DAVID Y. IGE GOVERNOR OF HAWAII





VIRGINIA PRESSLER, M.D. DIRECTOR OF HEALTH

STATE OF HAWAII DEPARTMENT OF HEALTH

P. O. BOX 3378 HONOLULU, HI 96801-3378 In reply, please refer to:

EPO 16-038

February 10, 2016

Mr. Michael Summers, President Planning Consultants Hawaii, LLC 2331 W. Main Sreet Wailuku, Hawaii 96793

Email: msummers@planningconsultantshawaii.com

Dear Mr. Summers:

SUBJECT:

Draft Environmental Impact Statement (DEIS) for Waikapu Country Town, Wailuku, Maui

MK: (2) 3-6-002:001, (2) 3-6-002:003, (2) 3-6-004:003, (2) 3-6-004:006, (2) 3-6-005:007 and

(2) 306-006:036

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEIS to our office via the OEQC link:

http://oeqc.doh.hawaii.gov/Shared%20Documents/EA\_and\_EIS\_Online\_Library/Maui/2010s/2016-02-08-MA-5E-DEIS-Waikapu-Country-Town.pdf

EPO strongly recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <a href="http://health.hawaii.gov/epo/landuse">http://health.hawaii.gov/epo/landuse</a>. Projects are required to adhere to all applicable standard comments. EPO has recently prepared draft Environmental Health Management Maps for each county. They are online at: <a href="http://health.hawaii.gov/epo/egis">http://health.hawaii.gov/epo/egis</a>

We suggest you review the requirements for the National Pollutant Discharge Elimination System (NPDES) permit. We recommend contacting the Clean Water Branch at (808) 586-4309 or <a href="mailto:cleanwaterbranch@doh.hawaii.gov">cleanwaterbranch@doh.hawaii.gov</a> after relevant information is reviewed at:

- http://health.hawaii.gov/cwb
- 2. http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/standard-npdes-permit-conditions
- 3. http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms

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 do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: <a href="http://health.hawaii.gov/wastewater">http://health.hawaii.gov/wastewater</a> and contact the Planning and Design Section of the Wastewater Branch at 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: <a href="mailto:Cab.General@doh.hawaii.gov">Cab.General@doh.hawaii.gov</a> or via phone: (808) 586-4200.

EPO also suggests that the Hazard Evaluation and Emergency Response (HEER) Office's Site Discovery and Response (SDAR) Section be contacted. The SDAR section protects human health and the environment by identifying, investigating, and remediating sites contaminated with hazardous substances (non-emergency site

Mr. Michael Summers Page 2 February 10, 2016

investigations and cleanup). The HEER Office's SDAR Section can be contacted at: (808) 586-4249. For historical maps on lands where sugarcane was grown see: <a href="http://health.hawaii.gov/epo/egis/sugarcane">http://health.hawaii.gov/epo/egis/sugarcane</a>

EPO encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal 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. The Portal is continually updated. Please visit it regularly at: <a href="https://eha-cloud.doh.hawaii.gov">https://eha-cloud.doh.hawaii.gov</a>

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: <a href="http://eha-web.doh.hawaii.gov/oeqc-viewer">http://eha-web.doh.hawaii.gov/oeqc-viewer</a> This viewer geographically shows where 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://www2.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.

