

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

RECEIVED

'93 OCT 11 12:39 COUNTY OF MAUI
PLANNING DEPARTMENT

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

September 14, 1993

Mr. Brian Choy
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawai'i 96813

Dear Mr. Choy:

Re: Notice of Determination

ABC Store Redevelopment at 726 Front Street
Lahaina, Maui TMK: 4-6-9:6

Please be advised that the Maui County Cultural Resources Commission at its meeting of September 9, 1993, determined a Negative Declaration for the proposed demolition and reconstruction of the subject property. A significant mitigation proposed by the applicant is retention of the existing building facade, to minimize impact on the Lahaina National Historic Landmark. You will find enclosed four (4) copies of the environmental assessment and staff report relative to the subject matter.

Should you have any questions on the report or decision, please contact Ms. Elizabeth Anderson of the Planning staff.

Very truly yours,

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

BRIAN MISKAE
Planning Director

encl.

xc: Grant Chun
Colleen Suyama
Elizabeth Anderson

1993-10-23-MA-FA-ABC Store Redevelopment

Redevelopment of ABC Store at 726 Front Street

FINAL ENVIRONMENTAL ASSESSMENT

Prepared for:

September 1993

ABC Stores



Michael T. Munekiyo Consulting, Inc.

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PREFACE

The Applicant, MNS, Ltd., proposes to redevelop its existing retail outlet site at 726 Front Street (TMK 4-6-9:6) in Lahaina, Maui, Hawaii. The subject property is within the Lahaina National Historic Landmark District and the District is included in the National Register of Historic Places. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

Summary

Applicant and Landowner

The Applicant and landowner of the affected property is MNS, Ltd.

Contact Person

For further information, contact Grant Chun, Esq., Carlsmith, Ball, Wichman, Murray, Case, Mukai and Ichiki, 2145 Wells Street, Wailuku, Hawaii 96793, or at telephone (808) 242-4535.

Property Location and Description

The project site is located at 726 Front Street and contains an existing ABC Discount Store (TMK 4-6-9:6). The site is 6,418 square feet in size with frontages along Front and Luakini Streets.

The property is located within the commercial district of Lahaina Town. Adjacent properties to the north and south of the subject property are also used for commercial retail purposes. Properties across Luakini Street, to the east, are occupied by residential and commercial uses and public parking. Makai of the property across Front Street is a portion of the seawall which forms a major landmark of historic Lahaina Town.

There is an existing wooden structure of approximately 4,445 square feet of floor area on the project site. Retail and accessory storage use, and an exterior court are located on the first floor with a former residential apartment on the second floor. Due to structural concerns, the second story area is virtually unusable. A total of six parking stalls are located on the mauka portion of the property with access to Luakini Street.

Proposed Improvements

Although the Applicant proposes to redevelop the property, the project involves retaining structurally sound elements of the Front Street facade. Any feature of the facade which is severely deteriorated so as to require replacement, would match the existing facade

in terms of design, color, texture, visual qualities, and materials. The remaining portions of the existing wooden structure would be replaced with a new wood and masonry structure having similar architectural design features.

A new one story structure of 4,400 square feet is proposed with retail, accessory storage, office and restroom use. There are six parking stalls with access to Luakini Street.

The proposed facade of the structure is anticipated to be in keeping with the existing Commercial Vernacular design of the existing building and area. The facade has a stepped false front with an overhang to provide shade over the sidewalk area. The fenestration and entrance design are also anticipated to match the existing structure. Colors of the structure are anticipated to be muted gray with ivory trim.

The total cost of the project is anticipated to be \$400,000.00. Assuming all applicable permits are obtained, construction is projected to start in November 1993 and be completed in March 1994.

Findings and Conclusion

The proposed project will involve demolition, clearing and building construction activities. In the short-term, these activities may create temporary nuisances normally associated with construction activities. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize nuisance impacts to the adjacent businesses and residents. Construction activities are also anticipated to be limited to daylight hours. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the project is not anticipated to result in adverse environmental impacts. There are no rare/threatened species of flora and fauna at the project site. With the exception of the Front Street facade, the existing structure is proposed to be replaced because its structural soundness and state of deterioration is a concern. The proposed project would involve retaining the building facade in the same Commercial Vernacular architectural style which predominates Front Street. Massing,

style and density of the proposed structure would be similar to the existing structure. The proposed structure conforms to the purposes of the Lahaina National Historic Landmark, Lahaina Historic District and the County's Historic District No. 2. The existing concrete slab is anticipated to be retained. However, should any subsurface excavation be required, the State Historic Preservation Office will be notified prior to any excavation work being done.

No additional employees are anticipated to staff the new retail facility. However, the new structure in keeping with the historic character of the Front Street area aids in the area's long term economic viability.

Because the proposed project involves a slight decrease in floor area, no change in use, and the same number of employees, no adverse effect upon infrastructure systems and public services are anticipated.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The Applicant, MNS, Ltd., proposes to redevelop its existing ABC Discount Store retail outlet located at 726 Front Street (TMK: 4-6-9:6) in Lahaina, Maui, Hawaii. The project site is 6,418 square feet in size with frontages along Front and Luakini Streets. See Figure 1 and Figure 2. On the makai side of the property across Front Street is one end of an approximately 700 foot long concrete post/wooden railing "seawall" which extends to the area near the Front Street-Lahainaluna Road intersection.

The existing wooden structure contains a total of approximately 4,445 square feet of floor area. Retail, and accessory storage use, and an exterior court are located on the first floor with a loft area on the second floor. A total of six parking stalls are located on the mauka portion of the property with access to Luakini Street. See Figure 3.

Originally built in 1919 and renovated in 1960, the structure is of the Commercial Vernacular style. The building contains a stepped false front facade with an overhang which provides shade on the sidewalk area. There are four windows along the Front Street frontage of the 4-lite hinged type. There are solid accordion doors.

The owner of the property is MNS, Ltd.

B. PROPOSED ACTION

1. Project Need

The existing structure is approximately 74 years old and is showing the effects of weathering and deterioration. A number of areas of the structure are termite eaten and affect the structural integrity of parts of the building. For instance, the structural soundness of the

