineers – Engineering Division
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

County of Maui

- Department of Fire and Public Safety
- Department of Environmental Management
- Department of Housing and Human Concerns
- Department of Parks and Recreation
- Department of Planning
- Department of Public Works
- Department of Transportation
- Department of Water Supply
- Police Department

9.1.2 Community Engagement

Community Meeting

A neighborhood open house meeting was held at the Molokai Education Center on Friday, October 12, 2018 from 4:00 p.m. to 6:00 p.m. Approximately 15 people attended the meeting. The UHCC representatives presented an overview of the proposed plans, the permitting requirement and process, and the project’s timeline. After the presentation the floor was open for questions and comments from the attendees. The overall feedback was supportive of the project. Comments about the design of the multi-purpose room, the permitting process, infrastructure near shoreline and budgetary restraints where addressed.

Neighborhood Canvasing

On December 11 and December 21, 2018 representatives of the MEC and the project architect canvased the nearby Kapa‘akea and Seaside neighborhoods. The team went door-to-door with an informational flyer to update the community on the proposed changes to the MEC. Personal contact was made with over half of the residences visited. The neighbors that were engaged were supportive of the MEC Expansion project. The informational flyer was left at homes where nobody answered the door; for a couple of residences a loose dog or locked gate prevented the team from making contact and leaving the flyer.
9.2 DRAFT ENVIRONMENTAL ASSESSMENT

The Draft EA was distributed to the following agencies, organizations, and individuals. Comments received on the Draft EA will be included in the Final EA.

State of Hawai‘i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT – Energy Office
- DBEDT – Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health (DOH)
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
- DLNR – Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- UH Water Resources Research Center

Federal

- U.S. Army Corps of Engineers – Regulatory Branch
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

Maui County

- Department of Fire and Public Safety
- Department of Environmental Management
- Department of Housing and Human Concerns
- Department of Parks and Recreation
- Department of Public Works
- Department of Transportation
- Department of Water Supply
- Police Department
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10 REFERENCES


Center for Island Climate Adaptation and Policy. (2011). *Sea Level Rise and Coastal Land Use in Hawai‘i: A Policy Tool Kit for State and Local Governments.*


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APPENDIX A

Architectural Plans
1. ROOF PLAN

SCALE: 1" = 1'-0"
Figure: Colored drawing of proposed MEC expansion
APPENDIX B

Flora & Fauna Survey
BIOLOGICAL RESOURCES SURVEY
FOR THE
MOLOKA‘I EDUCATION CENTER EXPANSION PROJECT
KAUNAKAKAI, MOLOKA‘I, HAWAI‘I

by

Robert W. Hobdy
Environmental Consultant
Kokomo, Maui
September 2016

Prepared for:
PBR HAWAII
INTRODUCTION

The Moloka‘i Education Center Expansion project is located on the island of Moloka‘i at the eastern edge of Kaunakakai Town (see Figure 1). It lies on 5.269 acres above Kamehameha V Highway on the west side of Alanui Kaimike Street, and to the east of the “Duke” Maliu Regional Park TMK’s (2) 5-3-03:13,14 (see Figure 2). This biological resources survey was initiated by the University of Hawaii Community Colleges in compliance with environmental requirements of the planning process.

SITE DESCRIPTION

This site lies on a gently sloping coastal plain at elevations ranging from 8 to 12 feet above sea level. Parcel 14 on the east side is fully developed with educational facilities, parking and landscaping. Parcel 13 on the west side is presently undeveloped and was formerly used to grow agricultural seed corn crops. It presently has a low grass and shrub vegetation. Soil here consists of Mala Silty Clay, 0 – 3% slopes (Foote et al, 1972) which is a deep alluvial soil of the coastal plain. Annual rainfall here averages 13 inches to 15 inches with most falling within the winter months (Armstrong, 1983).

SURVEY OBJECTIVES

This report summarizes the findings of a flora and fauna survey of the Moloka‘i Education Center Expansion project in Kaunakakai, Moloka‘i that was conducted in September 2016. The objectives of the survey were to:

1. Document what plant and animal species occur on the property or may likely occur in the existing habitat.

2. Document the status and abundance of each species.

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered. If such occur, identify what features of the habitat may be essential for these species.

4. Determine if the project area contains any special habitats which if lost or altered might result in a significant negative impact on the flora and fauna in this part of the island.
BOTANICAL SURVEY REPORT

SURVEY METHODS

A walk-through botanical survey method was used to cover the entire project area. Notes were made on plant species, distribution and abundance as well as on terrain and substrate.

DESCRIPTION OF THE VEGETATION

The vegetation on the eastern side that has been developed consisted of mowed lawn grasses, ornamental shrubs and shade trees. Two native species, kou (*Cordia subcordata*) and naupaka kahakai (*Scaevola taccada*) as well as two species of Polynesian origin, kukui (*Aleurites moluccana*) and kalo (*Colocasia esculenta*) had been planted into the landscape design. The vegetation in the undeveloped western side consisted of a variety of non-native grasses and low shrubs. Four species here were common native plants, kipukai (*Heliotropium curassavicum*), ʻuhaloa (*Waltheria indica*), ʻilima (*Sida fallax*) and popolo (*Solanum americanum*).

A total of 47 plant species were found during the survey. This included the above six native species and the two Polynesian introductions as well as thirty nine non-native species.

DISCUSSION AND RECOMMENDATIONS

All of the native plant species found in the project area during the survey are indigenous in Hawaii as well as on other Pacific Islands and all of them are common throughout their range. No Endangered, Threatened or otherwise rare Hawaiian plant species (USFWS, 2016) occur on or near the project area. No special native plant habitats occur here either. None of the non-native plant species are of any conservation interest or concern. The further development of this project area is not expected to have a significant negative impact on the botanical resources in this part of Molokaʻi.

It is recommended, however, that in any future developments some native plants with special cultural connections to Molokaʻi that are suitable for this area and climate be incorporated into the landscape design. The Maui County Planting Plan can be consulted for ideas. This document can be acquired from the Maui County Department of Parks and Recreation.
PLANT SPECIES LIST

Following is a checklist of all those vascular plant species inventoried during the field studies. Plant families are arranged alphabetically within two groups: Monocots and Dicots. Taxonomy and nomenclature of the flowering plants are in accordance with Wagner et al. (1999).

For each species, the following information is provided:

1. Scientific name with author citation

2. Common English or Hawaiian name.

3. Bio-geographical status. The following symbols are used:

   endemic = native only to the Hawaiian Islands; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   Polynesian introduction = plants introduced to Hawai’i in the course of Polynesian migrations and prior to western contact.
   non-native = all those plants brought to the islands intentionally or accidentally after western contact.

4. Abundance of each species within the project area:

   abundant = forming a major part of the vegetation within the project area.
   common = widely scattered throughout the area or locally abundant within a portion of it.
   uncommon = scattered sparsely throughout the area or occurring in a few small patches.
   rare = only a few isolated individuals within the project area.
<table>
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<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>STATUS</th>
<th>ABUNDANCE</th>
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<td>ARACEAE (Aroid Family)</td>
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<td>Mozambique dropseed</td>
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<td>DICOTS</td>
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<td>ACANTHACEAE (Acanthus Family)</td>
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<tr>
<td><em>Leucaena leucocephala</em> (Lam.) de Wit</td>
<td>koa haole</td>
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</tr>
<tr>
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<td>wild bean</td>
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<td>rare</td>
</tr>
<tr>
<td><em>Neonotonia wightii</em> (Wight &amp; Arnott) Lackey</td>
<td>glycine</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><em>Prosopis pallida</em> (Humb. &amp; Bonpl. ex Willd.) Kunth</td>
<td>kiawe</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><strong>GOODENIACEAE</strong> (Goodenia Family)</td>
<td></td>
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<tr>
<td><em>Scaevola taccada</em> (Gaertn.) Roxb.</td>
<td>naupaka kahakai</td>
<td>indigenous</td>
<td>uncommon</td>
</tr>
<tr>
<td><strong>MALVACEAE</strong> (Mallow Family)</td>
<td></td>
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<tr>
<td><em>Malva parviflora</em> L.</td>
<td>cheeseweed</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><em>Malvastrum cormandelianum</em> (L.) Garcke</td>
<td>flase mallow</td>
<td>non-native</td>
<td>uncommon</td>
</tr>
<tr>
<td><em>Sida fallax</em> Walp.</td>
<td>'ilima</td>
<td>indigenous</td>
<td>rare</td>
</tr>
<tr>
<td><em>Waltheria indica</em> L.</td>
<td>'uhaloa</td>
<td>indigenous</td>
<td>uncommon</td>
</tr>
<tr>
<td><strong>RUBIACEAE</strong> (Coffee Family)</td>
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<td></td>
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<tr>
<td><em>Gardenia augusta</em> (L.) Merr.</td>
<td>gardenia</td>
<td>non-native</td>
<td>rare</td>
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<tr>
<td><em>Spermacoce assurgens</em> Ruiz &amp; Pav.</td>
<td>buttonweed</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><strong>Solanaceae</strong> (Nightshade Family)</td>
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<td></td>
<td></td>
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<tr>
<td><em>Solanum americanum</em> Mill.</td>
<td>pōpolo</td>
<td>indigenous</td>
<td>rare</td>
</tr>
<tr>
<td><strong>ZYGOPHYLLACEAE</strong> (Creosote Bush Family)</td>
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<tr>
<td><em>Tribulus terrestris</em> L.</td>
<td>puncture vine</td>
<td>non-native</td>
<td>rare</td>
</tr>
</tbody>
</table>
FAUNA SURVEY REPORT

SURVEY METHODS

A walk-through fauna survey method was conducted in conjunction with the botanical survey. All parts of the project area were covered. Field observations were made with the aid of binoculars and by listening to vocalizations. Notes were made on species, abundance, activities and location as well as observations of trails, tracks, scat and signs of feeding. In addition, an evening visit was made to the area to record crepuscular activities and vocalizations and to see if there was any evidence of occurrence of the Hawaiian hoary bat (*Lasiurus cinereus semotus*) in the area.

RESULTS

MAMMALS

None were seen during three site visits to the project area.

A number of non-native mammal species could be expected to occasionally occur in this project area. These include axis deer (*Axis axis*), domestic dogs (*Canis familiaris*), domestic cats (*Felis catus*), mongoose (*Herpestes auropunctatus*), rats (*Rattus* spp.) and mice (*Mus domesticus*).

A special effort was made to look for the Hawaiian hoary bat by making an evening survey on the property. When present in an area these bats can be easily identified as they forage for insects, their distinctive flight patterns clearly visible in the glow of twilight. No bats were seen though visibility was excellent. In addition a bat detection device (Batbox IIID) was employed, set to the frequency of 27,000 Hertz which these bats are known to use in echolocation. No bats were detected using this device either.

BIRDS

Birdlife was rather sparse in both species representation and in total numbers. Taxonomy and nomenclature follow American Ornithologists’ Union (2014). A total of seven bird species was observed during three site visits. This included six non-native species and one migratory bird species. Most common was the zebra dove (*Geopelia striata*) which was seen throughout the project area. Less common were the migratory kōlea or Pacific golden plover (*Pluvialis fulva*) and the cattle egret (*Bubulcus ibis*). Four other species were of rare occurrence, the gray francolin (*Francolinus pondicerianus*), the spotted dove (*Streptopelia chinensis*), the house sparrow (*Passer domesticus*) and the house finch (*Carpodacus mexicanus*). Other non-native birds one might expect to see include the common myna (*Acridotheres tristis*), the northern cardinal (*Cardinalis cardinalis*) and the Japanese white-eye (*Zosterops japonicus*).

REPTILE

One non-native reptile, the mourning gecko (*Lepidodactylus lugubris*) was heard calling during the evening survey.
INSECTS

Insect life was moderate in species represented but sparse in numbers of individuals. Eight non-native insect species were recorded during the survey in three site visits. Taxonomy and nomenclature follow Nishida et al (1992). Just one species was uncommon in the project area, the dung fly (*Musca sorbens*). Seven other species were of rare occurrence (see the fauna inventory).

No native insects were observed in the project and no known host plants of native insects were found.

DISCUSSION AND RECOMMENDATIONS

During the course of the fauna survey, which included one evening visit to the project area, seven bird species, one reptile and eight insects were recorded. Of these, only one species, the kōlea or Pacific golden-plover, was a migratory bird that regularly spends its non-breeding fall and winter months in Hawaii. Kōlea are common throughout Hawaii during these months. All of the other animal species are non-native in Hawaii and are of no special conservation interest or concern.

No Endangered ōpe’a or Hawaiian bats were detected on or around the project area. No other animal species here are Endangered or Threatened and none are candidates for such status.

Population of two native seabirds, the Endangered ‘ua’u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened a’o or Newells shearwater (*Puffinus newelli*) are known to nest during the summer and fall months on wet summit ridges like those to the north of this project. These birds fly over the lowlands during the late evening hours to reach their burrows and fly back to the ocean in the early dawn hours. These birds can be confused by bright lights and crash into poles, wires and other structures and be injured or killed by the strike or by vehicles or animals. Young inexperienced birds, taking their inaugural fledgling flights in the late fall are particularly vulnerable. It is recommended that any significant outdoor flood lights or pole lights be hooded to direct the light downward to minimize the distractions and dangers to these birds.

Except for the above concern regarding seabirds, the further development of the project area is not expected to result in negative impacts on the fauna resources on Moloka‘i.
ANIMAL SPECIES LIST

Following is a checklist of the animal species inventoried during the field work. Animal species are arranged in descending abundance within three groups: Birds, Reptiles and Insects. For each species the following information is provided:

1. Common name
2. Scientific name
3. Bio-geographical status. The following symbols are used:

   endemic = native only to Hawaii; not naturally occurring anywhere else in the world.
   indigenous = native to the Hawaiian Islands and also to one or more other geographic area(s).
   non-native = all those animals brought to Hawaii intentionally or accidentally after western contact.
   migratory = spending a portion of the year in Hawaii and a portion elsewhere. In Hawaii the migratory birds are usually in the overwintering/non-breeding phase of their life cycle.