Mahalo nui loa,

Laura Leialoha Phillips McIntýre, AICP

Program Manager, Environmental Planning Office

LM:nn

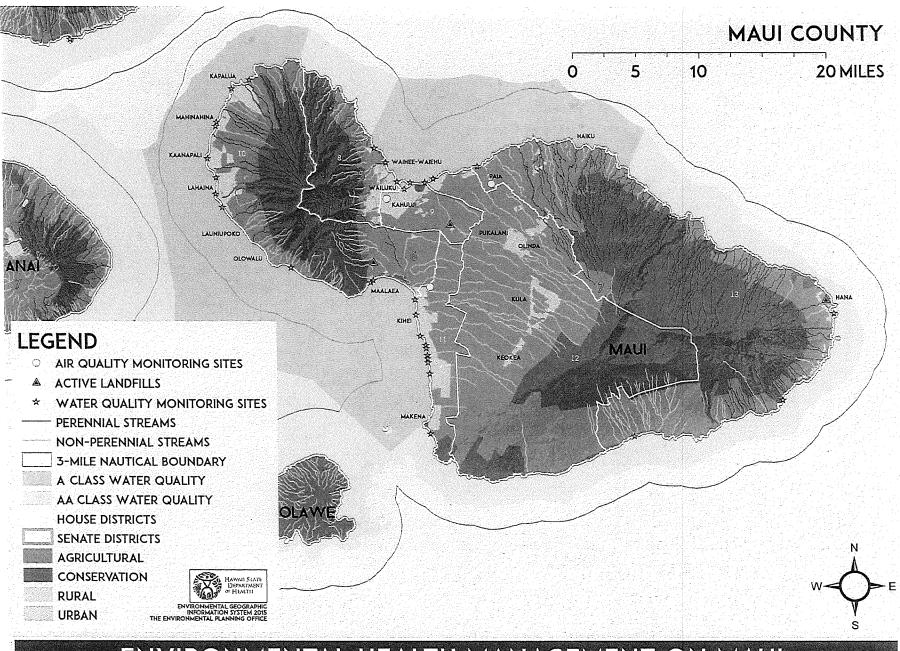
Attachment 1: EPO Draft Environmental Health Management Map

Attachment 2: EPO Historic Sugarcane Map Attachment 3: OEQC Viewer Map of Area Attachment 4: U.S. EPA EJSCREEN Report

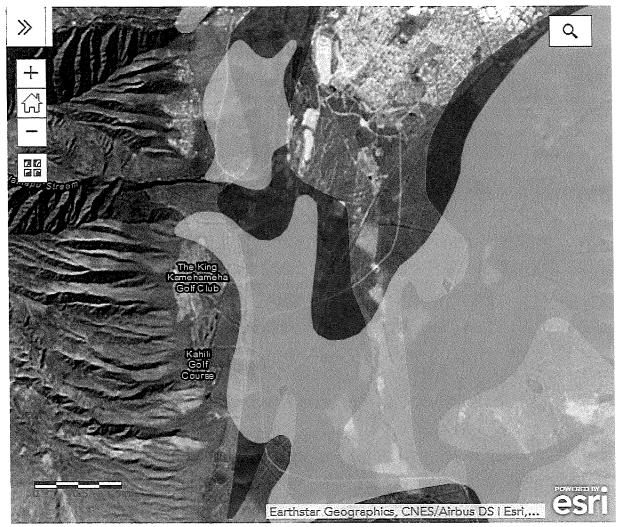
c: Applicant: Michael Atherton, Waikapu Properties, LLC

Daniel Orodenker, State Land Use Commission, Dept. of Business, Economic Development and Tourism

DOH: DHO Maui, CWB, WWB, SDWB, CAB, HEER (via email only)



# HISTORIC SUGARCANE LANDS MAP VIEWER



Legend

Details

Sugarcane - Sugarcane\_1937

Sugarcane - Sugarcane\_1920



Sugarcane - Sugarcane\_1900



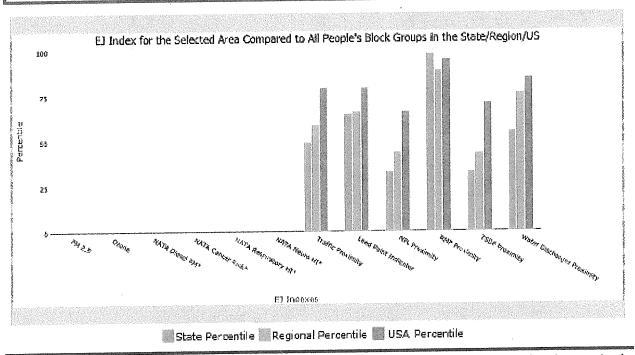


### **EJSCREEN Report**



# for 1 mile Ring Centered at 20.846415,-156.505547, HAWAII, EPA Region 9 Approximate Population: 2305

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile	
J Indexes				
EJ Index for PM2.5	N/A	N/A	N/A	
EJ Index for Ozone	N/A	N/A	N/A	
El Index for NATA Diesel PM*	HA	AWA	NVA.	
El Index for NATA Air Toxics Cancer Risk*	I NA	M/A .	AIM	
EJ Index for NATA Respiratory Hazard Index*	NIA	MM	HVA.	
EL Jadex for NATA Neurological Hazard Index*	NA	NA	haller.	
EJ Index for Traffic Proximity and Volume	· 49	59	79	
EJ Index for Lead Paint Indicator	65	86	79	
El Index for Proximity to NPL sites	33	44	66	
EJ Index for Proximity to RMP sites	98	89	95	
EJ Index for Proximity to TSDFs	33	43	71	
El Index for Proximity to Major Direct Dischargers	55	76	85	