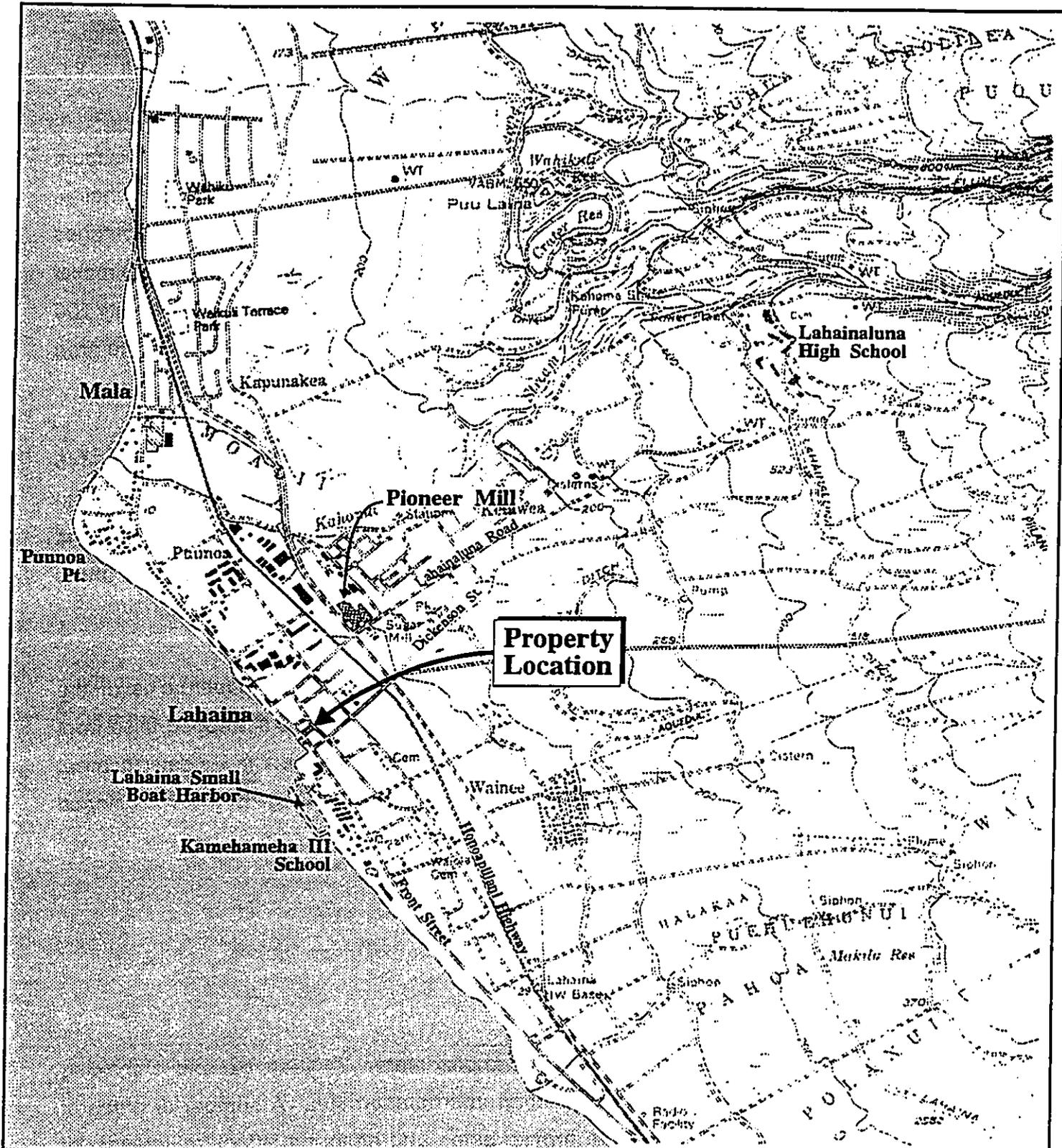


Figure 1 **Redevelopment of ABC Store**
at 726 Front Street
Regional Location Map




 Michael T. Munekiyo Consulting, Inc.
 Prepared for: ABC Stores

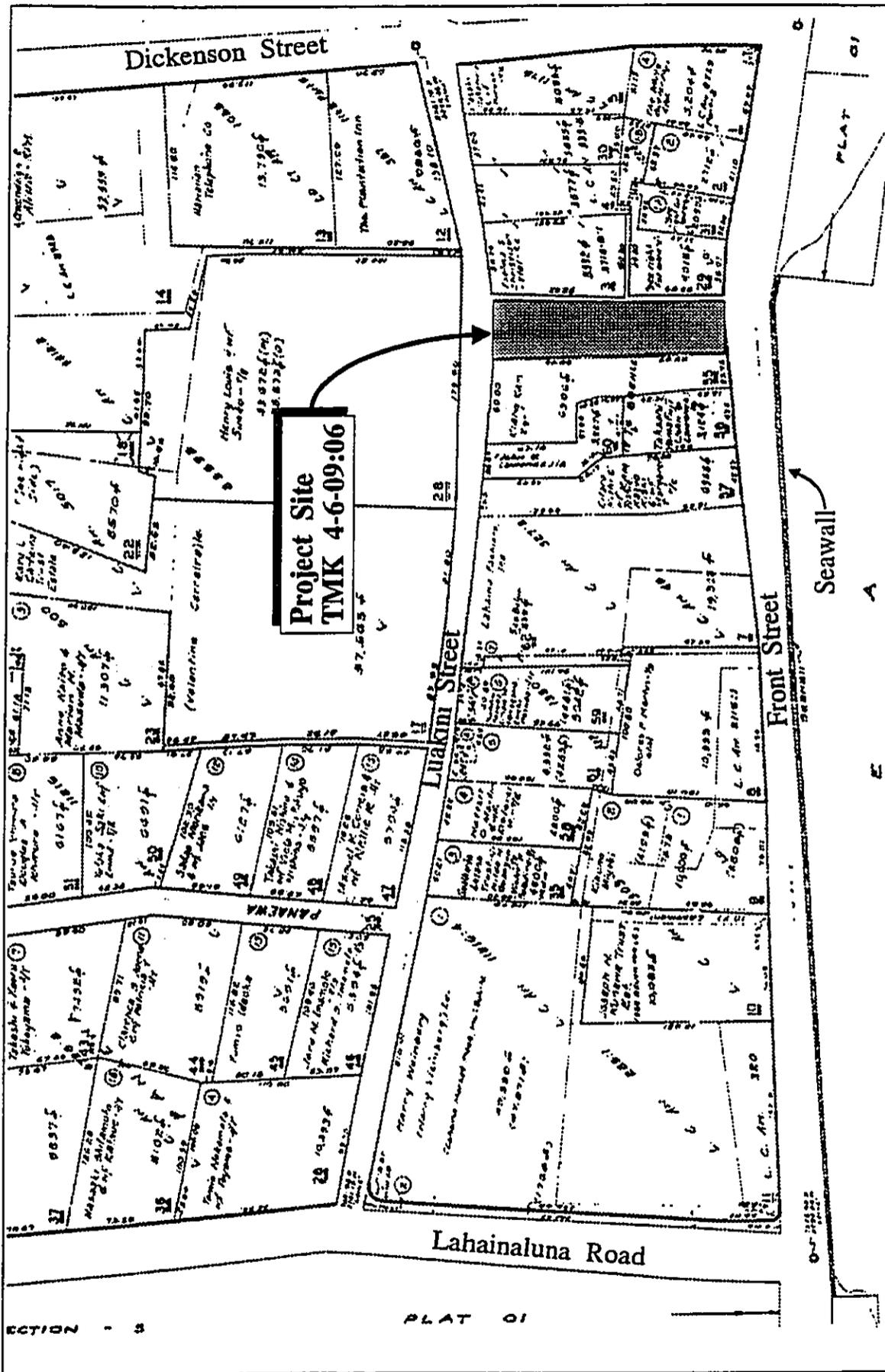
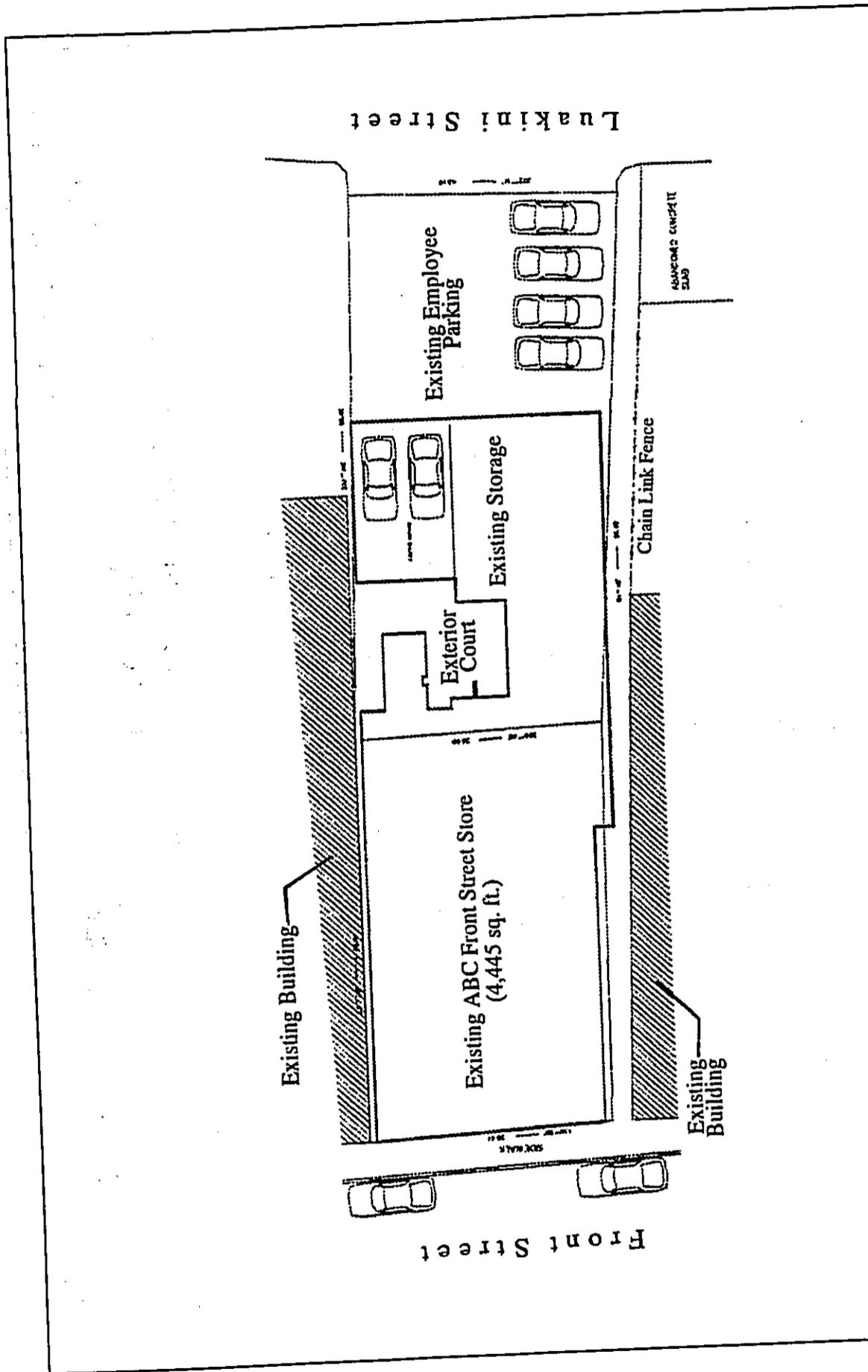