4. Abundance of each species within the project area:

   abundant = many flocks or individuals seen throughout the area at all times of day.
   common = a few flocks or well scattered individuals throughout the area.
   uncommon = only one flock or several individuals seen within the project area.
   rare = only one or two seen within the project area.
<table>
<thead>
<tr>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>STATUS</th>
<th>ABUNDANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAMMALS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>none</td>
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<td></td>
<td></td>
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<tr>
<td><strong>BIRDS</strong></td>
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<td></td>
</tr>
<tr>
<td><em>Gepelia striata</em> L.</td>
<td>zebra dove</td>
<td>non-native</td>
<td>common</td>
</tr>
<tr>
<td><em>Pluvialis fulva</em> Gmelin</td>
<td>Pacific golden-plover</td>
<td>migratory</td>
<td>uncommon</td>
</tr>
<tr>
<td><em>Francolinus pondicerianus</em> Gmelin</td>
<td>gray francolin</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><em>Streptopelia chinensis</em> Scopoli</td>
<td>spotted dove</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><em>Passer domesticus</em> L.</td>
<td>house sparrow</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><em>Carpodacus mexicanus</em> Muller</td>
<td>house finch</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td><em>Bubulcus ibis</em> L.</td>
<td>cattle egret</td>
<td>non-native</td>
<td>rare</td>
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<tr>
<td><strong>REPTILES</strong></td>
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</tr>
<tr>
<td><em>Lepidodactylus lugubris</em> Dumeril &amp; Bibron</td>
<td>mourning gecko</td>
<td>non-native</td>
<td>rare</td>
</tr>
<tr>
<td>SCIENTIFIC NAME</td>
<td>COMMON NAME</td>
<td>STATUS</td>
<td>ABUNDANCE</td>
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<tr>
<td>BIRDS</td>
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<tr>
<td><em>Geopelia striata</em> L.</td>
<td>zebra dove</td>
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<tr>
<td><em>Pluvialis fulva</em> Gmelin</td>
<td>Pacific golden-plover</td>
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<tr>
<td><em>Francolinus pondicerianus</em> Gmelin</td>
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<td>REPTILES</td>
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<td>mourning gecko</td>
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<td>rare</td>
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<td>SCIENTIFIC NAME</td>
<td>COMMON NAME</td>
<td>STATUS</td>
<td>ABUNDANCE</td>
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</tr>
<tr>
<td><strong>INSECTS</strong></td>
<td></td>
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</tr>
<tr>
<td>Order ARANAE - true spiders</td>
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<tr>
<td>ARANEIDAE (Orb Weaver Family)</td>
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<tr>
<td><em>Argiope appensa</em> Walkenaer</td>
<td>common garden spider</td>
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<td><em>Musca sorbens</em> Wiedemann</td>
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<td>uncommon</td>
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<tr>
<td>SYRPHIDAE (Hoverfly Family)</td>
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<td><em>Eristalis tenax</em> L.</td>
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<td><em>Brephidium exilis</em> Boisduval</td>
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<td><em>Lampides boeticus</em> L.</td>
<td>long-tailed blue</td>
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<td>Order ORTHOPTERA - grasshoppers, crickets</td>
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<td><em>Oedaleus abruptus</em> Thunberg</td>
<td>short-horned grasshopper</td>
<td>non-native</td>
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</tbody>
</table>
Figure 1. Moloka’i Education Center Expansion – project boundary
Figure 2. Moloka‘i Education Center Expansion – project boundary
Figure 3. Molokaʻi Education Center. Fully developed portion with building, parking area and landscaping.

Figure 4. Molokaʻi Education Center expansion area – an open field on former agricultural land that now has grasses, low shrubs and herbaceous vegetation.
Literature Cited


University of Hawaii Press.

Soil survey of the islands of Kauai, Oahu, Maui, Molokai, and Lanai,  
Washington, D.C.

Checklist. Hawaii Biological Survey.


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plants of Hawai`i. Univ. of Hawai`i Press and Bishop Museum Press.  
Honolulu.
State Historic Preservation Division Determination & Archeological Site Inspection
September 7, 2017

Christopher M. Monahan, PhD  
Principal Investigator, Archaeologist  
TCP Hawai‘i, LLC  
333 Aoloa Street, #303  
Kailua, HI 96734  
mookahan@gmail.com

Dear Dr. Monahan,

SUBJECT:  Chapter 6E-8 Historic Preservation Review – Request for Determination of “No Historic Properties Affected” in Support of an EA for proposed expansion of Moloka‘i Education Center Kaunakakai Ahupua‘a, Kone District, Moloka‘i Island  
TMK: (2) 5-3-003:013 and 014

Thank you for the request for a determination letter titled, Request for an HAR § 13-275-3 Letter of Determination of “No Historic Properties Affected” in Support of an EA for proposed expansion of Moloka‘i Education Center Kaunakakai Ahupua‘a, Kone District, Moloka‘i Island TMK: (2) 5-3-003:013 & 014 (Monahan, March 2017). The State Historic Preservation Division (SHPD) received this submittal on March 22, 2017.

On behalf of the landowner, University of Hawai‘i, and the project planner, PBR Hawai‘i & Associates, Inc., TCP Hawai‘i prepared materials for SHPD review regarding the request for concurrence with an effect determination for the proposed project.

The project area is 5.269 acres. The scope of work was not provided in the materials provided to the SHPD for concurrence with an effect determination. However, based on the information provided, and the negative results of past archaeological work conducted in the area, the SHPD concurs with a determination of no historic properties affected for the proposed project.

Please be advised for all future submittals that, pursuant to HAR §13-275-1(c)(1), the appropriate process for historic preservation review stipulates that the principal participants must prepare materials for review; and the lead agency must initiate consultation with the SHPD. Written consent to delegate this authority should be provided if a third-party will consult with the SHPD on behalf of principal participants involved in the historic preservation review process. If the principal participants, including the County, wish to be contacted regarding SHPD’s review, the complete contact information for all parties must be provided upon submittal of the proposed project.

For each agency involved with the project, please attach the following condition to all permits before final approval:

In the event that historic resources; including human skeletal remains, structural remains, cultural deposits, or sand deposits are identified during construction activities, please cease work in the vicinity of the find, protect the find from any disturbance, and contact the State Historic Preservation Division at (808) 243-1285.
You may contact Dr. Matthew Barker Fariss at matthew.b.fariss@hawaii.gov, or by phone at (808) 243-4626, regarding any questions.

Aloha,

Susan A. Lebo, PhD
Archaeology Branch Chief

cc:    PBR HAWAII & Associates, Inc.             County of Maui
       1001 Bishop Street, Suite 650             Department of Planning
       Honolulu, Hawai‘i 96813                  Planning@co.maui.hi.us
March 14, 2017

To: Dr. Susan Lebo, Archaeology Branch Chief, State Historic Preservation Division

Re: Request for an HAR § 13-275-3 Letter of Determination of “No Historic Properties Affected” in Support of an EA for proposed expansion of Moloka‘i Education Center, Kaunakakai Ahupua‘a, Kona District, Moloka‘i Island, TMK (2) 5-3-003:013 & 014

Aloha Dr. Lebo,

On behalf of the landowner, the University of Hawai‘i, and the project planner, PBR Hawai‘i & Associates, Inc., TCP Hawai‘i is submitting this request for a determination letter of “no historic properties affected,” in support of an Environmental Assessment of the aforementioned project. The purpose of this letter report containing map figures, recent photographs of the project area, and attachments is to provide the State Historic Preservation Division, Department of Land and Natural Resources (SHPD/DLNR), with sufficient information to make a determination. The information includes (a) observations from a site inspection—where we were able to observe subsurface deposits and stratigraphy resulting from previous excavation by another (permitted) project (Verizon Wireless), (b) results of previous archaeological studies in the vicinity of the project area, and (c) other archival research. The decision to conduct a site inspection—regardless of the fact that two previous undertakings in the subject project area have received determinations of “no effect”—is consistent with our ongoing efforts to go above and beyond the typical historic preservation review so that the SHPD/DLNR can make an informed decision.

Figure 1 (USGS topographic map), Figure 2 (aerial image), and Figure 3 (TMK map) depict the project area location in Kaunakakai Ahupua‘a. A portion of the current project area, which measures 5.269 acres, contains the existing structures, infrastructures and appurtenances of the Moloka‘i Education Center (an outreach of Maui Community College), which first opened in 1999, as well as undeveloped land used for agriculture for many decades.

Historic Preservation Context

The SHPD/DLNR has been consulted on two previous proposed projects in the current project area. First, in a letter (Log No: 19853, Doc No: 9707SC18) to PBR Hawai‘i dated July 22, 1997 (see Attachment #1), the SHPD Administrator Don Hibbard commented on the (then) proposed (now constructed) “Molokai Community College,” and stated:

Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that
significant historic sites are still present. Therefore, we believe that the proposed undertaking will have “no effect” on significant historic sites.

Second, starting in 2006 and finishing in 2014, Section 106 consultation by Verizon Wireless was conducted in advance of cell tower and facility improvements in a portion of the current project area (i.e., TMK [2] 5-3-003:014), adjacent to the existing structures. In June, 2014, SHPD staff archaeologist Morgan Davis concurred with the determination that “no historic properties will be affected by this undertaking” (see Attachment #2). An archaeological assessment in 2006 by Dye and Jourdane of parcel 014 concluded the project area contained no historic properties.¹

Methods

In addition to conducting a records review at the SHPD library in Kapolei on January 20, 2017, and searching several online databases for relevant cultural, historical and archaeological data (listed below), the principal investigator (Chris Monahan, Ph.D.) also conducted a site inspection of the project area on October 20, 2016. The online database resources we consulted include:

- OHA’s Kipuka database (http://kipukadatabase.com/kipuka/)
- Bernice P. Bishop Museum archaeological site database (http://has.bishopmuseum.org/index.asp)
- Bishop’s Hawaii Ethnological Notes (http://data.bishopmuseum.org/HEN/browse.php?stype=3)
- University of Hawai‘i-Mānoa’s digital maps (http://magis.manoa.hawaii.edu/maps/index.html)
- DAGS’ State Land Survey (http://ags.hawaii.gov/survey/map-search/)
- Waihona ‘Aina website (www.waihona.com)
- Digital newspaper archive “Chronicling America, Historic American Newspapers” (http://chroniclingamerica.loc.gov/lccn/sn82014681/)
- Hawai‘i State Archives digital collections (http://archives1.dags.hawaii.gov/)

Fieldwork consisted of a 100% pedestrian survey of the entire project area as well as inspection of a block excavation and utility trenching conducted by contractors working for Verizon Wireless. These open excavations afforded us an opportunity to observe the character of the subsurface deposits and stratigraphy in a portion of the project area. Figure 4 depicts the location, areal extent, maximum depth, and orientation of these excavated areas. Figure 5 to Figure 9 show the excavations and exposed stratigraphy.

Two recent archaeological reports (McElroy and Elison 2014; Liston and Robins 2016)² provide a comprehensive cultural, historical and archaeological portrait of Kaunakakai Ahupua‘a, town, and environs, including the current project area. While mostly focusing on the area of Kaunakakai Town, these reports include numerous historical maps that include the current project area.

Analysis

Figure 10 is a portion of an 1897 survey map by Alexander showing the current project area devoid of structures or any other features, and depicts the location of settlement (“Village”) near Kaunakakai Town. A 1900 survey map produced by American Sugar Company (see McElroy and Elison 2014:12) shows the

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Liston, J., and J. Robins (2016). *Archaeological Monitoring Plan for Former Kaunakakai Chevron Bulk Storage Terminal, Kaunakakai Ahupua‘a, Kona District, Moloka‘i Island, Hawai‘i, TMK: (2) 5-3-001:002, 005, 009, 01, 065, 097, and 100.*
current project area entirely within an extensive area marked “Cane Field,” reflecting the early years of commercial sugarcane agriculture that began in the 1890s. Figure 11 and Figure 12 depict site conditions between 1922 and 1924-5, respectively. Both of these images show no development or structures in the current project area. Aerial photographs from 1949-50, 1964-5, and 1977 (Figure 13, Figure 14 and Figure 15) clearly show the entire project area was part of an extensive complex of agricultural fields. These images correlate with the introduction of commercial pineapple agriculture just after World War II. Pineapple agriculture continued until the late 1980s. The project area and immediate environs continues to be used for agriculture, as shown in a 2013 aerial image (Figure 16).

Pedestrian survey conducted by TCP Hawai‘i in October, 2016, showed the entire project area is devoid of features or structures, other than the existing facilities of the education center. The entire project area has been leveled due to over 100 years of commercial (industrial), mechanized plowing.

Likewise, our October, 2016, inspection of the exposed subsurface deposits (see Figures 5 through Figure 9), a block (squared-shaped) excavation at the southwest corner of the existing main building measuring approximately 6.9 m (length) by 6.9 m (width) by 1.4 m (depth) and a trench along the south side of the main building measuring approximately 22.4 m (length) by 0.7 m (average depth), did not indicate the presence of any historic properties or component features. We did observe extensive gray, rocky silt deposits of fill material, probably associated with the original (late 1990s) construction of the existing facilities. Other deposits below the gray deposit consist of silty agricultural soils with no apparent structure. These reddish-brown silts appear to represent the plow zone that was repeatedly turned over using mechanical means for over a century.

Conclusion

Taking into consideration all available evidence described and cited in the subject document, we believe the entire project area has been adversely impacted by over 100 years of commercial, industrial, mechanized agriculture—first sugarcane, then pineapple, and, most recently, other crops—such that no historic properties or component features remain. We therefore request the SHPD write a letter of determination of “no historic properties affected,” in accordance with HAR § 13-275-3.

Please feel free to contact me if you have any questions about this request for a determination letter of “no historic properties affected” by the proposed expansion of the Moloka‘i Education Center.

With aloha,

Christopher M. Monahan, Ph.D.
Principal Investigator, Archaeologist
TCP Hawai‘i, LLC
333 Aoloa Street, #303
Kailua, HI 96734
(808) 754-0304
mookahan@gmail.com
Figure 1. Project area location on a portion of U.S.G.S. topographic map (source: ESRI’s ArcMap 10.2.2)
Figure 2. Project area location on an aerial image (source: ESRI's ArcMap 10.2.2)
Figure 3. TMK map of the project area (parcel data from State of Hawai‘i GIS)

Figure 4. Location of open excavations (yellow) by Verizon’s contractor observed by TCP Hawai‘i on October 20, 2016

Square-shaped excavation is around existing cell tower w. a small (existing) footing; overall size of new excavation is 6.9 m (22.6 ft.) on a side; maximum depth is 140 cm (4.6 ft.) below existing ground surface.

We did not measure this trench, which is bifurcated at east end, in the field; however, it is approx. 22.4 m (73.5 ft.) in length; it is 65-70 cm (25.6-27.5 in. deep.)
Figure 5. Location of large, square-shaped excavation around (and deeper than) existing cell tower and smaller (old) footing; view northeast

Figure 6. Detail of large, square-shaped excavation; view east
Figure 7. Detail of east-side of square-shaped excavation at cell tower location; view northeast
Figure 8. Overview of long trench at south side of main building; view west
Figure 9. Detail of long trench at south side of building

Figure 10. Portion of 1897 survey map by Alexander showing a village in Kaunakakai Town environs and no structures in the approximate location of the current project area (arrow) (source: DAGS online digital map collection)
Figure 11. Portion of 1922 U.S.G.S. topographic map (Kualapuu quadrangle) showing no development or structures in project area (arrow) (source: UH-Mānoa online digital map collection)

Figure 12. Portion of 1924-5 Land Court Application map showing no development of structures in project area (arrow) (source: DAGS online digital map collection)
Figure 13. 1949-50 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)

Figure 14. 1964-5 aerial image showing project area completely engaged as agricultural lands (source: UH-Mānoa online digital map collection)
Figure 15. 1977 aerial image showing project area completely engaged as agricultural lands (source: UH-Manoa online digital map collection)

Figure 16. 2013 aerial image showing project area completely engaged as agricultural lands (source: Google Earth)
ATTACHMENT #1

1997 “No Effect” Letter from SHPD/DLNR
July 22, 1997

Ms. Yukio Ohishi, Project Manager
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Ohishi:

SUBJECT: Chapter 6E-8 Historic Preservation Review of the Proposed Construction of Molokai Community College
Kuamukakai, Moloka'i

Thank you for the opportunity to comment on the proposed development of a campus for the Molokai Community College on lands in Kuamukakai, Moloka'i. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

Although the land has not undergone an archaeological inventory survey, we have no record of historic sites on this parcel. Judging from aerial photographs taken in the 1970s, the proposed development site was formerly under pineapple cultivation. Consequently, it is unlikely that significant historic sites are still present. Therefore, we believe that the proposed undertaking will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department,
250 S. High Street, Wailuku, HI 96793

Jul 25 1998
ATTACHMENT #2

Summary Information on Verizon’s (2006-2014) Section 106 Consultation and SHPD/DLNR Concurrence of “No Effect”
Addendum to

FCC Section 106 Compliance Report for the Verizon Wireless (VZW) HI2 Kaunakakai-Molokai Education Center Cell Site (VZW Project ID #2004070427), Located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003; Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748, dated January 9, 2008, Project No. 17006-006320.00

Addendum #1
Dated June 5, 2014

The project site, identified as the Proposed VZW HI2 Kaunakakai-Molokai Education Center Cell Site (VZW ID #2004085427), is located in the western portion of the subject parcel. The site conditions remain unchanged. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) prefabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0858°N and 157.0133°W [WGS84/NAD83]).

