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COUNTY OF MAUI  
PLANNING DEPARTMENT  
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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

December 13, 1994

Mr. Bruce Anderson, Interim Director  
Office of Environmental Quality Control  
200 South King Street, Fourth Floor  
Honolulu, Hawaii 96813

Dear Mr. Anderson,

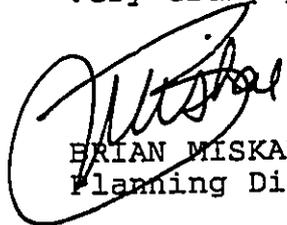
RE: Final Negative Declaration for the proposed Old Lahaina  
Center at Lahaina, Maui, Hawaii, TMK 4-5-1:18.

The Maui County Planning Department, as the accepting  
authority, is transmitting for publication in the upcoming OEQC  
Bulletin, the Final Negative Declaration for the Old Lahaina Center  
Renovations and Redevelopment Project proposed by the applicant,  
KCOM Corporation.

A brief description of the proposed action is contained in the  
summary section in the attached OEQC Bulletin Publication Form. We  
have also attached four (4) copies of the Final Environmental  
Assessment.

Thank you for your cooperation. If further clarification is  
required, please contact Ms. Ann Cua of this office.

Very truly yours,

  
BRIAN MISKAE  
Planning Director

encl.

cc: Val Peroff  
Milton Arakawa  
C. Suyama  
A. Cua  
Project file

165

1995-01-08-MA-~~FEA~~ Lahaina Center Renovation & Redevelopment

**Final**  
**Environmental Assessment**  

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**Old Lahaina Center**

Prepared for

December 1994

KCOM Corp.



***Final  
Environmental Assessment***  

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***Old Lahaina Center***

Prepared for

KCOM Corp.

December 1994



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SR12190.T08.0020

**Preface**

The applicant, KCOM Corporation, on behalf of The Harry & Jeanette Weinberg Foundation Inc., proposes to renovate and redevelop its existing retail buildings, parking lot and other related improvements at the Lahaina Shopping Center (TMK 4-5-1:18) in Lahaina, Maui, Hawaii. The center is proposed to be renamed the Old Lahaina Center. The subject property is within the Lahaina National Historic Landmark District and the District is included on 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 Land Owner

The Applicant for the proposed project is KCOM Corporation. The Harry & Jeanette Weinberg Foundation Inc. is the land owner of the subject property.

### Contact Person

For further information, contact Joe Blanco, KCOM Corporation, 841 Bishop Street, #1601, Honolulu, Hawaii 96813, or at telephone (808)533-7419.

### Property Location and Description

The subject property is currently the site of the Lahaina Shopping Center, Lahaina, Maui, Hawaii and is bounded by Wainee Street to the east, Papalaua Street to the north and Front Street to the west. The subject parcel is defined by TMK (2) 4-5-1:18 and encompasses approximately 6.543 acres.

Existing improvements currently on the proposed project site include eight (8) retail buildings and a 352-stall parking lot.

### Proposed Action

A total of six (6) buildings (Buildings "B", "C", "D", "G", "H" and "J") are being renovated by using similar materials of wood lap siding, trims, metal canopies, wood trellises, and ornate architectural motifs and cornices. Along Front Street, Building "B" is proposed to be renovated to complement the commercial vernacular style of surrounding structures.

Two (2) buildings (Buildings "E" and "F") are proposed to be demolished in order to establish a clear pattern of pedestrian movement. These two (2) structures total 2,500 square feet in floor area.

A total of 2,148 square feet of floor area is being added to the overall floor area. The floor area of Building "C" is being increased slightly with a new building wall being constructed on the Papalaua Street side of the structure. Two (2) architectural gateway towers, one (1) 40 feet in height located next to Building "C", and the other 30 feet in height next to Building "G", also add floor area as well as provide a design amenity for the center. An elevator tower is being proposed for Building "H" which enhances accessibility.