Figure 2 Redevelopment of ABC Store at 726 Front Street
Site Location Map

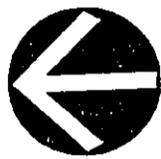


Michael T. Monekyo Consulting, Inc.
Prepared for: ABC Stores



Source: Bayless Architects, Inc.

Figure 3 Redevelopment of ABC Store at 726 Front Street Existing Floor Plan



NOT TO SCALE



Michael T. Munekiyo Consulting, Inc.
Prepared for: ABC Stores



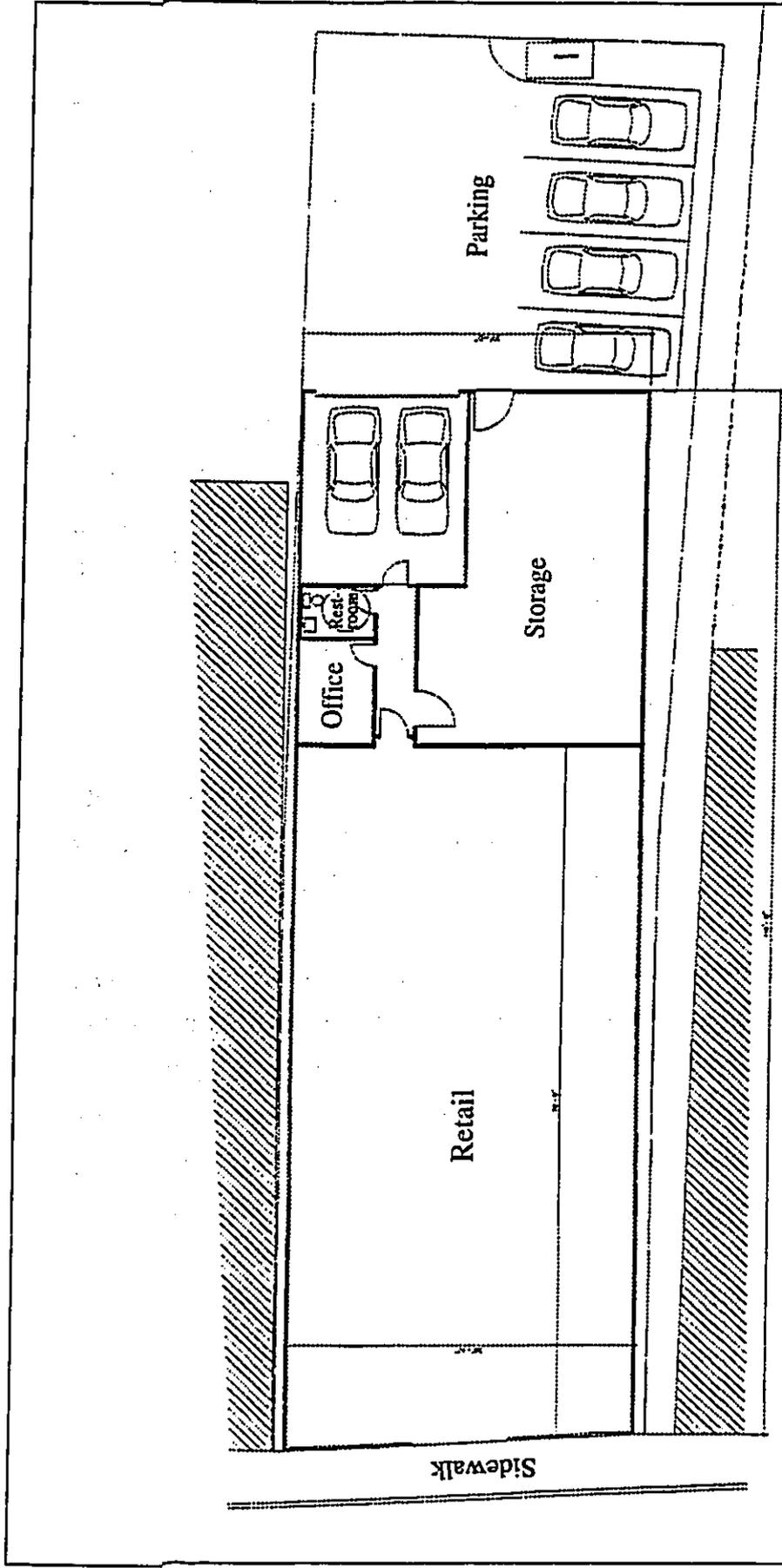
second floor loft area is in question due to deterioration. The existing corrugated metal roof has been repaired a number of times but still occasionally leaks which causes water damage to the store and its contents. The existing roof framing is termite eaten and will not support new roofing.

2. Proposed Improvements

Although the applicant proposes to redevelop the property, the project involves retaining structurally sound elements of the Front Street facade. Any features of the facade which are severely deteriorated so as to require replacement, would match the existing facade in terms of design, color, texture, visual qualities, and materials. The remaining portions of the existing wooden structure would be replaced with a new wood and masonry structure having similar architectural design features.

A new one story structure of 4,400 square feet is proposed with retail, accessory storage, office and restroom use. There are six parking stalls with access to Luakini Street. See Figure 4.

The proposed facade of the structure is anticipated to be in keeping with the existing Commercial Vernacular design of the existing building and area. See Figure 5. The facade has a stepped false front with an overhang to provide shade over the sidewalk area. The fenestration and entrance design are also anticipated to match the existing structure. Colors of the structure are anticipated to be muted gray with ivory trim. On the Luakini Street frontage, the two parking stalls located within the structure would be enclosed.



Source: Bayless Architects, Inc.