Because it has been over 5 years since the Section 106 review was completed, Bureau Veritas North America, Inc. (Bureau Veritas) re-consulted with the Hawaii State Historic Preservation Division (SHPD) and OHA to request that their concurrence remained unchanged. In an e-mail response dated June 4, 2014, SHPD indicated that their concurrence remains unchanged. In an e-mail response dated June 4, 2014, OHA indicated that their original comments remain applicable and that they have no additional comments. Copies of the SHPD and OHA e-mail responses are attached to this addendum.

This addendum prepared by:

[Signature]

Lori Ford
Senior Project Manager
Health, Safety, and Environmental Services

June 5, 2014
Project No. 17014-014090.00
Lori Ford

From: Morgan.E.Davis@hawaii.gov
Sent: Wednesday, June 04, 2014 2:29 PM
To: Theresa.K.Donham@hawaii.gov
Cc: Lori Ford
Subject: Re: Fw: Proposed VZW H2 Kaunakakai-Molokai Education Center Cell Site

Aloha Lori,

I do concur that no historic properties will be affected by this undertaking. Thank you for providing all the documentation from 2006.

Mahalo,

Morgan

From: Theresa K.Donham/DLNR/StateHUIS
To: Morgan.E.Davis/DLNR/StateHUIS
Date: 06/03/2014 03:27 PM
Subject: Fw: Proposed VZW H2 Kaunakakai-Molokai Education Center Cell Site

Morgan,

Would you like to review and if you agree with Lori’s assessment, can email a response to her, or ask her for more info.

--- Forwarded by Theresa K.Donham/DLNR/StateHUIS on 06/03/2014 03:25 PM ---

From: "Lori Ford" <ford@hawaii.rr.com>
To: "Theresa Donham" <Theresa.K.Donham@hawaii.gov>
Date: 06/03/2014 02:30 PM
Subject: Proposed VZW H2 Kaunakakai-Molokai Education Center Cell Site

Theresa,

We have previously (in 2006) corresponded with the State Historic Preservation Division (SHPD) regarding the proposed Verizon Wireless (VZW) H2 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No.: [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 30-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kolapa Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 33-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.
• The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 33-foot) chain-link fence enclosure (Lat/Long: 21.0958°N and 157.0133°W [WGS84/NAD83]).

Attached is SHPD's previous response letters dated November 8, 2006 and December 12, 2006.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your "concurrence" of no historic properties will be affected by this undertaking at this time (remain unchanged). An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com

[attachment "SHPO Response 006320.pdf" deleted by Morgan E Davis/DLNR/StateHlUS] [attachment "SHPO Resoponse 006320 #2.pdf" deleted by Morgan E Davis/DLNR/StateHlUS] [attachment "TS Dye Molo_Edu_Ctr AA.pdf" deleted by Morgan E Davis/DLNR/StateHlUS]
Aloha Ms. Ford: Regarding the above listed Verizon Wireless proposal, according to the T.S. Dye & Colleagues, Archaeologists, Inc. and an inspection by Clayton Group Services, it would appear that there are no historic properties that will be affected at this time. However, if, by chance, should iwi kupuna or Native Hawaiian cultural or traditional deposits are found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law. Thank you for the opportunity to assist you with this effort.

Jerry B. Norris
‘AHO PUEO KIA’I’ KANAWAI
Compliance Specialist
Office of Hawaiian Affairs
550 N. Nimitz Hwy. Suite 200
Honolulu, Hawaii 96817
Phone: (808) 594-0227
Fax: (808) 594-1825
Email: jerryn@oha.org
Web: www.oha.org

From: Lori Ford [mailto:lford@hawaii.rr.com]
Sent: Tuesday, June 03, 2014 2:01 PM
To: Jerry Norris
Subject: Proposed VZW H12 Kaunakakai-Molokai Education Center Cell Site

Jerry,

Based on our phone conversation, we have previously (in 2006) corresponded with the Office of Hawaiian Affairs (OHA) regarding the proposed Verizon Wireless (VZW) H12 Kaunakakai-Molokai Education Center cell site located at 375 Kamehameha V Highway, (TMK No. [2] 5-3-003: Parcel 014), Kaunakakai, Molokai Island, Hawaii 96748.

The site conditions and the proposed action has not changed. The following describes the site conditions and proposed action:

- The site conditions remains unchanged. The subject property is located in the western portion of the subject parcel. The parcel is improved with a building occupied by the Molokai Education Center (an outreach of Maui Community College), an associated asphalt-paved parking lot to the northeast of the building, and a grassy lawn area with an existing 80-foot high steel antenna monopole to the west of the building. The parcel is located near the intersection of Kamehameha V Highway and Kohape Place in Kaunakakai, Hawaii. The project site comprises an approximate 14- by 35-foot fenced lease area which will include an equipment shelter, and emergency generator adjacent to the existing monopole.

- The proposed action remains unchanged. According to VZW, the proposed action involves mounting up to twelve, 8-foot high panel antennas on the existing 80-foot monopole, by the western corner of the subject building. The maximum finished height of the VZW antenna tips will be at approximately 75 feet above ground level. A 350 square foot (12- by 28-square foot) pre-fabricated equipment shelter that will house a diesel generator will be installed at grade by the base of the monopole, and the entire facility will be secured within a 450 to 500 square-foot (14- by 35-foot) chain-link fence enclosure (Lat/Long: 21.0898°N and 157.0133°W [WGS84/NAD83]).
Attached is OHA’s previous response letter dated November 2, 2006. At that time, a public notice was published in the Molokai Island Times in January/February 2007. In addition, a letter dated November 27, 2007 was sent to the Molokai Community Resource Coordinator; however, no response was received.

Attached is the Historic Properties Assessment report prepared by T.S. Dye & Colleagues, Archaeologists, Inc. for the site.

We are requesting your “concurrence” of no historic properties will be affected by this undertaking at this time (remain unchanged).

An email response will suffice. Thank you for your time and assistance in this matter. If you need additional information, please contact me.

Thanks,

Lori Ford
Senior Project Manager
(808) 295-0604 cell
(808) 531-6708 BV office
lford@hawaii.rr.com
APPENDIX D

Transportation Impact Assessment Report
Transportation Impact Assessment Report

Molokaʻi Education Center Expansion
Kaunakakai, Hawaiʻi

July 2017
Transportation Impact Assessment Report

Moloka‘i Education Center Expansion
Kaunakakai, Moloka‘i, Hawai‘i

July 2017

Prepared for:
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813
(808) 521-5631

Prepared by:
AECOM Technical Services
1001 Bishop Street, Suite 1600
Honolulu, Hawai‘i 96813
(808) 521-5031

Project Reference: 60543186
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I. INTRODUCTION

The Moloka'i Education Center (MEC) is a branch campus of the University of Hawai'i Maui College. It is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street on the island of Moloka'i. Figure 1 shows site location map, while Figure 2 illustrates a more detailed view of the campus location.

![Figure 1 Location of Moloka'i Education Center of Moloka'i](image)

The proposed action is to implement an increment of the Moloka'i Education Center Long-Range Development Plan (MECLRDP) that will provide additional configurable classroom space for MEC.

The purpose of this transportation impact analysis report (TIAR) is to identify transportation impacts associated with this incremental expansion and recommend actions to address them.
Figure 2 Moloka‘i Education Center Site with Existing Buildings
II. EXISTING CONDITIONS

A. Site Description

The proposal is to expand the existing Moloka'i Education Center Campus. The existing campus is located on the northwest corner of the Kamehameha V Highway/Alanui Kaimike Street intersection. The town of Kaunakakai is located northwest of the campus along Kamehameha V Highway. Figure 3 illustrates the existing site plan.

The existing campus is surrounded by primarily vacant land parcels. Lands immediately to the north, west and east of the parcel appear to be used for agricultural purposes. The vacant land to the south does not appear to be in active use. Further to the west is a park with baseball fields. Further north and southwest of the campus are lands in residential development.

B. Roadway Conditions

The roadways adjacent to the proposed development are Kamehameha V Highway and Alanui Kaimike Street. Kamehameha V Highway borders the makai (south) side of the existing campus parcel and Alanui Kaimike Street borders the East side of the existing campus parcel. Access to existing campus is from Alanui Kaimike Street.

Kamehameha V Highway is the major roadway providing east-west mobility on Moloka'i. In this area it provides mobility between Kaunakakai town and the south shore of Moloka'i to the Hālawa Bay on the east end of the island. The State of Hawaii Department of Transportation (HDOT) has jurisdiction of this roadway. Kamehameha V Highway is primarily a two-lane, undivided roadway with paved shoulders. The posted speed limit in the vicinity of the campus is 25 mph. Figure 4 is a picture of Kamehameha V Highway just east of its intersection with Alanui.

Figure 3 Existing MEC Site
Kaimike Street looking toward Kaunakakai town. The existing Maui Education Center is the cluster of green building to the right of the picture.

Alanui Kaimike Street intersects Kamehameha V Highway as a mauka-makai collector roadway. In addition to providing access to MEC, it also provides access to the Moloka’i Fire Station and a residential subdivision. It is a two-lane roadway with paved shoulders on both sides of the roadway. Curb and gutter is provided on both sides of the roadway from Kamehameha V Highway to the mauka end of the MEC parcel. There are speed humps on Alanui Kaimike Street, and one of them is located just mauka of the MEC Driveway. The posted speed limit is assumed to be 25 mph.
The intersection of Kamehameha V Highway and Alanui Kaimike Street is unsignalized with STOP-sign control on the Alanui Kaimike Street approach.

C. Bicycle & Pedestrian Conditions

There is an attached sidewalk on the west side of Alanui Kaimike Street along the frontage of the MEC parcel. Elsewhere in the vicinity of MEC, pedestrians were observed to utilize the paved shoulder on both sides of Alanui Kaimike Street and on Kamehameha V Highway.

During the AM and PM peak traffic periods, there were only a few pedestrians observed. Most were not associated with MEC but appeared to be walking to exercise.

Bicycle activity was also very light during the AM and PM peak traffic periods. Less than five bicycles were observed during each of the peak periods. The bicyclists were observed to use the paved shoulders of Kamehameha V Highway and Alanui Kaimike Street.

D. Public Transit Conditions

Public transit service is provided by Maui Economic Opportunity, Inc. (MEO). Scheduled public transit service is provided Monday through Friday by three routes: East Expanded Rural Shuttle, West Expanded Rural Shuttle, and Central Expanded Rural Shuttle.

The East Expanded Rural Shuttle provides service between Kaunakakai Town and Puko'o Fire Station to the east. Eight runs occur per day starting at 4:45 AM in Kaunakakai with the last run leaving at 4:05 PM.

The West Expanded Rural Shuttle provides service between Kaunakakai Town and Maunaloa Post Office on the west side of the island. Six runs occur per day starting at 5:20 AM in Kaunakakai with the last run leaving at 3:40 PM. Two of the six runs also service Kaulaloi Villas.

The Central Expanded Rural Shuttle provides service between Kaunakakai Town and Kualapu'u Post Office/Kalae Lookout. Six runs occur per day with three of them going all the way to Kalae Lookout and three of them terminating at Kualapu'u Post Office. The runs start at 6:40 AM in Kaunakakai with the last run leaving at 4:05 PM.

There is also on-demand service provided via the Rural Shuttle Service, MEO Nutritions Program, and Kaunakakai Shuttle Service.

E. Traffic Conditions

Traffic turning movement counts were conducted on Tuesday, April 25, 2017 between 2:30 PM and 4:45 PM and on Wednesday, April 26, 2017 between 6:30 AM and 8:30 AM at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections. The traffic count summary sheets are located in Appendix A.

The AM peak hour was identified to occur between 7:00 AM to 8:00 AM and the PM peak hour was identified to occur between 2:45 PM and 3:45 PM.

Figure 6 summarizes the existing Year 2017 AM and PM peak hour turning movements at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.
Table 1 summarizes intersection operations at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections for these time periods.

The unsignalized intersections were analyzed using the method described in Chapter 16 of the 2010 Highway Capacity Manual (HCM) through the Synchro software. The analysis worksheets are included in the Appendix B of this report.
As shown in Table 1, traffic at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections experience little delay and both intersections are judged to operate very well during AM and PM peak hour conditions. As noted in the previous discussions in this report, both bicycle and pedestrian activity in the vicinity of these intersections is very low. Therefore, conflicts between transportation modes are also very low.

### III. FUTURE CONDITIONS

#### A. Proposed Development

Figure 7 illustrates the proposed site plan for the MEC expansion.
The yellow highlighted areas on the proposed MEC expansion site plan indicate the key additions to the existing site. The larger building is proposed to be a three classroom building. The middle-sized building is a proposed bathroom building and the smallest building is a proposed multi-use room. The existing parking lot is also proposed to be expanded from the current 37 parking stalls to 65 parking stalls.

B. Vehicular Trips Generated by Proposed MEC Expansion

MEC is a non-traditional campus in that distance learning is a major part of its operation. Students are able to interact with classes on Maui and on O'ahu as part of their curriculum. As such, floor area and number of classrooms are not necessarily good indicators of traffic generated by the site. A better indicator is judged to be the number of students enrolled at MEC.

Table 2 summarizes the existing a proposed future level of student enrollment at MEC.

<table>
<thead>
<tr>
<th>Year</th>
<th>Student Enrollment (FTE)</th>
<th>Student Population (unduplicated headcount)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Conditions</td>
<td>2017</td>
<td>150</td>
</tr>
<tr>
<td>Build-Out Completion</td>
<td>2022</td>
<td>300</td>
</tr>
</tbody>
</table>

For the purpose of this transportation impact analysis, the existing vehicular activity counted at the MEC driveway is increased proportionately to the increase in student enrollment projected and summarized in Table 2.

Table 3 summarizes the existing and projected 2022 vehicular turning movements at the MEC Driveway/Alanui Kaimike Street intersection for the AM and PM peak hours.

Based on the projected doubling in student enrollment for MEC, peak hour traffic turning movement volumes are assumed to double.

