

SPECIAL MANAGEMENT AREA ASSESSMENT

Prepared by Keith Scott, Staff Planner
December 19, 2014

Project Name:	Honoapiilani Hwy Guardrail & Shoulder Improvements
Proposed Development:	Guardrail & Shoulder Improvements\ Ukumehame
Building Permit App. No:	
SMA App. No:	SMX 20140446
Project Address:	, Lahaina HI 96761
Tax Map Key:	(2) 4-8-002:003 and (2) 4-8-002:034
Applicant:	Nicholas Straka P.E.
Owner:	State of Hawaii

Pursuant to §12-202-12(d), Special Management Rules for the Maui Planning Commission ("SMA Rules"), the assessment application shall be reviewed as follows:

1. Upon submission of a completed application, the director shall review the proposed action and make a written evaluation as to:

- A. The valuation of the proposed action: The applicant's estimates of the total cost or fair market value may be verified by the Director of Public Works. In the event of a conflict between the estimates of the applicant and the Director of Public Works, the higher estimate amount shall be used by the director for the purposes of an assessment of the proposed action:

The estimated valuation of the project is \$1,719,239.00

Therefore, the valuation of the project is not less than \$500,000.00

- B. Whether the proposed action is or is not a development:

Pursuant to Chapter 205A-22, Hawaii Revised Statutes ("HRS"), the Guardrail & Shoulder\Ukumehame is not considered a "development". The Applicant proposes to ("Proposed Project"):

PROJECT DESCRIPTION: Replace deteriorated roadway barrier;

GENERAL LOCATION: Ukumehame, mile posts

13.2-13.3;

In consideration of the foregoing, the Proposed Project is not considered a "development" and qualifies for an exemption.

The proposed "development" qualifies as...

- *Repair or maintenance of roads and highways within existing rights-of-ways*

C. The potential adverse environmental and ecological effects based upon the significance criteria set forth in subsection (e):

The Proposed Project's activities are common and minor in nature. Therefore, the Proposed Project will not have an adverse environmental and ecological effect.

§12-202-12(e), SMA Rules states that in considering the significance of potential environmental and ecological effects, the Planning Director shall evaluate:

1. The sum of those effects that adversely affect the quality of the environment and the ecology, and shall evaluate the overall and cumulative adverse effect of the proposed action:

Due to the nature of the Proposed Project, it is not anticipated that the project will have an adverse effect on the quality of the environment and the ecology.

2. Every phase of a proposed action, its expected primary and secondary consequences, and its cumulative and short or long-term effects. A proposed action may have a significant adverse effect on the environment when the proposed action:

A. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources:

The Proposed Project was not sent to the State Historic Preservation Division (SHPD) for review. SHPD issued a

letter on July 22, 2014, stating “no historic properties will be affected (LOG NO: 2014:03087, DOC NO: 1407MD03). The project area is highly developed and has already been severely impacted. Therefore, it is unlikely that the proposed project will involve an irrevocable commitment to loss or destruction of any natural or cultural resources.

- B. Significantly curtails the range of beneficial uses of the environment:

Given the nature and scope of the Proposed Project within the confines of the property boundaries, it is not anticipated that the project will significantly curtail the range of beneficial uses of the environment.

- C. Conflicts with the county’s or the state’s long-term environmental policies or goals:

The Proposed Project does not conflict with the County’s or the State’s long term environmental policies or goals.

- D. Substantially affects the economic or social welfare and activities of the community, county, or state:

Given the nature and scope of the Proposed Project within the confines of the property boundaries, it is not anticipated that the project will affect the economic or social welfare and activities of the community, county, or state.

- E. Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways:

Given the nature and scope of the Proposed Project, it will not have secondary impacts such as population changes and increased effects on public facilities, streets, drainage, sewage, water systems, and pedestrian walkways.

- F. In itself has no significant adverse effects but cumulatively has considerable effect

upon the environment or involves a commitment for larger actions:

The Proposed Project has no known significant cumulative adverse effects upon the environment nor is a commitment for extended actions anticipated.

- G. Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat:

Given the scope and nature of the Proposed Project and its location, it is not anticipated that any rare, threatened, or endangered species of animal or plant will be affected.

- H. Is contrary to the state plan, county's general plan, appropriate community plans, zoning and subdivision ordinances:

The Proposed Project is in compliance with:

**The State Land Use District: Agriculture, Conservation
Maui Island Plan Growth Boundary: Outside
Maui Island Plan Protected Area: Park
Community Plan Designation: Open Space, Park
County Zoning: Agriculture
Other: SMA**

- I. Detrimentially affects air or water quality or ambient noise levels:

There may be temporary effects on air quality, water quality, or ambient noise levels. However, such effects can be mitigated through BMP's.

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

The Proposed Project is adjacent to the shoreline and therefore is subject to the Shoreline Setback Rules of the Maui Planning Commission.

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According to site plans provided by the Applicant, the area in which the work will occur is located within the Shoreline Setback area.

With respect to Flood Zones, the entire property is located in Zone VE-Coastal Flooding W/Velocity & Base Flood Elevation Determined. Therefore, a Flood Hazard District Permit is required.

K. Substantially alters natural land forms and existing public views to and the shoreline:

The Proposed Project will not substantially alter natural land forms.

L. Is contrary to the objectives and policies of Chapter 205A, HRS:

The Proposed Project is not contrary to the objectives and policies of Chapter 205A, HRS.