Figure 4 Redevelopment of ABC Store at 726 Front Street
Proposed Floor Plan

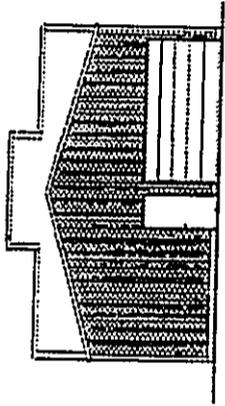


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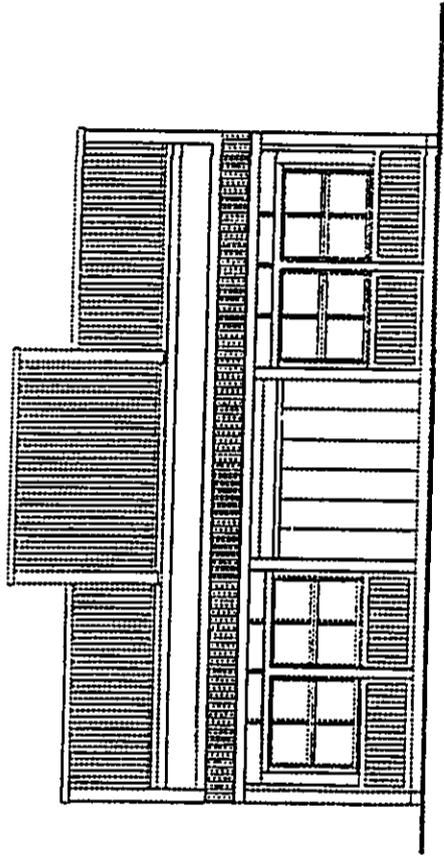


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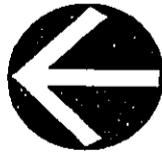
Rear Elevation



Front Street Elevation

Source: Bayless Architects, Inc.

Figure 5 Redevelopment of ABC Store at 726 Front Street
Elevations



NOT TO SCALE



Michael T. Munekiyo Consulting, Inc.
Prepared for: ABC Stores

The total cost of the project is anticipated to be \$400,000.00. Assuming all applicable permits are obtained, construction is projected to start in November 1993 and be completed in March 1994.

Chapter II

***Description of the
Physical Environment***

II. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property is located on Front Street, between Dickenson Street and Lahainaluna Road. The seawall which forms a major landmark of historic Lahaina Town is located across the property along Front Street. This section of Front Street lies within the heart of historic Lahaina Town, and includes a variety of visitor-oriented retail outlets. Luakini Street borders the property to the east. Uses along Luakini Street between Dickenson Street and Lahainaluna Road include a mix of commercial, residential and public parking. Properties east of Luakini Street, to Honoapiilani Highway, contain older single-family residential units.

Within its location in historic Lahaina Town, the property lies in close proximity to the Lahaina Small Boat Harbor, Kamehameha III Elementary School, and the Banyan Court.

2. Climate

Like most areas of Hawaii, Lahaina's climate is relatively uniform year-round. Lahaina's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate.

Average temperatures in Lahaina range between 60 degrees and 88 degrees Fahrenheit. August is historically the warmest month, while January and February are the coolest.

Rainfall at Lahaina is highly seasonal, with most precipitation occurring between the months of October and April. Situated on the

leeward side of the West Maui Mountains, this region receives most of its rainfall in late afternoon and early evening, after seabreezes take moisture upslope during the day. Precipitation data collected at the Wahikuli Station (#364) show that on average January is the wettest month, while June is the driest. The average annual total is 18.5 inches (Environmental Impact Study Corp., 1979).

The winds in the Lahaina area are also seasonal, although northeasterly tradewinds are predominant. Wind patterns also vary on a daily basis, with tradewinds generally being stronger in the afternoon.

3. Flood and Tsunami Zone

The Flood Insurance Rate Map (FIRM) for this area of the Island designates the makai portion of the project site as Zone "A-4". See Figure 6. Zone "A-4" represents an area subject to the 100-year flood. The remainder of the property falls within Zone "C" which indicates an area of minimal flooding. The site is located mauka of coastal flooding zones.

4. Topography and Soils

The subject property is virtually flat, located in the existing developed Lahaina Town area.

Soils at the project site belong to the Pulehu-Ewa-Jaucas association. The specific soil type at the project site consists of the Ewa Series' Ewa silty clay loam (EaA). The Ewa silty clay loam is characterized as having very slow runoff and very slight erosion hazard.

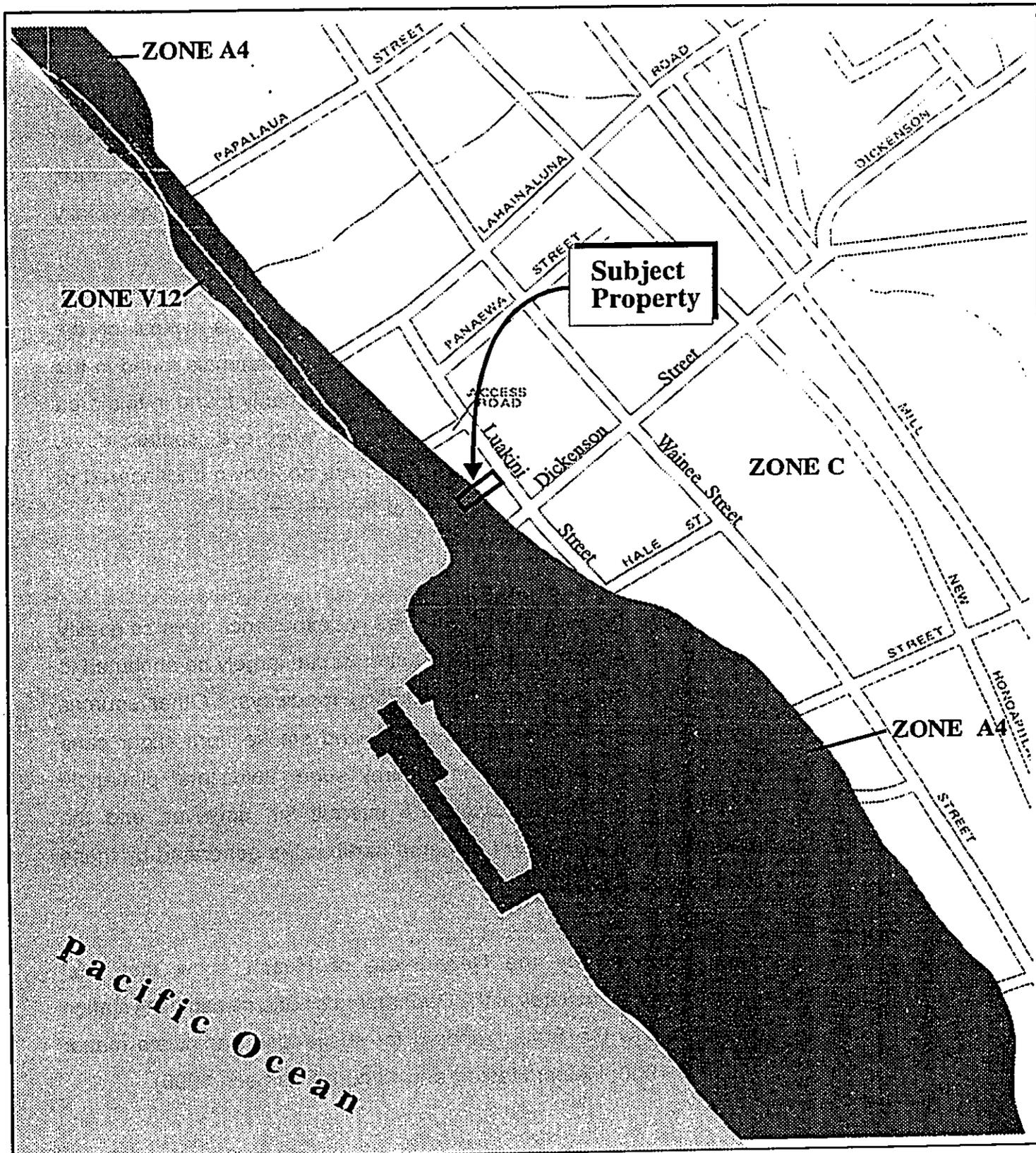


Figure 6 **Redevelopment of ABC Store**
 at 726 Front Street
 Flood Insurance Rate Map




 Michael T. Munekiyo Consulting, Inc.
 Prepared for: ABC Stores

5. **Flora and Fauna**

The area of the site has been fully developed containing a wooden structure and asphalt concrete paving. There are no rare, threatened or endangered species of plants found at or in the vicinity of the property.

Animal life which may be found in this area is typical of the urbanized regions of West Maui. Domestic mammals found in the area include dogs and cats. Avifauna commonly found in this area include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known endangered or rare species found in the vicinity of the project site.