<table>
<thead>
<tr>
<th>Turn Movement</th>
<th>Existing 2017</th>
<th>Projected 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AM Peak Hour</td>
<td>PM Peak Hour</td>
</tr>
<tr>
<td>Left out of driveway</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Right out of driveway</td>
<td>6</td>
<td>14</td>
</tr>
<tr>
<td>Left into driveway</td>
<td>12</td>
<td>18</td>
</tr>
<tr>
<td>Right into driveway</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

Note: Units are vehicles per hour (vph)

Peak hours refer to commuter peak hour
The projected traffic volumes generated by the MEC expansion were assumed to have the same directional distribution at the Alanui Kaimike Street/Kamehameha V Highway intersection as existing traffic volumes. The resulting incremental peak hour traffic generated by the MEC expansion is shown in Figure 8.
C. Projected Year 2022 Peak Hour Background Traffic Volumes

Background traffic refers to traffic that is not related to MEC. To estimate the background traffic for the future Year 2022, the year that the MEC expansion is estimated to be complete, traffic volume counts conducted by AECOM on April 25-26, 2017 were compared with traffic volume counts conducted by HDOT on December 10, 2013. The AM and PM peak hour traffic volumes on Kamehameha V Highway, west of Alanui Kaimike Street are shown in Table 4.

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Eastbound</th>
<th>Westbound</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>HDOT-12/10/13</td>
<td>AECOM-4/25-26/17</td>
</tr>
<tr>
<td>AM Peak Hour</td>
<td>126</td>
<td>111</td>
</tr>
<tr>
<td>PM Peak Hour</td>
<td>231</td>
<td>206</td>
</tr>
</tbody>
</table>

Note: Volumes are vehicles per hour (vph)
AM peak hour: 7:00 AM -8:00 AM
PM Peak Hour: 2:45 PM-3:45 PM

As shown in Table 4, there has not been significant growth in peak hour traffic volumes on Kamehameha V Highway in the vicinity of the MEC between the years 2013 and 2017. In fact, one could conclude the there was a slight decrease in peak hour traffic volume within the study area.

However, to provide an estimate of a worst case scenario, the existing traffic volumes counted by AECOM on April 25-26, 2017 were increased by an annual growth rate of 1 percent to project the future Year 2022 background traffic volumes.

Figure 9 illustrates the projected year 2022 background traffic peak hour turning movement volumes at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

D. Projected Year 2022 Total Peak Hour Traffic Volumes with Proposed MEC Expansion

The MEC expansion generated traffic volumes shown in Figure 8 were added to the projected Year 2022 background traffic volumes shown in Figure 9 to obtain the projected Year 2022 total traffic volumes. These total traffic volumes are shown in Figure 10.
Figure 9 Projected Year 2022 Background Peak Hour Traffic Volumes
Figure 10  Projected Year 2022 Total Peak Hour Traffic Volumes
E. Projected Year 2022 PM Peak Hour Intersection Operations

Projected Year 2022 PM peak hour traffic volumes without and with the proposed MEC Expansion were evaluated at the Kamehameha V Highway/Alanui Kaimike Street and the Alanui Kaimike Street/MEC Driveway intersections.

The two-way, stop-sign controlled unsignalized method as documented in the 2010 Highway Capacity Manual and implemented in the Synchro, version 9 software was used to evaluate the intersections. This type of analysis produces an estimate of delay for specific traffic movements. These delays are linked to a qualitative level of service (LOS) for each specific traffic movement.

The results of the analyses are summarized in Table 5.

### Table 5 Projected Year 2022 Peak Hour Intersection Operations

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Background w/o MEC Expansion</th>
<th>Total w/ MEC Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AM Peak Hour</td>
<td>PM Peak Hour</td>
</tr>
<tr>
<td></td>
<td>LOS</td>
<td>Delay</td>
</tr>
<tr>
<td>Kamehameha V/Alanui Kaimike</td>
<td>A/B</td>
<td>7.9/11.5</td>
</tr>
</tbody>
</table>

Notes: X/X = LOS left turn movement into minor street/LOS combined movements out of minor street
#/# = control delay in seconds/vehicle
left turn movement into minor street/combined movements out of minor street

Synchro worksheets in Appendix B

As shown in Table 5, the proposed MEC Expansion is not projected to significantly change LOS at the intersections evaluated.

F. Transit, Pedestrian, and Bicycle Issues

Given the minor increases in traffic attributed to the proposed MEC Expansion, it is projected that impacts to transit, pedestrian and bicycle operations would be very minor.
IV. SUMMARY AND RECOMMENDATIONS

A. Summary

The Moloka‘i Education Center (MEC) is proposing to expand its existing campus by constructing a new 3-classroom building, a restroom facility, and a multi-purpose room. This expansion is projected to increase enrollment from 150 to 300 full time equivalent (FTE) students.

This study estimated future incremental traffic generated by this proposed expansion, potential increases in background traffic not associated with MEC, and evaluated future peak hour intersection operational impacts at the Kamehameha V Highway/Alanui Kaimike Street and Alanui Kaimike Street/MEC Driveway intersections. Transit, pedestrian, and bicycle impacts were qualitatively evaluated.

It was found that there was no significant impact to future peak hour intersection operations due to the proposed MEC expansion. Level of service, a measure of quality of intersection operation, was projected at very good operational levels without or with the traffic added by the proposed MEC expansion.

B. Recommendations

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

There is a possibility that the proposed MEC Expansion may provide more community meeting spaces. While this is a benefit to the community, it is recommended that, should community use of MEC building increase in the future, traffic operations should be monitored to assure that increased use is not negatively impacting traffic, pedestrian, or bicycle operations.
Appendix A – Traffic Count Worksheets
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**Notes:**
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### Time Movement Table

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Notes:
Appendix B – HCS 2010 Intersection Analysis Worksheets
## Intersection

**Int Delay, s/veh:** 1.4

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### Major/Minor

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### Approach

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### Minor Lane/Major Mvmt

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### Intersection

| Int Delay, s/veh | 1.6 |

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**Approach**

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**Int Delay, s/veh** 2.2

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### Intersection

| Int Delay, s/veh | 1.6 |

#### Movement

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| Traffic Vol, veh/h | 23  | 98  | 253 | 45  | 26  | 23  |
| Future Vol, veh/h  | 23  | 98  | 253 | 45  | 26  | 23  |
| Conflicting Peds, #/hr | 0   | 0   | 0   | 0   | 0   | 0   |

| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - None | - None | - None | - None | 0    |
| Storage Length | - 0 | - 0 | - 0 | - 0 | - 0 | - 0 |
| Veh in Median Storage, # | 0 | 0 | 0 | 0 | 0 | 0 |
| Grade, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 25  | 107 | 275 | 49  | 28  | 25  |

#### Major/Minor

| Conflicting Flow All | 324 | 0 | - | 0 | 456 | 299 |
| Stage 1 | - | - | - | - | 299 | - |
| Stage 2 | - | - | - | - | 157 | - |
| Critical Hdwy | 4.12 | - | - | - | 6.42 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.42 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.42 | - |
| Follow-up Hdwy | 2.218 | - | - | - | 3.518 | 3.318 |
| Pot Cap-1 Maneuver | 1236 | - | - | - | 562 | 741 |
| Stage 1 | - | - | - | - | 752 | - |
| Stage 2 | - | - | - | - | 871 | - |
| Platoon blocked, % | - | - | - | - | - | - |
| Mov Cap-1 Maneuver | 1236 | - | - | - | 550 | 741 |
| Mov Cap-2 Maneuver | - | - | - | - | 550 | - |
| Stage 1 | - | - | - | - | 752 | - |
| Stage 2 | - | - | - | - | 853 | - |

#### Approach

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#### Minor Lane/Major Mvmt

| Capacity (veh/h) | 1236 | - | - | - | 626 |
| HCM Lane V/C Ratio | 0.02 | - | - | - | 0.085 |
| HCM Control Delay (s) | 8 | 0 | - | - | 11.3 |
| HCM Lane LOS | A | A | - | - | B |
| HCM 95th %tile Q(veh) | 0.1 | - | - | - | 0.3 |
### Intersection

**Int Delay, s/veh** 2.6

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<td>908</td>
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<td>0.1</td>
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### Intersection

| Int Delay, s/veh | 2.5 |

### Movement

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<td>188</td>
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<td>35</td>
<td>48</td>
<td>30</td>
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<td>Future Vol, veh/h</td>
<td>37</td>
<td>188</td>
<td>149</td>
<td>35</td>
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<td>30</td>
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<td>Grade, %</td>
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<td>92</td>
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### Major/Minor

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<td>Follow-up Hdwy</td>
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<td>-</td>
</tr>
<tr>
<td>Stage 1</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Stage 2</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Platoon blocked, %</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Mov Cap-1 Maneuver</td>
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</tr>
<tr>
<td>Mov Cap-2 Maneuver</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Stage 1</td>
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<td>-</td>
<td>-</td>
</tr>
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<td>Stage 2</td>
<td>-</td>
<td>-</td>
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### Approach

<table>
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<tr>
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<tbody>
<tr>
<td>1.3</td>
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### Minor Lane/Major Mvmt

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<th>WBT</th>
<th>WBR</th>
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<tr>
<td>HCM Lane LOS</td>
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<td>A</td>
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<td>-</td>
</tr>
<tr>
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# Intersection

<table>
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<th>NBT</th>
<th>SBT</th>
<th>SBR</th>
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</thead>
<tbody>
<tr>
<td>Traffic Vol, veh/h</td>
<td>2</td>
<td>28</td>
<td>36</td>
<td>36</td>
<td>50</td>
<td>4</td>
</tr>
<tr>
<td>Future Vol, veh/h</td>
<td>2</td>
<td>28</td>
<td>36</td>
<td>36</td>
<td>50</td>
<td>4</td>
</tr>
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<table>
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<tr>
<th>Sign Control</th>
<th>Stop</th>
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<th>Free</th>
<th>Free</th>
<th>Free</th>
<th>Free</th>
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</thead>
<tbody>
<tr>
<td>RT Channelized</td>
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<td>None</td>
<td>-</td>
<td>None</td>
<td>-</td>
<td>None</td>
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</tbody>
</table>

| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |

| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |

| Mvmt Flow | 2 | 30 | 39 | 39 | 54 | 4 |

## Major/Minor

### Conflicting Flow

<table>
<thead>
<tr>
<th>Minor2</th>
<th>Major1</th>
<th>Major2</th>
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<tbody>
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<td>Stage 2</td>
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<td>-</td>
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<td>Critical Hdw Stg 1</td>
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<td>Follow-up Hdw</td>
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<tr>
<td>Stage 1</td>
<td>955</td>
<td>-</td>
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<td>Stage 2</td>
<td>888</td>
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<td>Platoon blocked, %</td>
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<td>-</td>
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<td>Mov Cap-1 Maneuver</td>
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<td>Mov Cap-2 Maneuver</td>
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## Approach

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<th>EB</th>
<th>NB</th>
<th>SB</th>
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<tbody>
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<td>HCM Control Delay, s</td>
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## Minor Lane/Major Mvmt

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<tr>
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<td>989</td>
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<td>A</td>
<td>-</td>
</tr>
<tr>
<td>HCM 95th %tile Q(veh)</td>
<td>0.1</td>
<td>-</td>
<td>0.1</td>
<td>-</td>
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</tbody>
</table>
APPENDIX E

Consultation
February 10, 2017

Keli‘i Kapali, Senior Planner
PBR HAWAII & Associates, Inc.
101 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Ms. Kapali:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Thank you for the opportunity to comment on the proposed addition to the Molokai Education Center in Kaunakakai. As the Duke Maliu Regional Park is the neighbor directly to the east of the Molokai Education Center, the Department of Parks and Recreation (Parks) has a high interest in the proposed expansion. Although there are currently no paved or set pedestrian access along Kamehameha V Highway or between the sites, Parks would like possible pedestrian access to be considered during your assessment. Interaction between community and activity centers on the Island of Molokai is to be encouraged. Also, there have historically been drainage and water retention problems along the highway after heavy rains.

Duke Maliu Regional Park currently has three fields and a covered pavilion with a kitchen that is used by the general public, as well as a Parks maintenance building. The fields have various sports leagues for youth and adult throughout the year, both during the day and in the evenings. The pavilion is used for parties, primarily during the weekends, but during the weekdays as well.

Within the same area, between Alanui Ka‘imi‘ike Street and Ala Malama Street, Parks also has the Mitchell Paule Complex, with community center, gym, pool, tennis courts, little league and softball fields, and a multi-purpose/soccer field. The Department is currently in the beginning stage of developing a District Plan, to look at future planning of these facilities along with Duke Maliu Regional Park, and their interaction within the area. This effort will also include Kaunakakai Elementary School, Home Pumehana, and the Molokai Education Center.
Feel free to contact me, David Yamashita, Planner VI, at 270-6508, or Robert Halvorson, Chief of Planning and Development, at 270-7387, should you have any questions.

Sincerely,

[Signature]

KA'ALA BUENCONSEJO
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning & Development
   David Yamashita, Planner VI

KB:RH:as
March 6, 2019

Karla Peters, Director
Department of Parks & Recreation
County of Maui
700 Hali‘a Nakoa Street, Unit 2
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Peters,

Thank you for your department’s letter dated February 10, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the proposing agency, University of Hawai‘i Community Colleges, we are responding to your comments.

We understand that the Department of Parks and Recreation (DPR) would like the possible consideration of pedestrian access between Duke Maliu Regional Park and the MEC Site. While there are currently no paved walkways or sidewalks between the park and the site, there are also no barriers impeding pedestrian access between the park and the site.

At this time, the MEC addition involves the construction of a multi-purpose classroom connected to the existing MEC building which is located away from the boundary abutting Duke Maliu Park. As the MEC Site develops further in the future toward full build-out of the 5-acre Site, DPR will be consulted regarding pedestrian access.

We thank the DPR for providing information on recreational facilities in the vicinity of the MEC Site. This information will be included in the Draft EA.

We thank the DPR for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition/EA/Pre-Consultation/Response/County DPR.docx
Ms. Keliʻi Kapali, Senior Planner
PBR HAWAII & ASSOCIATES, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION;
TMK: (2) 5-3-003:013, 014

We reviewed the subject application and have no comments at this time.

If you have any questions regarding this memorandum, please call Rowena Dagdag-Andaya at (808) 270-7845.

Sincerely,

[Signature]

DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Engineering Division
S:\DSAL\Engr\CZM\Draft Comments\53003013_014_molokai_education_cntr.rtf
March 6, 2019

David C. Goode, Director
Department of Public Works
County of Maui
200 South High Street, Room 434
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Goode,

Thank you for your letter dated January 26, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we acknowledge that the Department of Public Works has no comments at this time.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwatsoever.org

February 13, 2017

Ms. Keli'i Kapali
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Re: TMK: (2) 5-3-003:013 and (2) 5-3-003:014
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition Located In Kaunakakai, Island of Molokai, Maui County

Dear Ms. Kapali,

Thank you for your request for a pre-assessment consultation on the Molokai Education Center Addition Project.