This report shows environmental, demographic, and El indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

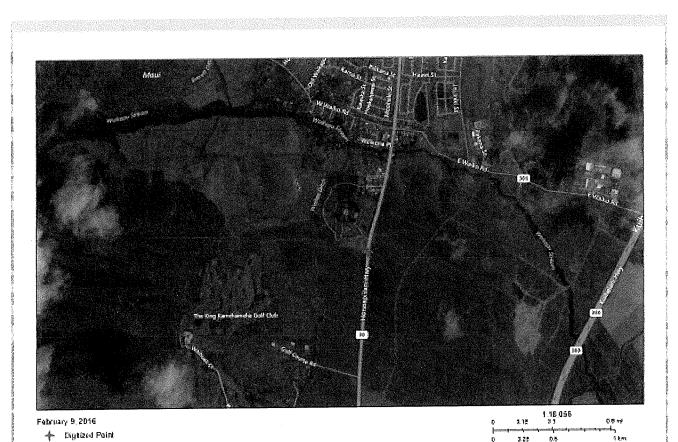


## **EJSCREEN Report**



for 1 mile Ring Centered at 20.846415,-156.505547, HAWAII, EPA Region 9

Approximate Population: 2305





#### **EJSCREEN Report**



#### for 1 mile Ring Centered at 20.846415,-156.505547, HAWAII, EPA Region 9

Approximate Population: 2305

Selected Variables	Raw Data	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	N/A	N/A		9.95	N/A	9.78	N/A
Ozone (ρρά)	N/A	- N/A	N/A	49.7	N/A	46.1	N/A
MATA Diesel PM (us/m²)*	NIA	N/A	N/A	NIA	841/4,	MA	F##4.
NATA Cancer Risk (Signar risk par militari)	PUA	PAN.	MA	tila.	FUA	MA	tërë.
NATA Respiratory Hazard Index*	MVA	AM	M/A	NA	MA.	MA:	H/A
NATA Weurotogical Hazard (ordex)	MA:	. WA	MA	N/A	N/A	MA	WA
Traffic Proximity and Volume (daily traffic count/distance to road)	37	280	33	190	32	110	51
Lead Paint Indicator (% Pre-1960 Housing)	0.12	0.17	51	0.25	46	0.3	37
NPL Proximity (site count/km distance)	0.0057	0.092	22	0.11	8	0.096	2
RMP Proximity (facility count/km distance)	0.95	0.18	98	0.41	89	0.31	92
TSDF Proximity (facility count/km distance)	0.0061	0.092	25	0.12	2	0.054	14
Water Discharger Proximity (facility count/km distance)	0.16	0.33	36	0.19	64	0.25	59
Demographic Indicators				·	54	35%	72
Demographic Index	48%	51%	38	46%	9875-0470-95008-5780000-6500-444		CONTRACTOR DE LA CONTRA
Minority Population	82%	77%	49	57%	73	36%	86
Low Income Population	13%	25%	27	35%	18	34%	18
Linguistically Isolated Population	2%	6%	35	996	26	5%	54
Population With Less Than High School Education	5%	10%	32	18%	23	14%	25
Population Under 5 years of age	8%	6%	75	7%	66	7%	71
Population over 64 years of age	10%	14%	30	12%	51	13%	40

The National-scale Air Toxics Assessment (NATA) environmental indicators and El indexes, which include cancer risk, respiratory hazard, neurodevelopment hazard, and diesel particulate matter will be added into EJSCREEN during the first full public update after the soon-to-be-released 2011 dataset is made available. 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: http://www.epa.gov/ttn/atw/natamain/index.html.

For additional information, see: www.epa.gov/environmentaljustice

EISCREEN 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 El 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 cavests 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 EISCREEN 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. EISCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EI concerns.