6. **Air Quality**

The subject property in general does not experience adverse quality conditions. Airborne pollutants that exist can largely be attributed to automobile exhaust from surrounding roadways. Other sources include emissions from Pioneer Mill and smoke from sugar cane burning and operations from nearby sugar fields and pineapple operations. These sources are intermittent, however, and the prevailing tradewinds will disperse particulates generated by these temporary sources.

Data collected by the Department of Health show that total suspended particulates at the Department's Lahaina sampling station is well below the State standard for suspended particulate matter (DBED, 1990; Helber Hastert and Kimura Planners, 1990).

7. **Noise**

Existing background noise in the vicinity of the site is principally attributed to traffic on Front Street and Luakini Street. The ocean surf from the adjacent coastline also contributes to background noise conditions.

8. **Archaeological/Historic Resources**

Since the subject property is fully developed with a wooden structure on a concrete slab and an all-weather parking area, there are no surface archaeological features found at the site.

The property, however, is located within the area designated as the Lahaina National Historic Landmark. Listed in 1962 as a Landmark, Lahaina was also placed on the National Register of Historic Places in 1966 (Spencer Mason Architects, 1988; U.S. Department of the Army, 1976). The designations recognize Lahaina's significant role as a center for the whaling industry during the mid-19th century. Lahaina's historic value is further enhanced by its early 19th century designation as the capital of the Hawaiian Islands.

In addition to its designation as a National Historic Landmark and listing on the National Register of Historic Places, the County of Maui established two historic districts in Lahaina. Historic District No. 1 was established in 1962. Historic District No. 2, established in 1967, includes the subject property. See Figure 7.

The purpose of the Lahaina Historic District No. 2 is "to preserve the charm of Lahaina by preserving the architectural styles which are unique to Lahaina". All building plans needing a building permit within the historic district require the approval of the Cultural Resources Commission.

The Commission regulates provisions relating to uses, building heights and yard spacing. The exterior of all new buildings within a historic district must also be in keeping with the architectural style of the district. For Historic District No. 2, acceptable styles of architecture are defined as follows:

- (1) Native Hawaiian style characterized by thatched construction;
- (2) 19th century New England style, tempered by the availability of materials, tools and skill, as exemplified by the Baldwin House;
- (3) "Monterey" or western type, defined as one or two-story structure with wooden balcony or overhanging wooden or corrugated iron roof awning;
- (4) For single-family dwellings, any architectural style prevalent during the 19th century in Lahaina or which evolved from 1900 to the present in Lahaina, being unpretentious in style and painted in muted tones.

The portion of Front Street, from Lahainaluna Road to Dickenson Street, which contains the subject property, can be described as the Seawall Commercial Area. The area is characterized by a row of single and two-story plantation style commercial structures on the mauka side of the street facing a 700 foot long concrete post/wooden railing "seawall". Several buildings on the south end of the sea wall enhance the overall character of Front Street by their picturesque stilt supports in the ocean. The general effect of these structures is an aged and weathered assortment of store fronts (Belt Collins & Associates, 1992).

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

The majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the foothills of the West Maui Mountains.

"Urban" designated lands occupy the lower elevations along the coast and include the communities of Kahana-Napili-Kapalua and Kaanapali. These resort communities include several hotels and visitor-oriented condominiums. Lahaina, meanwhile, is more typical of a residential community. Single family, business, light industrial and agricultural zones prevail in this part of West Maui.

Sugar cane and pineapple fields occupy much of the land in the area. Pioneer Mill, a major regional employer, cultivates approximately 6,800 acres in sugar cane. Maui Land and Pineapple Company's pineapple fields are found along the slopes of the West Maui Mountains north of Kaanapali.

2. Population

The resident population of the Lahaina Community Plan region has demonstrated a substantial increase over the last two decades. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. The current population of the Lahaina District is estimated at 14,574. A projection of the resident population for the years 2000 and 2010 are 18,555 and 22,633, respectively (Community Resources, Inc., 1992).

Growth at the County level exhibits a similar pattern. The County's 1980 resident population of 71,000 has since grown to the present 100,000. The estimated County population in 2010 is 145,200 (DBED, 1990).

3. Economy

The economy of Maui is heavily dependent upon the visitor industry. In 1991, for example, total visitor expenditures equalled \$2.4 billion (First Hawaiian Bank Research Department, 1992). The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui (816 rooms), Westin Maui (761 rooms), Maui Marriott Resort (720 rooms) and the Kapalua Bay Hotel & Villas (344 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets, as well as visitor-related activities.

In addition to the visitor industry, agriculture is established as a vital component of the West Maui economy. Sugar operations, in West Maui are managed by the Pioneer Mill Co., Ltd. (PMCo). In 1988, PMCo produced 47,500 tons or 16.2 percent of Maui's total, and employed more than 300 people (Maui News Supplement, 1990).

Maui Land and Pineapple Company's fields remain an important component of the region's agricultural base. In 1988, Maui Land and Pineapple Company entered the fresh fruit market, air shipping pineapples to the mainland in an effort to diversify its operations.

C. PUBLIC SERVICES

1. Police and Fire Protection

The project site is within the Lahaina Police Station service area, which services all of the Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli. The Lahaina Patrol includes 47 full-time personnel, including one (1) captain, one (1) lieutenant, police officers, public safety aides, and administrative support staff (County of Maui, 1991).

Fire prevention, suppression and protection services for the Lahaina District is provided by the Lahaina Fire Station, also located in the Lahaina Civic Center. The Station is staffed with nine (9) firefighters per 24-hour shift.

The Lahaina Police and Fire Station are located approximately 2.5 miles north of the project site.

2. Medical Facilities

The only major medical facility on the island is Maui Memorial Hospital, located approximately twenty (20) miles from Lahaina, midway between Wailuku and Kahului. The 145-bed facility provides general, acute, and emergency care services.

In addition, regular hours are offered by private practices in Lahaina, which include the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente Lahaina Clinic.

3. Recreational Facilities

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are several

County parks and State beach parks in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas.

In addition, Kaanapali and Kapalua Resorts operate world-class golf courses which are available for public use.

Recreational facilities in close proximity to the property include the Lahaina Recreation Center, Puamana Park, and Launiupoko State Wayside Park. The Lahaina Recreation Center provides play fields for organized athletic activities, while Puamana Park and Launiupoko Park provide opportunities for swimming, picnicking and related shoreline activities. The Lahaina Small Boat Harbor is located approximately 0.2 mile southeast of the subject property.

4. **Educational Facilities**

The West Maui area is served by four public schools operated by the State of Hawaii, Department of Education (1991 enrollment in parentheses): Lahainaluna High School (769); Lahaina Intermediate School (517); King Kamehameha Elementary School (691); and Princess Nahienaena Elementary School (401). The region is also served by privately operated pre-elementary and elementary schools.

D. **INFRASTRUCTURE**

1. **Roadway System**

Honoapiilani Highway (State Highway 30) is the main roadway serving the West Maui region. This highway is the only link between West Maui and the rest of the Island (although an unimproved segment of highway extends around the north coast of the Island to Waihee, providing limited access).

Other heavily used local roadways in the vicinity of the property include Lahainaluna Road, Dickenson Street and Front Street.

Front Street, which offers pedestrian access to the existing store, is a two-way, two-lane County roadway with parallel parking on both sides.

Vehicular access to the site is offered via Luakini Street, which is a County roadway aligned along the eastern property line of the property. Between Prison Street and Lahainaluna Road, traffic flow on Luakini Street is one-way north bound.

The Maui Long-Range Highway Planning Study--Lahaina Traffic Circulation Plan (Austin, Tsutsumi & Associates, Inc., 1991) evaluated existing traffic conditions within the Lahaina Town area, in proximity to the subject property. Major findings of the Lahaina Circulation Plan are summarized below.