Source Availability, System Infrastructure and Consumption
The project overlies the Kamalolu aquifer with a sustainable yield of 3 million gallons per day (gpd) according to the Commission on Water Resource Management. The property is served by a 2-inch meter. Two twelve-inch waterlines run along Kamehameha V Highway and Alanui Kaimiike Street. Two fire hydrants are located on the property. Current water use at the facility is 3,213 gpd based on FY2016 consumption records. With the project addition and an increased student capacity, water demand is anticipated to increase.

Pollution Prevention
In order to protect groundwater resources and the aquifer, Best Management Practices should be implemented during construction. The mitigation measures below will alleviate adverse impacts on water quality during construction:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground.
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.

"By Water All Things Find Life"
Ms. Keli'i Kapali

Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
Keep run-off on site.

Conservation
The DWS recommends the following conservation measures for implementation in the project.

Indoor Conservation Measures:
- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi.

Outdoor Conservation Measures:
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Dust control: Reclaimed water should be considered as an alternative source for dust control during construction.

Should you have any questions, please contact Staff Planner Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

David Taylor, P.E. Director

"By Water All Things Find Life"
March 6, 2019

Jeffrey T. Pearson, P.E. Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, HI 96793-2155

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Pearson,

Thank you for your department’s letter dated February 13, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We acknowledge that the MEC Site overlies the Kamiloloa aquifer which has a sustainable yield of 3 million gallons per day and that the current water use at the MEC Site is 3,213 gallons per day. The MEC Expansion will connect to the existing domestic water system servicing the existing MEC building. The fire protection system will connect to the existing 12-inch waterline stub located on Alanui Ka‘imi‘ike Street. A double check detector assembly will be provided for metering and backflow prevention. If necessary, a 20-foot wide fire apparatus lane will be provided for access to the new fire hydrants for the proposed building. Domestic and Fire Protection systems will comply with Department of Water Supply Water System Standards.

We thank the Department of Water Supply for providing pollution prevention and water conservation measures for implementation into the MEC Addition. This information will be included in the Draft EA.

We thank the Department of Water Supply for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
January 19, 2017

Ms. Keli'i Kapali, Senior Planner
PBR HAWAII & Associates
1001 Bishop Street, Suite 650
Honolulu, HI 96813 - 3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center
Addition Located in Kaunakakai, Island of Molokai, Maui
County TMK's (2) 5-3-003:013 and (2) 5-3-003:014

The Department has reviewed the request for Pre-Assessment Consultation for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at (808) 270-1741 if you have any questions.

Sincerely,

BUDDY A. ALMEIDA
Housing Administrator

cc: David Tamanaha, University of Hawaii Community Colleges
Director of Housing and Human Concerns
January 13, 2017

Ms. Carol Reimann, Director
Department of Housing and Human Concerns
County of Maui
One Main Plaza Building
2200 Main Street, Suite 546
Wailuku, Hawai‘i 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Reimann,

The University of Hawai‘i is proposing to develop an addition to the existing Molokai Education Center (MEC) building in Kauanakai, Molokai at the intersection of Kamehameha V Highway and Alanui Ka‘imi‘ike Street. The property is identified as Tax Map Key (TMK) (2) 5-3-003-013 and (2) 5-3-003-014 and totals approximately five acres. A location map is attached for your reference.

The project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003-013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003-014. As such the project will require the consolidation of the two State-owned parcels.

On behalf of the University of Hawai‘i, PBR HAWAII will be preparing an Environmental Assessment (EA) for the MEC property in Kaunakakai. A portion of the project is located in the Special Management Area (SMA) which will require an SMA Use Permit in the future.

With this letter, we seek your input as to whether the proposed Molokai Education Center addition may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the Environmental Assessment. Please send us any comments you may have by February 13, 2017 to:

PBR HAWAII & Associates, Inc.
Attn: Ms. Keli‘i Kapali
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Sincerely,
PBR HAWAII

Keli‘i Kapali
Senior Planner

cc: David Tamanaha, University of Hawaii Community Colleges

Enclosure: Regional Location Map
March 6, 2019

William Spence, Director
Department of Housing and Human Concerns
County of Maui
2200 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Spence,

Thank you for your department’s letter dated January 19, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We acknowledge that Department of Housing and Human Concerns (DHHC) has determined that the MEC expansion is not subject to Chapter 2.96, Maui County Code and that the DHHC has no additional comments to offer.

We thank DHHC for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
PBR Hawaii & Associates, Inc.
Attn: Ms. Kelli Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Kapali:

SUBJECT: REQUEST FOR COMMENT ON A PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER (MED) ADDITION, LOCATED AT 375 KAMEHAMEHA V HWY, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK (2) 5-3-003:014 (RFC 2017/0014)

The Department of Planning (Department) is in receipt of the above-referenced application for consultation in which the project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014.

The proposed project will need further consultation with the Department and most notably, the proposed action needs to comply with Condition No. 8 of the State Land Use Commission Special Use permit (SUP2 980010), copy attached which reads:

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.

The Applicant should also be aware that the Molokai Community Plan is being reviewed and updated. The current deadline for the adoption of the Molokai Community Plan update by the Council is December 29, 2017.

The Department would like to review the proposed site plan to determine whether a SMA Use Permit is required.
Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Sybil K. Lopez by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

Attachment
xc: John S. Rapacz, Planning Program Administrator (PDF)
   Sybil K. Lopez, Staff Planner (PDF)
   Project File
   General File

WRS:CIY:SKL:lk
K:\WP_DOCS\PLANNING\RFC\2017\0014_MolokaiEducCtrlCommentLetter.DOC
Mr. Clyde Sakamoto, Chancellor  
University of Hawaii Maui College  
310 Kaahumanu Avenue  
Kahului, Hawaii 96732

Dear Mr. Sakamoto:

SUBJECT: APPROVAL OF A TEN (10) YEAR TIME EXTENSION OF A STATE LAND USE COMMISSION SPECIAL USE PERMIT (SUP) FOR THE MOLOKAI EDUCATION CENTER POST-SECONDARY SATELLITE CAMPUS ON TWO (2.0) ACRES OF LAND IN THE STATE AGRICULTURAL DISTRICT, LOCATED AT 375 KAMEHAMEHA HIGHWAY V, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK: (2) 5-3-003:001 (SUP 980010)

At its regularly scheduled meeting on February 12, 2014, the Molokai Planning Commission (Commission) reviewed the above-referenced State Land Use Commission SUP time extension. After due deliberation, receipt of public testimony, and Agency comments, the Commission adopted the Department of Planning (Department) Report and Recommendation prepared for the February 12, 2014 meeting as its Findings of Fact and Conclusions of Law, and voted to grant a ten (10) year time-extension of a State Land Use Commission SUP, subject to the following amended conditions:

STATE LAND USE COMMISSION SPECIAL USE PERMIT

1. That the State Land Use Commission SUP shall be valid until July 31, 2024, subject to further extensions by the Commission upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Commission may require a public hearing on the time extension.

2. That the conditions of this State Land Use Commission SUP shall be enforced pursuant to Sections 05-12 and 205-13, Hawaii Revised Statutes (HRS). Failure to comply with one or more of the conditions herein shall result in a notice of violation issued by the appropriate enforcement agency, notifying the permit holder of the violation and providing the permit holder not more than sixty (60) days to cure the violation. If the permit holder fails to cure the violation within sixty (60) days of said notice, the appropriate enforcement agency shall issue an order which may require one (1) or more of the following: that the violative activity cease; that the violative developments be removed; that a civil fine be paid not to exceed $1,000 per violation; that a civil fine not to exceed $5,000 shall be issued
if violation not cured within six (6) months of the issuance of the order. The order shall become final thirty (30) days after the date of its mailing or hand-delivery unless written request for a hearing is mailed or delivered to the Department within said thirty (30) days. Upon receipt of a request for a hearing, the Department shall specify a time and place for the permit holder to appear and be heard. The hearing shall be conducted by the Planning Director (Director) or the Director's designee in accordance with the provisions of Chapter 91, HRS, as amended.

3. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Commission. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the State Land Use Commission SUP. Failure to so develop the property may result in the revocation of the permit.

5. That full compliance with all applicable governmental requirements shall be rendered.

PROJECT SPECIFIC CONDITIONS

6. That the Applicant shall be in compliance with plans and conditions approved by the Commission at their August 26, 1998, and August 22, 2001 meetings, and with the addition of the 288 square foot (sq. ft.) storage shed constructed on the west side of the education center building.

7. That the Applicant shall construct and maintain the temporary onsite drainage system until the blockage of the existing makai channel and box culvert located across the street from the subject property is resolved. Discontinuation of the use and maintenance of the temporary onsite retention and drainage system shall not be permitted until the Applicant has provided sufficient evidence that the onsite retention and drainage system is not necessary and the Department of Public Works (DPW) has approved discontinuation of the temporary retention and drainage system. The Applicant shall notify the Department in writing that the DPW has approved the discontinuation of the temporary system.

8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.
March 6, 2019

Michelle Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. McLean,

Thank you for your department’s letter (RFC 2017/0014) dated April 11, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

The existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). PBR HAWAII has consulted with your department regarding Condition 8 of the Special Use Permit (SUP2 980010) which states that “prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.” Therefore, a State Land Use District Boundary Amendment (less than 15 acres) from the State Agricultural District to the State Urban District will be sought to accommodate the MEC Expansion. A Change in Zoning from Interim to Public/Quasi-Public (P-2) will also be sought.

The Draft EA discusses how the MEC Expansion conforms to the relevant objectives and policies of the current Moloka‘i Island Community Plan, approved by the Maui County Council in December 2018. The Moloka‘i Island Community Plan Land Use map designates the MEC property as Public/Quasi-Public.

A portion of the MEC property is located within the Special Management Area (SMA). As such, an SMA use permit will be sought.

We thank the Department of Planning for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawai‘i Community Colleges
February 7, 2017

Ms. Keli‘i Kapali  
Senior Planner  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition  
Located in Kaunakakai, Island of Molokai, Maui County

This is in response to your letter dated January 13, 2017, requesting comments on the above subject.

Please refer to the enclosed copy of the to/from submitted by Officer Sepulona Falealii of our Community Policing Office.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

Acting Assistant Chief Ricky Uedo

for: TIVOLI S. FAAUMU  
Chief of Police
TO: TIVOLI FAAUMU, POLICE CHIEF, MAUI COUNTY POLICE DEPARTMENT

VIA: CHANNELS

FROM: SEPULONA FALEALII, PO III, MAUI POLICE DEPARTMENT, D-V

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER ADDITION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKA‘I

SYNOPSIS:

On January 24, 2017 at about 0830 hours, I was assigned by Lieutenant Jamie WNFREY to assess the above mentioned construction project.

Location: The Proposed Project will affect two (2) properties at the intersection of Kamehameha V Highway and Alanui Ka‘imi‘ike Street in Kaunakakai, Molokai

Tax Map Keys (TMKs): (2) 5-3-003:013, and (2) 5-3-003:014
(Refer to 1 page of TMK with Figure attached)

Owner: State of Hawai‘i, University of Hawaii

ASSESSMENT:

On January 25, 2017, at 1035 hours, I made contact with Keli‘i KAPALI via landline and she related that the proposed project is on hold, depending on the Environmental Assessment outcome. According to KAPALI, the project will not affect any Molokai residences, County roads, or State Highways. Stated should any issues or concerns arise regarding this project, they should be addressed to her.

TRAFFIC:

The construction location appears to be a good distance from said intersection and roadways used by residents in the area so I do not foresee any major issues, however, proper precautions should be taken to address the ingress and egress of any construction materials or equipment onto public roadways.

POLLUTION:

Noise and dust pollution are usually the two main complaints made by the public in construction related situations. Therefore, it would be in the construction company’s best interest to take the appropriate steps to minimize said issues.
CONTACT PERSON:

Ms. Keli'i KAPALI, Senior Planner for PBR Hawaii & Associates Inc. may be contacted for further information at (808) 521-5631.

DISPOSITION:

Should all issues regarding traffic control and noise/dust pollution be addressed, I do not foresee any reason why the construction cannot proceed as planned.

Submitted by:

[Signature]

Sepulona FALEALII E-12197
Police Officer III, D-V
01/25/2017 @ 1100 Hours.

Concur with OPC. FALEALII's assessment would recommend PBR Hawaii notify nearby residents due to construction noise/pollution & provide an estimated time frame of project.

[Signature]

Sgt. C. LOUSA 1967
01/23/17 @ 2350 Hrs.
March 6, 2019

Tivoli S. Faaumu, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Chief Faaumu,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We understand that proper precautions should be taken to address the ingress and egress of any construction materials or equipment onto public roadways.

Regarding your concerns on noise and dust pollution, appropriate engineering, design, and construction measures will be undertaken to minimize dust due to short-term, construction related activities. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, HAR). When construction noise exceeds, or is expected to exceed the DOH’s allowable limits, a permit will be obtained from the DOH.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
Ms. Keli‘i Kapali, Senior Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition  
Kaunakakai, Island of Molokai, Maui County, Hawaii  
T.M.K. # (2) 5-3-003:013 and (2) 5-3-003:014

Thank you for the opportunity to comment on the subject project. The proposed project does not impact any of the Department of Accounting and General Services’ projects or existing facilities and we have no comments to offer at this time.

If you have any questions, your staff may please contact Ms. Dora Choy of the Public Works Division at 586-0488.

Sincerely,

RODERICK K. BECKER  
Comptroller

c: Mr. Wade Shimabukuro, DAGS-MDO, District Engineer
March 6, 2019

Curt Otaguro, Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810-0019

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Otaguro,

Thank you for your department’s letter ((P)1035.7) dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we acknowledge that the proposed project does not impact any of the Department of Accounting and General Services’ projects or existing facilities and the Department has no comments to offer at this time.

We thank the Department of Accounting and General Services for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
February 27, 2017

PBR Hawaii & Associates, Inc. via email: tkapali@pbrhawaii.com
Attention: Ms. Keli‘i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you February 10, 2017, enclosed are comments from the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files
MEMORANDUM

TO: DLNR Agencies:
   ___ Div. of Aquatic Resources
   ___ Div. of Boating & Ocean Recreation
   X Engineering Division
   ___ Div. of Forestry & Wildlife
   ___ Div. of State Parks
   ___ Commission on Water Resource Management
   ___ Office of Conservation & Coastal Lands
   ___ Land Division – Maui District
   ___ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
LOCATION: Kaurakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: University of Hawaii

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by February 9, 2017.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: /s/ Jeffrey T. Pearson, P.E.
Print Name: Deputy Director
Date: February 22, 2017

cc: Central Files
February 22, 2017

TO: Mr. Russell Tsuji, Administrator
    State of Hawaii, DLNR Land Division Oahu, DLNR-LD

FROM: Jeffrey T. Pearson, P.E., Deputy Director
       Commission on Water Resource Management

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

FILE NO.: RFD.4555.4
TMK NO.: (2) 5-3-003:013 and 014

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii’s water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrn.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county’s Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State’s Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

☒ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area’s freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

☒ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area’s hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/

☒ 6. We recommend the use of alternative water sources, wherever practicable.

☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

☒ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LIC_H_Irrigation_Conservation_BMPs.pdf.
9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

11. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.