- a. Front Street, through the commercial core (between Papalaua Street and Prison Street), is a primary north-south roadway through Lahaina Town. Traffic generally moves slowly through this section of roadway because of the narrow roadway width, heavy pedestrian traffic, on-street parking and cross-street intersections.
- b. The Lahainaluna Road approach at Front Street provides two (2) makai bound lanes (one (1) left turn lane and one (1) right turn lane), and one mauka bound lane. During the peak hour of traffic at this intersection, the majority bound traffic

operates at an acceptable level of service, with average traffic delays.

- c. Dickenson Street, a two-way, two-lane roadway, forms a T-intersection at Front Street. Traffic operations at this intersection are acceptable.

A 73 stall County public parking lot is located on Luakini Street approximately 110 feet from the subject property. There are two other County of Maui-owned parking lots in Lahaina Town. A parking facility is located at the corner of Prison Street and Front Street holds approximately 110 passenger vehicles and 12 buses. The County's Shaw Street parking lot holds 45 passenger cars and 7 buses. In addition, there are a number of commercial (pay to park) public parking lots closer to the commercial area. Several lots on Dickenson Street, between Front and Wainee Street, appear to have respectable demand.

The Lahaina Circulation Plan concludes that there are no observed peak period congestion problems in the old Lahaina Town area. Occasional delays may be attributed to narrow streets which have no sidewalks or shoulder areas for pedestrian traffic, high on-street parking demand, poor sight distances and left turning vehicles at intersections or driveways.

2. Water Systems

The West Maui region is served by the County's Department of Water Supply water system. The County water system services the coastal areas from Launiupoko to Kaanapali and from Honokowai to Napili (County of Maui, Dept. of Water Supply, 1990). Three surface

sources and eight wells are used to supply the County domestic system.

The property is located within the County's Lahaina-Alaehoa Water System. An existing 12-inch ductile iron line on Front Street provides service to the project site.

3. **Wastewater Systems**

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 MGD. Average daily flow processed by the plant is approximately 5.2 MGD. Wastewater from the property is presently conveyed to an existing 8-inch gravity sewer line located along Front Street. A series of force mains and gravity lines convey wastewater from Lahaina Town to the LWRF.

4. **Solid Waste Disposal**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's 55-acre Central Maui Landfill, located four miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

5. **Drainage**

Runoff from the project site currently sheet flows from east to west, from Luakini Street, between the existing ABC Store and the Lahaina Gallery, and onto Front Street.

6. **Electrical and Telephone**

Electrical and telephone service to the West Maui region is provided by Maui Electric Company and Hawaiian Telephone Company, respectively.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO PHYSICAL ENVIRONMENT

1. Surrounding Uses

The subject property is located within the commercial district of Lahaina Town. Adjacent properties to the north and south of the subject property are also used for commercial retail purposes. Properties across Luakini Street, to the east, are occupied by residential and commercial uses and public parking. The proposed project involves the redevelopment of an existing commercially used site. The use, size and intensity of the new building will be similar to that of the existing structure. In this regard, the proposed project is not anticipated to adversely impact surrounding properties.

2. Flood and Tsunami Hazard

In order to mitigate against flooding impacts, construction on the subject property will conform with applicable County flood hazard provisions.

3. Flora and Fauna

There are no known rare, endangered, or threatened species of flora within or surrounding the project site. As such, the removal of existing vegetation is not considered a detrimental impact to this component of the natural environment.

Similarly, there are no known rare, endangered, or threatened species of avifauna or wildlife in the project vicinity. The project involves the construction of a structure similar to the existing structure and will not displace any known significant habitats. The project is not anticipated to have an adverse impact to the local area's fauna and avifauna population.

4. **Air Quality**

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as demolition of the existing building for example, will generate airborne particulates. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize nuisance impacts to the adjacent businesses and residents.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions.

5. **Noise**

As with air quality, ambient noise conditions will be impacted by construction activities. Heavy construction equipment would be the dominant source of noise during the site construction period. All construction activities will be limited to normal, daylight working hours.

In the long-term, the project involves the same use, scale and density as the existing situation. The project is not anticipated to have adverse long term noise impacts upon the environment.

6. **Visual Impacts**

The proposed building will be similar in height and architectural design to the existing structure. The project will retain structurally sound elements of the existing facade while portions needing replacement will be matched with the existing facade. This will result in a continuation of the architectural theme on Front Street, balancing mass, height and design details with neighboring developed properties. The highest point of the proposed project is

the false front facade which extends to 22 feet in height. This is the same height as the existing facade. The project will not encroach into scenic coastal view corridors along the coastline.

7. Historic Resources

The property is located within the Lahaina National Historic Landmark and is listed on the National Register of Historic Places. In addition, the property is located within the County of Maui's Historic District No. 2.

The existing structure on the 6,418 square foot property was originally built in 1919, with a subsequent renovation in 1960. The structure is of a Commercial Vernacular style typical of Front Street. The existing wooden structure totals approximately 4,445 square feet and is utilized for retail use. It is a one story structure except for a 400 square foot second floor which was originally a store owner's residence.

The building has a stepped front facade with a corrugated iron roof awning overhanging the sidewalk. Fenestration includes four glass windows facing the street frontage. Each are 4-lite hinged type windows. There is a solid accordion entrance.

Since the proposal involves retaining structurally sound portions of the existing facade as well as matching new portions of the facade to the old, the historic nature of the existing facade should be preserved. Design details, such as the stepped front facade, roof overhang, fenestration and entrance, are intended to be in keeping applicable historic district guidelines.

The proposed structure will be built consistent with the Commercial Vernacular style of architecture which predominates Front Street. The proposed one-story structure with stepped false front facade will be compatible in terms of massing, scale and density to surrounding structures. The muted gray colors of the structure with ivory trim are also intended to be contextual.

The project will conform to the purposes of the Lahaina National Historic Landmark, the National Register of Historic Places and the County's Historic District No. 2.

8. Archaeological Resources

The project contains an existing structure originally built in 1919. The site is likely to have been extensively disturbed during previous construction.

Although the existing structure is proposed to be demolished, the existing concrete slab is not proposed to be removed. Should any subsurface excavation be required, the State Historic Preservation Office will be notified prior to any excavation work being done.

B. IMPACTS TO COMMUNITY SETTING

1. Population and Local Economy

On a short-term basis, the project will support construction and construction-related employment. Over the long-term, the project will provide full-time employment for six people. It is anticipated that there will be a store manager, three assistant managers, and two cashiers. This represents the same amount of people presently employed at the existing facility. The project also would provide a

new structure in keeping with the historic character of the Front Street area thereby aiding in the area's long term economic viability.

2. **Police, Fire and Medical Services**

The proposed project is not anticipated to affect service capabilities of police, fire and emergency medical operations. The project will not extend existing service area limits for emergency services.

3. **Recreational and Educational Services**

Since the floor area of the structure is being reduced slightly and the number of employees at the facility is not being increased, demands upon existing recreational and educational facilities will not be adversely impacted by the proposed project.

4. **Solid Waste**

A solid waste management plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Waste Management for the disposal of clearing and grubbing material from the site during construction.

Once completed, the proposed project will be served by a private refuse collection company. Solid waste generated from the project will be disposed at the County's Central Maui Landfill.

C. **IMPACTS TO INFRASTRUCTURE**

1. **Roadways**

The proposed project will not alter existing traffic conditions on surrounding roadways. The project involves the same use, a slight reduction in floor area, and no increase in the number of parking

stalls. It is anticipated that two employees would be working per shift. Thus, the effect on existing roadways is negligible.

The Lahaina Traffic Circulation Plan assessed Lahaina area traffic conditions for the years 2000 and 2010. The major projected improvement which will substantially relieve through traffic in the region is the proposed Lahaina Bypass Highway which will provide an alternative north-south travel way between Puamana and Honokowai.

With respect to traffic conditions in Lahaina Town, in the vicinity of the subject property, the Plan concludes that from a traffic standpoint, the roadways in Lahaina Town will be able to accommodate projected traffic demands. To accomplish this, however, the following improvements and actions would need to be implemented.:

- a. Widening of roadways to provide sidewalk areas;
- b. Provision of left-turn lanes at intersections and driveways;
- c. Removing of on-street parking on high traffic demand streets; and
- d. Implement new traffic circulation patterns to improve flow.