12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

OTHER: The Draft Environmental Assessment should discuss water requirements for the project, both potable and non-potable, the calculations for the demand projections, and the proposed water supply source(s). In general, the Commission encourages the use of alternative water sources for non-potable needs. Please also identify the water conservation and efficiency measures to be implemented. Please include a discussion of the ground and surface water resources of the project area and how these may be impacted by the proposed development.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.
February 10, 2017

PBR Hawaii & Associates, Inc.
Attention: Ms. Keli‘i Kapali
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tkapali@pbrhawaii.com

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

[Signature]

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files
January 18, 2017

MEMORANDUM

TO: DLNR Agencies:
   _Div. of Aquatic Resources
   _Div. of Boating & Ocean Recreation
   X Engineering Division
   _Div. of Forestry & Wildlife
   _Div. of State Parks
   X Commission on Water Resource Management
   _Office of Conservation & Coastal Lands
   X Land Division – Maui District
   X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Molokai Education Center Addition
LOCATION: Kaunakai, Island of Molokai; TMK: (2) 5-3-003:013 and 014
APPLICANT: University of Hawaii

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by February 9, 2017.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: [Signature]

Print Name: Carly S. Chang, Chief Engineer
Date: [Date]

cc: Central Files
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Assessment Consultation for Molokai Education Center Addition

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a designated Flood Hazard.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfp.org/FHAT).

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

The applicant should include water demands and infrastructure required to meet project needs. Please note that the projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed:  
CARTY S. CHANG CHIEF ENGINEER

Date: 1/25/17
March 6, 2019

Suzanne Case, Chairperson
Department of Land and Natural Resources
Commission on Water Resource Management
State of Hawai‘i
PO Box 621
Honolulu, HI 96809

SUBJECT:  PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Case,

Thank you for your department’s letters (Ref: RFD.4555.4) dated February 10 and February 27, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments provided by the Engineering Division and Commission on Water Resource Management.

Engineering Division

The MEC Site is located in Flood Zones AE, XS, and X. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE, a special flood hazard area. The MEC Expansion will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations.

We understand that projects within State lands requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The Draft EA will discuss the water supply source and water system for the MEC Expansion. Water requirements, calculations, and demand projections will be provided to the Engineering Division.

Commission on Water Resource Management (CWRM)

We acknowledge that CWRM strongly promotes the efficient use of Hawaii’s water resources through conservation measures and appropriate resource management. To protect groundwater resources and the aquifer, the following best management practices will be implemented:

- Prevent cement products, oil, fuel and other toxic substances from leaching into the ground;
- Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work;
- Retain groundcover until the last possible date;
Stabilize denuded areas by sodding and planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment;

Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off;

Keep run-off on site.

The Draft EA will discuss the ground and surface water resources of the area and identify water conservation and efficiency measures to be implemented. Conservation measures may include:

- Use EPA WaterSense labeled plumbing fixtures;
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible;
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less;
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
- Use Smart Approved irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads;
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible;
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species;
- Reclaimed water should be considered as an alternative source for dust control during construction.

We thank the Department of Land and Natural Resources for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

[Signature]

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
Ms. Keli’i Kapali  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition located in Kauanakakai, Island of Molokai, Maui County, TMK: (2) 5-3-003:013 and (2) 5-3-003:014

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

Should there be any questions please contact Lloyd Maki, Assistant Chief Engineering Officer at (808)733-8441.

Sincerely,

[Signature]

Neal S. Mitsuyoshi  
Colonel, Hawaii National Guard  
Chief Engineering Officer

Cc: Ms. Havinne Okamura, Hawaii Emergency Management Agency
March 6, 2019

First Lt. Shao Yu Lee
Department of Defense
State of Hawaii
3949 Diamond Head Road
Honolulu, HI 96816-4495

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear First Lt. Lee,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i, we acknowledge that the State Department of Defense has no comments to offer relative to the project.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
Ms. Keli'i Kapali  
Senior Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

January 26, 2017

Dear Ms. Kapali:

SUBJECT: Pre-Assessment Consultation (PAC) for Molokai Education Center Addition, Kaunakakai, Molokai, Maui County  
TMK: (2) 5-3-003:013, (2) 5-3-003:014

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC to our office on January 18, 2017.

We understand from the PAC that “The project involves expansion of the MEC building to provide an additional multipurpose space that can accommodate up to 200 people at any one time for various classes, lectures, community events, and performances. The expansion will extend the existing MEC building on TMK (2) 5-3-003:013 to the west to the adjacent State-owned parcel TMK (2) 5-3-003:014. As such the project will require the consolidation of the two State-owned parcels."

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments and available strategies to support sustainable and healthy design are provided at: http://health.hawaii.gov/epp/landuse. Projects are required to adhere to all applicable standard comments.

EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page is continually updated so please visit it regularly at: http://health.hawaii.gov/epp/egis.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: https://eha-cloud.doh.hawaii.gov. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

We suggest you review the requirements of the Clean Water Branch (HAR, Section 11-54-1.1, -3, 4-6) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch, Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.
Ms. Kelii Kapali  
Page 2  
January 26, 2017

Please note that all wastewater plans must conform to applicable provisions of the Department of Health’s Administrative Rules, Chapter 11-62, “Wastewater Systems”. We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: [http://health.hawaii.gov/wastewater](http://health.hawaii.gov/wastewater) and contact the Planning and Design Section of the Wastewater Branch at (808) 586-4294.

EPO recommends you review the need and/or requirements for a Clean Air Branch permit. The Clean Air Branch can be consulted via e-mail at: Cab.General@doh.hawaii.gov or via phone: (808) 586-4200.

If noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, “Community Noise Control”. A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor and Radiological Health Branch at (808) 586-4700 and review relevant information online at: [http://health.hawaii.gov/irhb/noise](http://health.hawaii.gov/irhb/noise).

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: [http://eha-web.doh.hawaii.gov/oecq-viewer](http://eha-web.doh.hawaii.gov/oecq-viewer). This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) [Hawaii Revised Statutes, Chapter 343] documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: [http://www.epa.gov/ejscreen](http://www.epa.gov/ejscreen).

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design. Thank you for the opportunity to comment.

Mahalo nui loa,

Laura Lealoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

LM:n

Attachment 2: Clean Water Branch: Water Quality Standards Map - Molokai  
Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area  
Attachment 4: U.S. EPA EJSCREEN Report for Project Area  

C: DOH: DHO Maui (via email only)
### EJSCREEN Report (Version 2016)

1 mile Ring Centered at 21.086572, -157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806
Input Area (sq. miles): 3.14

**Molokai Education Center Addition**

<table>
<thead>
<tr>
<th>Selected Variables</th>
<th>State Percentile</th>
<th>EPA Region Percentile</th>
<th>USA Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>EJ Index for PM 2.5</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>EJ Index for Ozone</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>EJ Index for NATA Diesel PM</td>
<td>17</td>
<td>36</td>
<td>59</td>
</tr>
<tr>
<td>EJ Index for NATA Air Toxics Cancer Risk</td>
<td>21</td>
<td>42</td>
<td>65</td>
</tr>
<tr>
<td>EJ Index for NATA Respiratory Hazard Index</td>
<td>19</td>
<td>39</td>
<td>62</td>
</tr>
<tr>
<td>EJ Index for Traffic Proximity and Volume</td>
<td>13</td>
<td>36</td>
<td>59</td>
</tr>
<tr>
<td>EJ Index for Lead Paint Indicator</td>
<td>56</td>
<td>61</td>
<td>75</td>
</tr>
<tr>
<td>EJ Index for Superfund Proximity</td>
<td>35</td>
<td>44</td>
<td>65</td>
</tr>
<tr>
<td>EJ Index for RMP Proximity</td>
<td>18</td>
<td>38</td>
<td>61</td>
</tr>
<tr>
<td>EJ Index for Hazardous Waste Proximity*</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>EJ Index for Water Discharger Proximity</td>
<td>14</td>
<td>37</td>
<td>59</td>
</tr>
</tbody>
</table>

---

**EJ Index for the Selected Area Compared to All People’s Blockgroups in the State/Region/US**

This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

January 25, 2017
EJSCREEN Report (Version 2016)

1 mile Ring Centered at 21.086572,-157.013437, HAWAII, EPA Region 9

Approximate Population: 1,806
Input Area (sq. miles): 3.14
Molokai Education Center Addition
### Environmental Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
<th>State Avg.</th>
<th>%ile in State</th>
<th>EPA Region Avg.</th>
<th>%ile in EPA Region</th>
<th>USA Avg.</th>
<th>%ile in USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Particulate Matter (PM 2.5 in μg/m³)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>9.37</td>
<td>N/A</td>
<td>9.32</td>
<td>N/A</td>
</tr>
<tr>
<td>Ozone (ppb)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>51</td>
<td>N/A</td>
<td>47.4</td>
<td>N/A</td>
</tr>
<tr>
<td>NATA Diesel PM (μg/m³)</td>
<td>0.0183</td>
<td>0.149</td>
<td>13</td>
<td>0.978</td>
<td>&lt;50th</td>
<td>0.937</td>
<td>&lt;50th</td>
</tr>
<tr>
<td>NATA Cancer Risk (lifetime risk per million)</td>
<td>24</td>
<td>34</td>
<td>1</td>
<td>43</td>
<td>&lt;50th</td>
<td>40</td>
<td>&lt;50th</td>
</tr>
<tr>
<td>NATA Respiratory Hazard Index</td>
<td>0.47</td>
<td>1</td>
<td>2</td>
<td>&lt;50th</td>
<td>1.8</td>
<td>&lt;50th</td>
<td>2</td>
</tr>
<tr>
<td>Traffic Proximity and Volume (daily traffic count/distance to road)</td>
<td>0</td>
<td>990</td>
<td>4</td>
<td>1100</td>
<td>2</td>
<td>590</td>
<td>2</td>
</tr>
<tr>
<td>Lead Paint Indicator (% Pre-1960 Housing)</td>
<td>0.28</td>
<td>0.16</td>
<td>73</td>
<td>0.24</td>
<td>0.3</td>
<td>0.3</td>
<td>56</td>
</tr>
<tr>
<td>Superfund Proximity (site count/km distance)</td>
<td>0</td>
<td>0.098</td>
<td>29</td>
<td>0.15</td>
<td>0.13</td>
<td>0.13</td>
<td>2</td>
</tr>
<tr>
<td>RMP Proximity (facility count/km distance)</td>
<td>0.027</td>
<td>0.19</td>
<td>6</td>
<td>0.57</td>
<td>2</td>
<td>0.43</td>
<td>2</td>
</tr>
<tr>
<td>Hazardous Waste Proximity (facility count/km distance)</td>
<td>N/A</td>
<td>0.14</td>
<td>N/A</td>
<td>0.14</td>
<td>N/A</td>
<td>0.11</td>
<td>N/A</td>
</tr>
<tr>
<td>Water Discharger Proximity (facility count/km distance)</td>
<td>0</td>
<td>0.34</td>
<td>6</td>
<td>0.2</td>
<td>3</td>
<td>0.31</td>
<td>1</td>
</tr>
</tbody>
</table>

### Demographic Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>%</th>
<th>%</th>
<th>%</th>
<th>%</th>
<th>%</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demographic Index</td>
<td>53%</td>
<td>52%</td>
<td>55%</td>
<td>47%</td>
<td>60%</td>
<td>36%</td>
</tr>
<tr>
<td>Minority Population</td>
<td>78%</td>
<td>77%</td>
<td>40%</td>
<td>56%</td>
<td>68%</td>
<td>37%</td>
</tr>
<tr>
<td>Low Income Population</td>
<td>28%</td>
<td>26%</td>
<td>60%</td>
<td>36%</td>
<td>42%</td>
<td>35%</td>
</tr>
<tr>
<td>Linguistically Isolated Population</td>
<td>3%</td>
<td>6%</td>
<td>53%</td>
<td>9%</td>
<td>38%</td>
<td>5%</td>
</tr>
<tr>
<td>Population With Less Than High School Education</td>
<td>10%</td>
<td>9%</td>
<td>66%</td>
<td>17%</td>
<td>42%</td>
<td>14%</td>
</tr>
<tr>
<td>Population Under 5 years of age</td>
<td>7%</td>
<td>6%</td>
<td>63%</td>
<td>7%</td>
<td>57%</td>
<td>6%</td>
</tr>
<tr>
<td>Population over 64 years of age</td>
<td>27%</td>
<td>15%</td>
<td>91%</td>
<td>13%</td>
<td>93%</td>
<td>14%</td>
</tr>
</tbody>
</table>

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

* The hazardous waste environmental indicator and the corresponding EJ index will appear as N/A if there are no hazardous waste facilities within 50 km of a selected location.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

January 26, 2017
March 6, 2019

Bruce Anderson, Director  
Department of Health  
State of Hawai‘i  
P.O. Box 3378  
Honolulu, HI 96801-3378

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Anderson,

Thank you for the letter from the Environmental Planning Office (EPO 17-016) dated January 26, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

As recommended, the Environmental Planning Office’s (EPO) standard comments and sustainable and healthy design strategies for communities were reviewed and the project will adhere to all applicable requirements. The Draft EA will discuss compliance with various regulations such as Control of Fugitive Dust §11-60.1-33, Hawaii Administrative Rules (HAR) and National Pollutant Discharge Elimination System (NPDES) Permit Coverage §11-55 HAR.

Thank you for providing information regarding EPO’s updated environmental Geographic Information System (GIS) website. The Draft EA includes maps compiled using State GIS data. We reviewed the inventory of environmental health information for Hawai‘i provided on the EPO Hawaii Environmental Health Portal. The project will utilize this information to increase sustainable, innovative, inspirational, transparent and healthy design.

We thank your department for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP  
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
Ms. Keli‘i Kapali  
Senior Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

February 7, 2017

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Education Center Addition  
located in Kaunakakai, Island of Molokai, Maui County  
TMK: (2) 5-3-003:013 and 5-3-003:014

Thank you for the opportunity to review this project. We have the following comments to offer:

1. Please provide the wastewater disposal method for the proposed addition. Please note that all wastewater plans must conform to applicable provisions of the Department of Health’s Administrative Rules, Chapter 11-62, “Wastewater Systems”. We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at http://health.hawaii.gov/wastewater and contact the Maui Wastewater Branch, Mr. Roland Tejano, Environmental Engineer, at 808 984-8232.

2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, “Community Noise Control.” A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

3. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.
Ms. Keli’i Kapali
February 7, 2017
Page 2

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski
District Environmental Health Program Chief

c EPO
March 6, 2019

Patti Kitkowski, District Environmental Health Program Chief
Department of Health
State of Hawai‘i
Maui District Health Office
54 South High Street, Room 300
Wailuku, Hawaii 96796-3378

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Kitkowski,

Thank you for your letter dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

1. **Wastewater.** Wastewater service for the MEC Addition will be provided by an underground sewer pipe connecting to the existing MEC building’s 6-inch lateral connected to the County system. We acknowledge that all wastewater plans must conform to applicable provisions of the Department of Health’s (DOH) Administrative Rules, Chapter 11-62, “Wastewater Systems.”

2. **Noise.** In the short-term, the MEC Addition could generate some adverse noise impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, material-carrying trucks and trailers would be the dominant source of noise during the construction period. Noise from construction activities will be short-term and will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, Hawaii Administrative Rules). When construction noise exceeds, or is expected to exceed the DOH’s allowable limits, a permit must be obtained from the DOH.

3. **Stormwater.** A National Pollutant Discharge Elimination System (NPDES) permit will be obtained specifying measures to prevent stormwater discharges from affecting coastal water quality. Before issuance of a grading permit by the County of Maui, the final erosion control plan and Best Management Practices (BMPs) required for the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
Ms. Keli‘i Kapali  
PBR Hawaii and Associates  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii  96813

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment  
Molokai Education Center Expansion  
Kamehameha V Highway - Kaunakakai, Molokai, Maui  
TMK: (2) 5-3-003: 013 and 14 (POR)

Thank you for the opportunity to review the subject project as an early consultation on the preparation of a Draft Environmental Assessment (EA) required by Chapter 343, Hawaii Revised Statutes prior to a Special Management Area (SMA) permit review.

The proposed expansion of the Molokai Education Center Building capable of accommodating up to 200 people will be utilized for multi-purposes, ranging from educational classes to community events and performances. As part of the University of Hawaii system, the 2-acre campus currently in operation is designated as Phase I, which accommodates up to 350 students. A Traffic Assessment (TA) contained within the Final EA was circulated and reviewed in 1998 for Phase I as part of the 5-acre, long-range campus plan. Both the existing campus site and the proposed expansion area totaling three acres are located immediately mauka of the State-owned, two-lane, Kamehameha V Highway. The campus access is on Alanui Kaimiiki Street via Kamehameha V Highway. It is a County-dedicated road and shared-use by the residential subdivision, north of the campus.

The Hawaii Department of Transportation has the following comments:

1. The previous TA approximately 19 years old is outdated, therefore the Draft EA should provide a new TA or an updated TA. The study should address potential traffic impacts onto Kamehameha V Highway by the proposed expansion and event uses to include days, evenings and weekends, as well as any transportation measures and mitigate the projects impacts to the State highway system.

2. The Draft EA should discuss any traffic impacts generated by the cumulative development of the campus as identified in the TA. The discussion should also include any transportation mitigation recommendations.
3. The Construction and traffic control plans should be provided to our Highways Division, Maui District Engineer.

If you have any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Plarning Branch, at (808) 587-1830. Please reference file review number PS 2017-013 in all contacts and correspondence regarding these comments.

Sincerely,

[Firm Signature]

FORD N. FUCHIGAMI
Director of Transportation

c: David Tamanaha – University of Hawaii, Maui Community Colleges
March 6, 2019

Jade Butay, Director of Transportation  
State Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Butay,

Thank you for your department’s letter dated March 20, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

1. A Transportation Impact Assessment Report (TIAR) has been prepared for the MEC Expansion by AECOM. The TIAR assesses existing traffic conditions and future traffic conditions with and without the proposed project. This information will be discussed in the Draft EA and the TIAR will be included in its entirety in the Draft EA as an appendix.

2. The Draft EA will discuss potential traffic impacts generated by the existing MEC facility and proposed MEC Expansion as well as any mitigation measures.

3. Construction and traffic control plans will be provided to the Highways Division, Maui District Engineer.

We thank the Department of Transportation for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP  
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
February 9, 2017

Ms. Keli‘i Kapali
Senior Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

Subject: Pre-Assessment Consultation for Molokai Educational Center Addition
Located in Kaunakakai, Island of Molokai, Maui County
TMKs: (2) 5-3-003: 013 and (2) 5-3-003: 014

Thank you for the opportunity to provide comments on this pre-assessment consultation request for the preparation of a Draft Environmental Assessment (Draft EA) on the Molokai Educational Center (MEC) Addition, in Kaunakakai, Molokai. The pre-assessment consultation review material was transmitted to our office via letter dated January 13, 2016.

It is our understanding that the University of Hawaii proposes the expansion of the MEC building to provide added multipurpose space. The added space is expected to accommodate up to 200 people for classes, lectures, events, and performances. The expansion will extend the existing building to the west, adjacent to the State-owned parcel.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. The project site is located within the State Land Use Agricultural District. Pursuant to Hawaii Revised Statutes (HRS) § 205-4.5, an educational facility is not a permitted use within the State Land Use Agricultural District. Furthermore, pursuant to HRS § 205-6, a Special Permit, administered by the Molokai Planning Commission, must be obtained for non-compatible uses within the agricultural district that involve areas of less than 15 acres. The proposed action will require the consent of the Molokai Planning Commission in order to expand and operate the MEC. The Draft EA should disclose the permits the current MEC facility is operating under, and indicate which steps were/are being taken in obtaining a Special Permit from the Molokai Planning Commission.
2. Pursuant to Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action’s technical, economic, social, and environmental characteristics; this project must demonstrate that it is consistent with a number of state environmental, social, economic goals, and policies for land use. HRS Chapter 226, the Hawaii State Planning Act, provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the state in areas of state interest.

The analysis on the Hawaii State Planning Act should include a discussion on the project’s ability to meet all of the goals, objectives, policies, and priority guidelines or clarify where it is in conflict with them. If any of these themes are not applicable to the project, the Draft EA should affirmatively state such determination. The most efficient method is summarizing these in tabular form, followed by discussion paragraphs.

3. The coastal zone management (CZM) area is defined as “all lands of the State and the area extending seaward from the shoreline to the limit of the State’s police power and management authority, including the U.S. territorial sea” (see HRS § 205A-1, the definition of "coastal zone management area").

HRS Chapter 205A-5(b) requires all state and county agencies to enforce the CZM objectives and policies. The Draft EA should include an assessment as to how the proposed action conforms to the goals and objectives of the Hawaii CZM program as listed in HRS § 205A-2. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

4. The review material acknowledges that a portion of this project is within the boundaries of the Special Management Area (SMA) delineated by the County of Maui. Please consult with the Department of Planning, County of Maui on the requirements for SMA use.

5. Pursuant to HAR § 11-200-10(6) – identification and summary of impacts and alternatives considered; in order to ensure that the coastline and water resources of the island of Molokai remain protected, the negative effects of stormwater inundation caused by construction and the increase of impervious surfaces should be evaluated in the Draft EA. The project is located within lands classified for agricultural activity and is surrounded by land that has limited vegetation cover. Unstable soil, sediment, land-based pollutants, and toxins can be transported into nearshore waters by
stormwater runoff which may impact Molokai’s coastal ecosystem.

The Draft EA should examine potential benefits and/or negative impacts resulting from this project on coastal and marine resources. Issues that may be examined include, but are not limited to, project site characteristics in relation to erosion controls, undeveloped open spaces, and the absorption characteristics of the soils. Furthermore, it should differentiate between the existing permeable surfaces versus hardened surfaces that have a cumulative effect on the volume and speed of storm runoff. These items, as well as the marine water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

Because this project may increase the impervious surfaces within the parcel, please consider the use of low impact development (LID) design features such as permeable surfaces and vegetated filter strips to treat the water in place, rather than allow the rainfall to flow offsite. LID features such as bio-retention basins, rain gardens, and grassed swales may enhance the drainage system being planned or currently in place.

OP has a number of resources available to assist in the development of projects which that may assist in the mitigation of sediment loss and stormwater control, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep land-based pollutants and sediment in place and prevent contaminating nearshore waters.

- Hawaii Watershed Guidance provides direction on mitigation strategies for urban development activities that will safeguard Hawaii’s watersheds and implement watershed plans
- Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area
- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP’s) for stormwater control.
management, development, and building designs that minimize negative environmental impacts

If you have any questions regarding this comment letter, please contact Joshua Hekekia of our office at (808) 587-2845.

Sincerely,

[Signature]

Leo R. Asuncion
Director
March 6, 2019

Leo Asuncion,
Planning Program Administrator II, Planning Division
Office of Planning
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Asuncion,

Thank you for your letter (P-15476) dated February 9, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i, we are responding to your comments.

1. **State Land Use District.** We acknowledge that the existing MEC facility is operating in the State Land Use Agricultural District under a State Land Use Commission Special Use Permit (SUP2 980010). A State Land Use District Boundary Amendment is being sought to accommodate the MEC Expansion.

2. **Hawaii State Plan.** The Draft EA will include a general description of the project’s technical, economic, social and environmental characteristics. The Draft EA will also include discussion on the Hawaii State Planning Act and the project’s ability to meet the goals, objectives, policies, and priority guidelines in tabular form.

3. **Coastal Zone Management Act.** We acknowledge that the entire State of Hawai‘i is located within the Coastal Zone Management Area. As such, the Draft EA will include a discussion of MEC’s ability to meet the Coastal Zone Management objectives and policies found in Hawai‘i Revised Statutes §205A.

4. **Special Management Area.** We have consulted with the Maui County Department of Planning on the procedures and requirements for addressing Special Management Area (SMA) regulations. Subsequent to the EA process, an SMA permit will be sought prior to development.

5. **Stormwater Management.** We acknowledge that the project site is surrounded by land that has limited vegetation cover. We understand that during heavy storm events, stormwater can transport unstable soil, sediment, land-based pollutants, and toxins into nearshore waters. The Draft EA will include discussion on how the proposed project could improve this situation and mitigate the danger posed by stormwater runoff if steps are taken to treat runoff in place, rather than merely move it quickly downstream, such as Low Impact Development (LID) drainage measures to promote infiltration through swales and other means.
We reviewed the *Hawaii Watershed Guidance* document, *Stormwater Impact Assessment*, and *Low Impact Development (LID), A Practitioners Guide* to provide a thorough assessment of the area’s hydrology, stressors, sensitivity of resources, and management considerations as well as to help develop site-appropriate methods to minimize negative environmental impacts.

Thank you for participating in the environmental review process. Your letter will be included in the Draft EA. We will let the Office of Planning know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

[Signature]

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
SUBJECT: No Permit Required for Molokai Education Center, Kaunakakai, Island of Molokai, Hawaii, DA File No. POH-2017-00021

Keli’i Kapali  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Dear Ms. Keli’i Kapali:

We have received your letter dated January 18, 2017 requesting a determination of permitting requirements for the proposed Molokai Education Center located at Kaunakakai, Island of Molokai, Hawaii. We have assigned your project Department of the Army (DA) file number POH-2017-00021. Please reference this number in all future correspondence concerning this project.

We have reviewed your submittal pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the United States, prior to conducting the work (33 U.S.C. 403). Section 404 requires that a DA permit be obtained for the discharge of dredged and/or fill material into waters of the U.S., including wetlands and navigable waters of the U.S., prior to conducting the work (33 U.S.C. 1344).

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined that the proposed activity does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act. Therefore, a DA permit will not be required.

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, this office has determined that the proposed activity does not affect the course, capacity, condition, or location of a Navigable Water of the U.S. as defined by Section 10 and would not result in the discharge of dredged or fill material into waters of the U.S. as defined by Section 404. Therefore, a DA permit will not be required.

We have completed an approved jurisdictional determination (Enclosure 1) for your project area. This determination is valid for a period of five (5) years from the date of
this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an Administrative Appeal under 33 CFR 331. We have enclosed a Notification of Appeal Process and Request for Appeal (NAP/RFA) form. If you request to appeal this determination you must submit a completed RFA form, according to instructions in the RFA, to the Corps’ Pacific Ocean Division office at the following address:

Civil Works and Regulatory Program Manager  
U.S. Army Corps of Engineers  
Pacific Ocean Division, ATTN: CEPOD-PDC  
Building 525  
Fort Shafter, HI 96858-5440

Although a permit is not required from this office, we recommend use of Best Management Practices to avoid and minimize adverse impacts. It is your responsibility to ensure that your project complies with all other Federal, State, or local statutes, ordinances and regulations.

Thank you for your cooperation with the Honolulu District Regulatory Program. Should you have any questions related to this determination, please contact Becca Frager of my staff at 808-835-4307 or via e-mail at Rebecca.M.Frager@usace.army.mil. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Office by accessing our web-based customer survey form at http://corpsmap.usace.army.mil/cm_apex/f?p=136:4:0.

Sincerely,

MCELWAIN,TUN
8

Tunis W. McElwain  
Chief, Regulatory Office

Enclosure(s)
## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

**Applicant:**  
Keli‘i Kapali

**File Number:**  
POH-2017-00021

**Date:** 7 Feb 2017

**Attached is:**  
See Section below

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Section</th>
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<tbody>
<tr>
<td>INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)</td>
<td>A</td>
</tr>
<tr>
<td>PROFFERED PERMIT (Standard Permit or Letter of Permission)</td>
<td>B</td>
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<tr>
<td>PERMIT DENIAL</td>
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<td>APPROVED JURISDICTIONAL DETERMINATION</td>
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<td>PRELIMINARY JURISDICTIONAL DETERMINATION</td>
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## SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

### A. INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district commander. Your objections must be received by the district commander within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district commander will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district commander will send you a proffered permit for your reconsideration, as indicated in Section B below.

### B. PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

### C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

### D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.
E. PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

| Honolulu District, U.S. Army Corps of Engineers Regulatory Office, CEPOH-RO Building 230 Fort Shafter, Hawaii 96858-5440 808-835-4303 |
| Dr. Linda Hihara-Endo Acting Regulatory Program Manager U.S. Army Corps of Engineers Building 525 Fort Shafter, HI 96858-5440 808-835-4621 |

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Commanders personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

| Date: | Telephone number: |
| Signature of appellant or agent. |  |
SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 25, 2017

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Honolulu District, POH-2017-00021

C. PROJECT LOCATION AND BACKGROUND INFORMATION:
   State: Hawai‘i  County: Island of Molokai  City: Kaanakakai
   Center coordinates of site (lat/long in degree decimal format): Lat. 21.0860 ° N, Long. -157.0132 ° W
   Universal Transverse Mercator: 4N 706398.1 2332953.4
   Name of nearest waterbody: Pacific Ocean/ project is in uplands
   Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Pacific Ocean/ project is in uplands
   Name of watershed or Hydrologic Unit Code (HUC): 20050000

   ✓ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
   □ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD Form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
   ✓ Office (Desk) Determination. Date: January 25, 2017
   □ Field Determination. Date(s): NONE

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
   There are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

   □ Waters subject to the ebb and flow of the tide.
   □ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
   There are no "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

   1. Waters of the U.S.
      a. Indicate presence of waters of U.S. in review area (check all that apply): 1
         □ TNWs, including territorial seas
         □ Wetlands adjacent to TNWs
         □ Relatively permanent waters\(^2\) (RPWs) that flow directly or indirectly into TNWs
         □ Non-RPWs that flow directly or indirectly into TNWs
         □ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
         □ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
         □ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
         □ Impoundments of jurisdictional waters
         □ Isolated (interstate or intrastate) waters, including isolated wetlands

      b. Identify (estimate) size of waters of the U.S. in the review area:
         NONE

      c. Limits (boundaries) of jurisdiction based on: Not Applicable
         Elevation of established OHWM (if known): Not applicable

   2. Non-regulated waters/wetlands (check if applicable): 3
      □ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

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1 Boxes checked below shall be supported by completing the appropriate sections in Section III below.
2 For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
3 Supporting documentation is presented in Section III.F.
SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Received from applicant 18 January 2018
☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
☐ Office concurs with data sheets/delineation report.
☐ Office does not concur with data sheets/delineation report.
☑ Data sheets prepared by the Corps:
☑ Corps navigable waters' study:
☑ U.S. Geological Survey Hydrologic Atlas:
☐ USGS NHD data.
☐ USGS 8 and 12 digit HUC maps.
☑ Alaska District’s Approved List of Navigable Waters
☑ U.S. Geological Survey map(s). Cite scale & quad name:
☑ USDA Natural Resources Conservation Service Soil Survey. Citation: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm; 24 Jan 2017
☑ National wetlands inventory map(s). Cite name: https://www.fws.gov/wetlands/Data/ Mapper.html; 24 January 2017
☑ State/Local wetland inventory map(s):
☐ FEMA/FIRM maps:
☐ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
☑ Photographs: ☑ Aerial (Name & Date): GoogleEarthPro; 15 Jan 2013
☐ or ☑ Other (Name & Date):
☐ Previous determination(s). File no. and date of response letter:
☐ Applicable/supporting case law:
☐ Applicable/supporting scientific literature:
☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Project is located entirely within uplands

FRAGER.REBECCA.
MABLE.1508149111

Rebecca Frager
Project Manager

January 25, 2017
Date
March 6, 2019

Tunis W. McElwain, Chief
United States Department of Defense
Army Corps of Engineers
Honolulu District Regulatory Office
Fort Shafter, HI 96858-5440

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. McElwain,

Thank you for your letter (DA# POH-2017-00021) dated February 7, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We acknowledge that the Department of the Army (DA) has determined that the MEC addition does not occur within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act. In addition we note that the DA has determined that no Waters of the U.S. will be affected by the MEC Addition. Therefore, a DA permit is not required.