2. Water

Water will be furnished by the Department of Water Supply's Lahaina-Alaeloa water system. The new building will not alter water use characteristics as building size, use and intensity will remain virtually unchanged.

3. **Wastewater**

Wastewater collection will be furnished by the County's sewer system. Since no additional employees are anticipated, impacts of the project upon the wastewater system are expected to be negligible.

4. **Drainage and Erosion Control**

The proposed project will not result in any increase in runoff volume and the direction of runoff will remain unchanged. Thus, it is anticipated that there will be no adverse effects on adjoining or downstream properties as a result of the project. See Appendix A.

Chapter IV

***Relationship to Land Use
Plans, Policies, and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are placed -- "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development".

The proposed action is in keeping with the following General Plan objective and policies:

Objective: To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

Policies:

- a. Maintain a diversified economic environment compatible with acceptable and consistent employment.
- b. Support programs, services and institutions which provide economic diversification.

C. LAHAINA COMMUNITY PLAN

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan, which has objectives and policies drafted in accordance with the County

General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property falls within the Lahaina Community Plan Region. The proposed action involves the redevelopment of an existing developed property. The proposed redevelopment is consistent with the Lahaina Community Plan's recommendation for urban design, as follows:

New building and renovation along Front Street and abutting the Historic District should respect the scale, texture, materials, and facades of existing structures.

The proposed use of property for commercial retailing is consistent with the site's Community Plan land use designation of "Business/Commercial". See Figure 8.

D. ZONING

The zoning for the site is B-2 Community Business District. The proposed project is consistent with the provisions of the zoning.

E. LAHAINA HISTORIC DISTRICTS

There are two historic districts in Lahaina. The historic districts comprise an area of approximately 47 acres. It includes Malu'ulu'olele Park and all of Front Street extending north from Shaw Street to the northern end of the Lahaina Center property on Front Street. The subject property is located in Historic District No. 2.

The Cultural Resources Commission administers provisions of the various historic districts within the County.

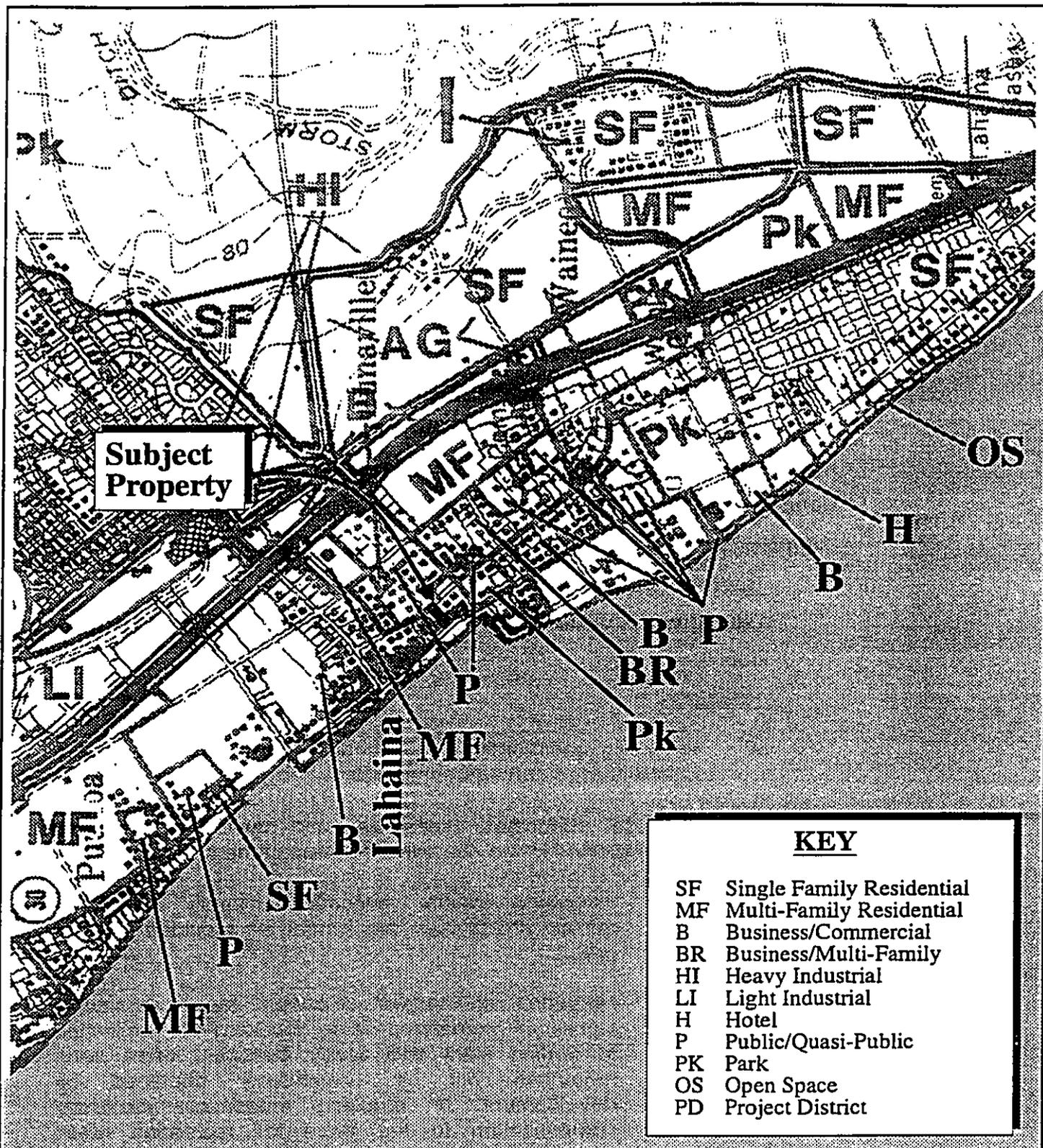
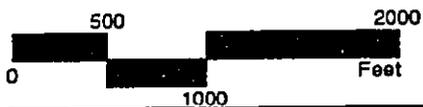


Figure 8 Redevelopment of ABC Store
 at 726 Front Street
 Lahaina Community Plan Designations




 Michael T. Munekiyo Consulting, Inc.
 Prepared for: ABC Stores

The proposed project furthers the objectives of the Commission by reconstructing an aging structure in compliance with the Commercial Vernacular architectural style which predominates Front Street.

F. COUNTY OF MAUI SPECIAL MANAGEMENT AREA

The subject property is located within the County of Maui's Special Management Area. Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- a. Improve coordination and funding of coastal recreation planning and management; and
- b. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - (1) Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - (2) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy 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;

-
- (3) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (4) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (5) Encouraging expanded public recreational use of County, State and federally owned or controlled shoreline lands and waters having recreational value;
 - (6) Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters; and
 - (7) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response: The property will be redeveloped to provide a building similar in design to the existing facility. Accordingly, the proposed project is not anticipated to adversely impact existing coastal or inland recreational resources.

2. Historical/Cultural Resources

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

Policies:

1. Identify and analyze significant archaeological resources;
2. Maximize information retention through preservation of remains and artifacts or salvage operations; and

-
3. Support State goals for protection, restoration, interpretation and display of historic resources.

Response: The Front Street facade will be restored to the greatest extent practicable and any portions to be replaced would be matched with the original. The intent is to be in keeping with the Commercial Vernacular architectural style which predominates Front Street. The proposed project is compatible with the purpose of Historic District No. 2 by preserving the specific architectural styles unique to Lahaina. Moreover, the existing concrete slab is proposed to be retained in order to prevent extensive subsurface work. However, should subsurface work be required, the State Historic Preservation Office shall be contacted.

3. **Scenic and Open Space Resources**

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

Policies:

1. Identify valued scenic resources in the coastal zone management area;
2. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
3. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
4. Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The project will be designed to assure compatibility with its surroundings. The proposed structure would be similar to neighboring buildings in terms of mass and scale. The architectural character of the project complements the historic nature of Front

Street and does not affect existing public views to and along the shoreline.

4. **Coastal Ecosystems**

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

Policies:

1. Improve the technical basis for natural resource management;
2. Preserve valuable coastal ecosystems of significant biological or economic importance;
3. 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
4. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards.

Response: Improvements to the subject property are not expected to adversely impact coastal ecosystems. Mitigative measures for soil erosion control will be implemented during construction.

5. **Economic Uses**

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

Policies:

1. Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;
2. Ensure that coastal dependent development such as harbors and ports, visitor 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

3. 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:
 - a. Utilization of presently designated locations is not feasible;
 - b. Adverse environmental effects are minimized; and
 - c. Important to the State's economy.

Response: The proposed project is in keeping with land use guidelines established by the Lahaina Community Plan.

6. **Coastal Hazards**

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

Policies:

1. Develop and communicate adequate information on storm wave, tsunami, flood, erosion and subsidence hazard;
2. Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence hazard;
3. Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
4. Prevent coastal flooding from inland projects.

Response: Existing improvements on the site consist of the structure on top of a concrete slab and an asphalt concrete parking area fronting Luakini Street. Since no "hard" surface is being added, the project will not result in increased runoff and is not anticipated to have adverse effects on adjacent properties.

7. **Managing Development**

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

Policies:

1. Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
2. Facilitate timely processing of application for development permits and resolve overlapping of conflicting permit requirements; and
3. Communicate the potential and short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response: In compliance with the Rules and Regulations of Planning Commission of County of Maui, required project assessment documentation will be filed with the County Planning Department for review and processing by the Planning Commission. Opportunity for public review and consideration of the proposed action is provided through the Special Management Area permitting process.

Applicable State and County requirements will be adhered to in the design and construction of the proposed project.

Chapter V

Findings and Conclusion

V. FINDINGS AND CONCLUSION

The proposed project would involve the redevelopment of the existing ABC Store retail outlet at 726 Front Street. The subject property is within the Lahaina National Historic Landmark District and the National Register of Historic Places.

The proposed project will involve demolition, clearing and building construction activities. In the short-term, these activities may create temporary nuisances normally associated with construction activities. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize nuisance impacts to the adjacent businesses and residents. Construction activities are also anticipated to be limited to daylight hours. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the project is not anticipated to result in adverse environmental impacts. There are no rare/threatened species of flora and fauna at the project site. With the exception of the Front Street facade, the existing structure is proposed to be replaced because its structural soundness and state of deterioration is a concern. The proposed project would involve retaining the building facade in the same Commercial Vernacular architectural style which predominates Front Street. Massing, style and density of the proposed structure would be similar to the existing structure. The proposed structure conforms to the purposes of the Lahaina National Historic Landmark, Lahaina Historic District and the County's Historic District No. 2. The existing concrete slab is anticipated to be retained. However, should any subsurface excavation be required, the State Historic Preservation Office will be notified prior to any excavation work being done.

No additional employees are anticipated to staff the new retail facility. However, the new structure in keeping with the historic character of the Front Street area aids in the area's long term economic viability.

Because the proposed project involves a slight decrease in floor area, no change in use, and the same number of employees, no adverse effect upon infrastructure systems and public services are anticipated.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter VI

***Agencies and
Organizations Consulted***

VI. AGENCIES AND ORGANIZATIONS CONSULTED

The following agencies were contacted during the preparation of the Environmental Assessment:

1. State Historic Preservation Office
Department of Land and Natural Resources
1325 Lower Main Street, #108
Wailuku, Hawaii 96793

2. Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Chapter VII

***Letters Received During
Public Comment Period
and Agency Response***

JOHN WAHNEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

KEITH AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

- AQUACULTURE DEVELOPMENT PROGRAM
- AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS CONSERVATION AND RESOURCES ENFORCEMENT CONVEYANCES
- FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
- LAND MANAGEMENT
- STATE PARKS
- WATER AND LAND DEVELOPMENT

'93 AUG 10 P1 54

RECEIVED

August 6, 1993

Ms. Elizabeth Anderson, Planner
Maui Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 8835
DOC NO: 9308CO04
Architecture

Dear Ms. Anderson:

SUBJECT: Redevelopment of ABC Store at 726 Front Street
TMK: 4-6-09:06, Lahaina, Maui

Thank you for the July 1, 1993 submittal for the Redevelopment of the ABC Store at 726 Front Street in Lahaina. We recommend that if the existing facade is the original and in good condition that it be retained rather than replaced, if this is not possible photo documentation prior to demolition is recommended. We believe that the proposed new building is in keeping with the historic character of the original.

If you have any questions, please have your staff contact Carol Ogata at 587-0004. Thank you for the opportunity to comment.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jen

c: Steve Tagawa

DEPT OF P. Resources

Deputy Dir.	<input type="checkbox"/>	Assign
Secretary	<input type="checkbox"/>	Rush
Current Div.	<input checked="" type="checkbox"/>	See Me
Long Range	<input type="checkbox"/>	Comment:
Energy Div.	<input type="checkbox"/>	Draft
Amin.	<input type="checkbox"/>	Handle
	<input type="checkbox"/>	File
	<input type="checkbox"/>	FY?
Copy to:	<input type="checkbox"/>	CIRCULATE
		Recycle

Date: 8/10



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

LINDA CROCKETT LINGLE
Mayor
CHARMAINE TAVARES
Director
ARMAND PADUA
Deputy Director

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

(808) 243-7230

July 27, 1993

Mr. Brian Miskae, Director
Planning Department
250 S. High Street
Wailuku, HI 96793

Attention: Elizabeth Anderson

Dear Mr. Miskae:

Subject: I.D. No.: 93/SM1-19; 93/HDC-14; 93/EA-06; TMK 4-6-9:6
ABC Store; Applicant: Grant Y.N. Chun

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

Thank you for allowing us to comment on the permit applications.

Sincerely,

Charmaine Tavares
CHARMAINE TAVARES
Director

CT/rt

c:wp52.14

Assign	
Rush	
See Me	
Comments	
Draft	
Handle	
File	
FILE	
CIRCULATE	
Recycle	
Today's date	7/29
Due	

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 4, 1993

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land & Natural Resources
33 S. King St., 6th Floor
Honolulu, HI 96813

Dear Mr. Hibbard:

SUBJECT: Redevelopment of ABC Store at 726 Front Street
TMK: 4-6-9:6, Lahaina, Maui, Hawaii

Thank you for your letter of August 6, 1993 submitting
comments on the proposed project.

We note that the County of Maui Cultural Resources Commission
is working with the applicant, MNS, Ltd., in ensuring that
structurally sound portions of the Front Street building facade
will be retained. Should any feature of the facade be severely
deteriorated, then replacement shall match the existing facade in
terms of design, color, texture, visual qualities, and materials.

If you have any questions, please call Elizabeth Anderson at
243-7735.

Very truly yours,


BRIAN MISKAE
Planning Director

xc: M. Arakawa
CRC Members
E. Anderson

J. W. /

References

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Appendix A

Drainage Letter Report

May 26, 1993



CONSULTING CIVIL ENGINEERS
1129 EAST MAIN STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

Mr. Greg Bayless, AIA
Bayless Architects, Inc.
1885 Main Street, Suite 408
Wailuku, Hawaii 96793

Dear Greg:

Subject: ABC Front Street
T.M.K. 4-6-09: 06
Lahaina, Maui, Hawaii

Pursuant to your request, I have reviewed the existing and proposed plans for the project.

The proposed improvements include the restoration of the existing store with the floor area being reduced from 4,445 square feet to 4,400 square feet. The existing parking area will be maintained.

Based on the topographic map provided, the runoff from the project site currently sheet flows from east to west, from Luakini Street, between the existing ABC Store and the Lahaina Gallery, and onto Front Street.

There should be no increase in runoff volume and the direction of the runoff will remain unchanged from existing conditions. Therefore, it is my professional opinion that there will be no adverse effects on the adjoining or downstream properties as a result of this project.

Sincerely,



Stacy A. Otomo

Stacy A. Otomo, PE
President
Registration No. 5115

co