Thank you providing an approved jurisdictional determination for the MEC Expansion. We understand that if the description of the MEC Expansion should change that the determination may no longer be valid.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges

O:\Job29\2919.02 Molokai Ed Center Addition\EA\Pre-Consultation\Response\US Army.docx
January 19, 2017

Ms. Keli’i Kapali, Senior Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Ms. Kapali:

This is in response to your request for comments regarding the Pre-Assessment Consultation of Molokai Education Center Addition located at Kaunakakai Island of Molokai, Maui County, Hawaii.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Maui (Community Number 150003), Maps revised November 4, 2015. Please note that the County of Maui, Hawaii is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.

- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any development must not increase base flood elevation levels. The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials. A hydrologic and hydraulic analysis must be performed prior to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.
Keli’i Kapali, Senior Planner
Page 2
January 19, 2017

- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at http://www.fema.gov/business/nfip/forms.shtm.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Maui County floodplain manager can be reached by calling Carolyn Cortez, FPA Staff Planner, at (808) 270-7253.

If you have any questions or concerns, please do not hesitate to call Sarah Owen of the Mitigation staff at (510) 627-7050.

Sincerely,

Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:
Carolyn Cortez, FPA Staff Planner, Maui County, Hawaii
Carol L. Tyau-Beam, NFIP State Coordinator, Hawaii Department of Land & Natural Resources
Sarah Owen, NFIP Compliance Specialist, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

www.fema.gov
March 5, 2019

Gregor Blackburn, Branch Chief
United States Department of Homeland Security
Federal Emergency Management Agency – Region IX
Floodplain Management and Insurance Branch
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Mr. Blackburn,

Thank you for your letter dated January 19, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

We have reviewed the current effective countywide Flood Insurance Rate Maps (FIRM) for the County of Maui. The current FIRM places majority of the Site within Zone AE (EL 8), which is considered a flood fringe area. The existing paved parking lot and other areas are located in Zones X and XS or outside of the floodplain. The portions of the Site within Zone AE will have habitable structures built above the designated flood elevation. We note that the National Flood Insurance Program (NFIP) regulates developments within Zone AE. The MEC addition will comply with rules and regulations of the NFIP presented in Title 44 of the Code of Federal Regulations.

We understand that for any development to occur within the floodway, including Zone AE, the cumulative effect of the proposed development, when combined with all other existing and anticipated development (including fill), cannot increase the water surface elevation of the base flood at any point. In addition, the proposed development will be certified by a professional civil engineer licensed in the State of Hawai‘i, with supporting data, that the proposed development will not cause any increase in base flood elevations during the occurrence of the base flood discharge.

Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges
In Reply Refer To:
01EPIF00-2017-TA-0104

JAN 30 2017

Ms. Keli‘i Kapali
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Subject: Technical Assistance for the Pre-assessment Consultation for the Proposed Molokai Education Center Addition, Kaunakakai, Molokai

Dear Ms. Kapali:

The U.S. Fish and Wildlife Service (Service) received your letter on January 17, 2017, requesting pre-assessment technical assistance for the proposed Molokai Education Center (MEC) Addition project in Kaunakakai, Molokai. The MEC building is located at the intersection of Kamehameha Highway and Alanui Kaimiike Street on 5 acres of land [Tax Map Key (2) 5-3-003:013 and (2) 5-3-003:014]. The project involves expanding the MEC building to provide a multipurpose space for up to 200 people for various classes, lectures, and community events.

Based on information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Project, there are nine federally listed species in the vicinity of the project area: the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), Hawaiian goose or nene (*Branta sandvicensis*), Hawaiian petrel (*Pterodroma sandwichensis*), Hawaiian coot (*Fulica alai*), Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), Hawaiian stilt (*Himantopus mexicanus knudseni*), band-rumped storm petrel (*Oceanodroma castro*), one endangered insect, the Blackburn’s sphinx moth (*Manduca blackburni*), and the threatened Newell’s shearwater (*Puffinus newelli*). There is no proposed or final critical habitat within the vicinity of the project area. The Service recommends the following measures to avoid and minimize project impacts to listed species:

**Hawaiian hoary bat**
The Hawaiian hoary bat is known to occur across a broad range of habitats throughout the State of Hawaii. This bat roosts in both exotic and native woody vegetation and, while foraging, leaves young unattended in “nursery” trees and shrubs. If trees or shrubs suitable for bat roosting are cleared during the Hawaiian hoary bat breeding season (June 1 to September 15), there is a risk that young bats that cannot yet fly on their own could inadvertently be harmed or killed. The Service recommends that woody plants greater than 15 feet tall should not be removed or trimmed during the Hawaiian hoary bat breeding season. Additionally, Hawaiian hoary bats forage for insects from as low as three feet to higher than 500 feet above the ground. When
barbed wire is used in fencing, Hawaiian hoary bats can become entangled. The Service therefore recommends that barbed wire not be used for fencing as part of this proposed action.

Nene
Nene are known to occupy various habitat and vegetation community types ranging from coastal dune vegetation and nonnative grasslands (such as golf courses, pastures, and rural areas) to sparsely vegetated low- and high-elevation lava flows, mid-elevation native and non-native shrubland, cinder deserts, native alpine grasslands and shrublands, and nonnative alpine shrubland-woodland community habitats. There is the potential for disturbance activities, including noise, to reduce the reproductive success or survival of nene. Nene have an extended breeding season with eggs reported from all months except May, June, and July, although the majority of nene in the wild nest during the wet (winter) season between October and March. Nesting peaks in December and most goslings hatch from December to January. Nene nest on the ground in a shallow scrape in the dense shade of a shrub or other vegetation. In order to avoid impacts to nene, the Service recommends that a qualified biologist survey the project area prior to the initiation of any work and conduct nest searches for nene if the project will occur during the breeding season. If a nest is discovered, work should cease immediately and our office be contacted for further guidance. A 100-foot (30m) buffer should be established and maintained around all active nests and broods until the goslings have fledged. No disruptive activities should occur within this buffer. If a nene appears during ongoing work, all activity should be temporarily suspended until the animal leaves on its own accord.

Seabirds
Hawaiian petrels, band-rumped storm-petrels, and Newell’s shearwaters (collectively known as seabirds) may transit over the project area when flying between the ocean and nesting sites in the mountains during their breeding season (March through November). Seabird fatalities resulting from collisions with artificial structures that extend above the surrounding vegetation have been documented in Hawaii where high densities of transiting seabirds occur. Additionally, artificial lighting such as flood lighting or for construction work and site security, can adversely impact seabirds by causing disorientation which may result in collision with utility lines, buildings, fences and vehicles. Fledging seabirds are especially affected by artificial lighting and may exhaust themselves while circling the light sources and become grounded. Too weak to fly, these birds become vulnerable to predation by feral predators such as small Indian mongoose (Herpestes auropunctatus), cats (Felis catus), and dogs (Canis familiaris). We therefore recommend that night work requiring artificial illumination be avoided during the seabird fledging season (September 15 through December 15). Additionally, any external lights associated with the facility should be fully cut-off, equipped with a motion sensor, or fully shielded so that the light cannot be seen from above.

Waterbirds
Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marshes, ponds, reservoirs, fish ponds, taro loi, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the Service recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the proposed project site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the project site or flies into the project site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity,
mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area. The proposed project may result in standing water or creation of open water, thus attracting Hawaiian waterbirds to the site. In particular, the Hawaiian stilt is known to nest in sub-optimal locations (e.g., any ponding water) if water is present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation and reduced reproductive success, and thus the project may create an attractive nuisance. Please address how the project will avoid creating standing or open water in the project area.

Blackburn’s sphinx moth
The Blackburn’s sphinx moth may be in the vicinity of the proposed project area. Adult moths feed on nectar from native plants, including beach morning glory (Ipomoea pes-caprae), iliee (Plumbago zeylanica), and maiapilo (Capparis sandwichiana); larvae feed upon non-native tree tobacco (Nicotiana glauca) and native aiea (Nothocestrum latifolium). To pupate, the larvae burrow into the soil and can remain in a state of torpor for up to a year (or more) before emerging from the soil. Soil disturbance can result in death of the pupae. The Service recommends that a qualified biologist survey areas of proposed construction activities for Blackburn’s sphinx moth and its host plants prior to work initiation. We recommend these surveys be conducted during the wettest portion of the year (usually November-April or several weeks after a significant rain) and immediately prior to construction. Surveys should include searches for eggs, larvae, and signs of larval feeding (chewed stems, frass, or leaf damage). Any host plants of Blackburn’s sphinx moth identified should not be cut or disturbed without further discussions with the Service. If moths or their host plants are found during the survey, please contact the Service for additional guidance to avoid take.

If the proposed project requires gravel or dirt fill to be used at the project location, the Service recommends getting the fill from a source that is certified weed free or a plant survey be conducted around the area where the fill will be extracted. The survey is a measure to avoid spreading non-native tree tobacco and other invasive plant species from where the fill is removed to the proposed project area. Non-native tree tobacco and other invasive species seeds could be found in the fill and unknowingly spread to the project area thus attracting Blackburn’s sphinx moth to the project site and increasing the risk of future take.

If there are populations of host plants near the site such that they could spread into the site within a year, the site should also be monitored during the construction phase and after construction has been completed. This measure is primarily to detect tree tobacco entering the site and preventing it from growing >1 meter (3 feet) tall. Tree tobacco can grow to over one meter in approximately six weeks. Any emerging tree tobacco can and will be removed before it reaches 1m tall. If it grows >1m, the plants may become a host plant for BSM, and removal of the plant will not be possible without incurring take. Post-construction monitoring for BSM host plants can be completed by any groundskeeper or regular maintenance crew that will be responsible for maintaining the landscaping on a regular basis. We recommend providing maintenance crews, groundskeepers, and homeowners with picture placards of tree tobacco at different life stages and if detected, have it removed before it reaches 1m tall.

Landscape Suggestions – Native Species
Hawaii’s native ecosystems are heavily impacted by exotic invasive plants. Whenever possible we recommend using native plants for landscaping purposes. If native plants do not meet the landscaping objectives, we recommend choosing species that are thought to have a low risk of becoming invasive. The following websites are good resources to use when choosing

Implementation of these measures will minimize but does not ensure that take of listed species associated with this proposed action will be fully avoided. If there is a federal action agency funding, permitting, or assisting in the implementation of this project, we recommend that agency consult with the Service to address potential project impacts to listed species pursuant to section 7 (a)(2) of the Endangered Species Act. If there is no federal action agency associated with the project, but impacts to listed species cannot be fully avoided, the project should coordinate with the Service directly pursuant to section 10 (a)(1)(B) of the Endangered Species Act.

Thank you for your efforts to conserve listed species and native habitats. Please contact Fish and Wildlife Biologist William O’Neill (808-875-1582 ext 202, email: william.oneill@fws.gov) if you have any questions or for further guidance.

Sincerely,

Michelle Bogardus
Island Team Leader
Maui Nui and Hawaii Island
March 6, 2019

Michelle Bogardus, Island Team Leader
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR MOLOKAI EDUCATION CENTER EXPANSION LOCATED IN KAUNAKAKAI, ISLAND OF MOLOKAI, MAUI COUNTY

Dear Ms. Bogardus,

Thank you for your letter (01EPIF00-2017-TA-0104) dated January 30, 2017 regarding the pre-assessment consultation for the Molokai Education Center (MEC) Expansion Draft Environmental Assessment (EA). As the planning consultant for the applicant, University of Hawai‘i Community Colleges, we are responding to your comments.

Thank you for providing information on the endangered Hawaiian hoary bat (Lasiurus cinereus semotus), Blackburn’s sphinx moth (Manduca blackburni), Hawaiian goose (Branta sandvicensis), Hawaiian petrel (Pterodroma phaeopygia sandwichensis), and the threatened Newell’s shearwater (Puffinus subalaris newelli), Hawaiian coot (Fulica alai), Hawaiian common moorhen (Gallinula chloropus sandvicensis), and Hawaiian stilt (Himantopus mexicanus knudseni). We note that there is no proposed or final critical habitat within the vicinity of the MEC Site.

While none of these species were sighted within the Site during the biological survey, the Draft EA will discuss measures to avoid and minimize potential impacts to these species. Specifically, the Draft EA will include the following discussion:

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

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

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

Seabirds
Several species of migratory seabirds (including Hawaiian Petrels and Newell’s Shearwaters) may fly over portions of the Project Area at night between the months of May and November; however, none are known to nest within the Project Area. Any outdoor lighting could result in seabird disorientation, fallout, injury, or mortality. To minimize the threat of disorientation or downing of migratory birds after construction, all outdoor lighting will be shielded in compliance with Chapter 20.35, Maui County Code, which provides standards to limit degradation of the night visual environment by minimizing light glare, pollution, and trespass through regulation of the type and use of outdoor lighting. In addition, the biological survey recommends that construction or unshielded equipment maintenance lighting should not be permitted after dark between the months of April and October.

Waterbirds
Hawaiian coot, Hawaiian common moorhen, and Hawaiian stilt (collectively known as waterbirds) may occur in fresh and brackish water including streams, rivers, marches, ponds, reservoirs, fishponds, taro loi, impoundments, or other water sources. To avoid and minimize impacts to waterbirds, the USFWS recommends a biological monitor conduct Hawaiian waterbird and nest surveys at the Site prior to project initiation and a 100-foot buffer be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alteration should occur within this buffer. If a waterbird is observed within the Site or flies into the Site when the activity is occurring (within 100 feet), all potentially disruptive activities including human activity, mechanical or construction disturbance will be stopped until the animal(s) voluntarily leave the area.
Thank you for participating in the environmental review process. Your department’s letter will be included in the Draft EA. We will let your department know of the availability of the Draft EA when it is published on the Office of Environmental Quality Control’s website.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Principal/Planner

cc: Shawn Kodani, University of Hawaii Community Colleges