With the proposed improvements, the floor area of the shopping center complex decreases slightly from 82,655 square feet to 82,303 square feet.

Parking is proposed to be restriped in order to provide additional stalls and increase the efficiency of the parking layout. The modified parking area would increase the number of stalls from 352 to 405 stalls. An existing paved swale near the southeastern boundary of the property is proposed to be infilled to provide a more level parking area. A storm drain and culvert are proposed to be added to assure that runoff flows do not adversely affect adjacent and downstream properties.

In addition, all applicable work performed during the renovations and remodeling will be in compliance with the Americans with Disabilities Act and the current Energy Code.

Construction time of this project is estimated to take eleven (11) to twelve (12) months and is scheduled to begin upon receipt of applicable government permit approvals. Estimated project cost is approximately \$2.5 million.

#### **Findings and Conclusions**

The proposed project would involve the renovation of the Lahaina Shopping Center. The subject property is within the Lahaina National Historic Landmark which is listed on the National Register of Historic Places. The makai portion of the property is also within County Historic District No. 2.

The project will involve temporary impacts involved with construction activities. Site work and excavation are minimal compared to most new construction projects. However, tenants are anticipated to be in business during the period of construction so several measures are anticipated to be implemented to minimize construction impacts, such as erection of sheathing and fencing to confine dust and noise to the immediate area under construction as well as night work.

From a long-term perspective, the project is not anticipated to result in adverse environmental impacts. There are no rare, threatened or endangered species of flora and fauna found at the project site. The project will not adversely impact air and noise characteristics in the immediate neighborhood and will not encroach on any significant scenic view corridors. The project is also located on lands designated as areas of minimal flooding.

There are no surface archaeological materials present at the site. Should any cultural materials be found during construction, work in the immediate vicinity will be halted and the State Historic Preservation Office will be notified.

The project will also be compatible to the surrounding single- and two-story commercial vernacular buildings on Front Street as well as existing neighboring developments. The height, massing and scale of the structures will also be compatible with surrounding built environment.

Since the number of employees should not change significantly, no adverse effects upon public services such as police, fire and medical services, are anticipated. No significant impacts upon traffic, water and wastewater facilities are anticipated since there are no significant increases in employees or floor area. Concrete drain inlets will be used to collect storm runoff from the proposed project. The runoff will then be deposited into the existing drainage system located along Front Street. The proposed project is not expected to cause any adverse effects to adjacent or downstream developments.

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

# ***Chapter 1***

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## ***Project Overview***

## **I. PROJECT OVERVIEW**

### **A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP**

The applicant for the project is KCOM Corporation, on behalf of The Harry & Jeanette Weinberg Foundation Inc. The proposed project involves remodeling and renovating the retail building exteriors and parking lot and other related improvements at the Lahaina Shopping Center located in Lahaina, Maui, Hawaii (TMK 4-5-1:18). After the renovation, the project will be renamed the Old Lahaina Center. The project site is 6.543 acres in size. See Figure 1 and Figure 2.

The site is located near the northeastern portion of the Front Street commercial district with frontages on Front and Wainee Streets. The project has driveway accesses onto Front, Wainee and Papalaua Streets. Originally developed in 1963 and consisting of three (3) retail buildings, the Lahaina Shopping Center today consists of eight (8) buildings and a 352-stall parking lot. Existing uses located on the site include retail, financial establishments, restaurants, offices, grocery store, drug store, physical culture studio, barber and beauty shops, laundromat, and a hardware store. The approximate building areas are 82,655 square feet.

The owner of the property is The Harry & Jeanette Weinberg Foundation Inc.

### **B. PROPOSED ACTION**

#### **1. Project Need**

The existing buildings on the site range from 17 to 31 years of age. All of the eight (8) buildings exhibit some signs of deferred maintenance, such as leaking roofs, damaged or inadequate sidewalks, decayed exterior sidings, misaligned rain gutters, and waterstained soffits. Other noted problems include an inefficient

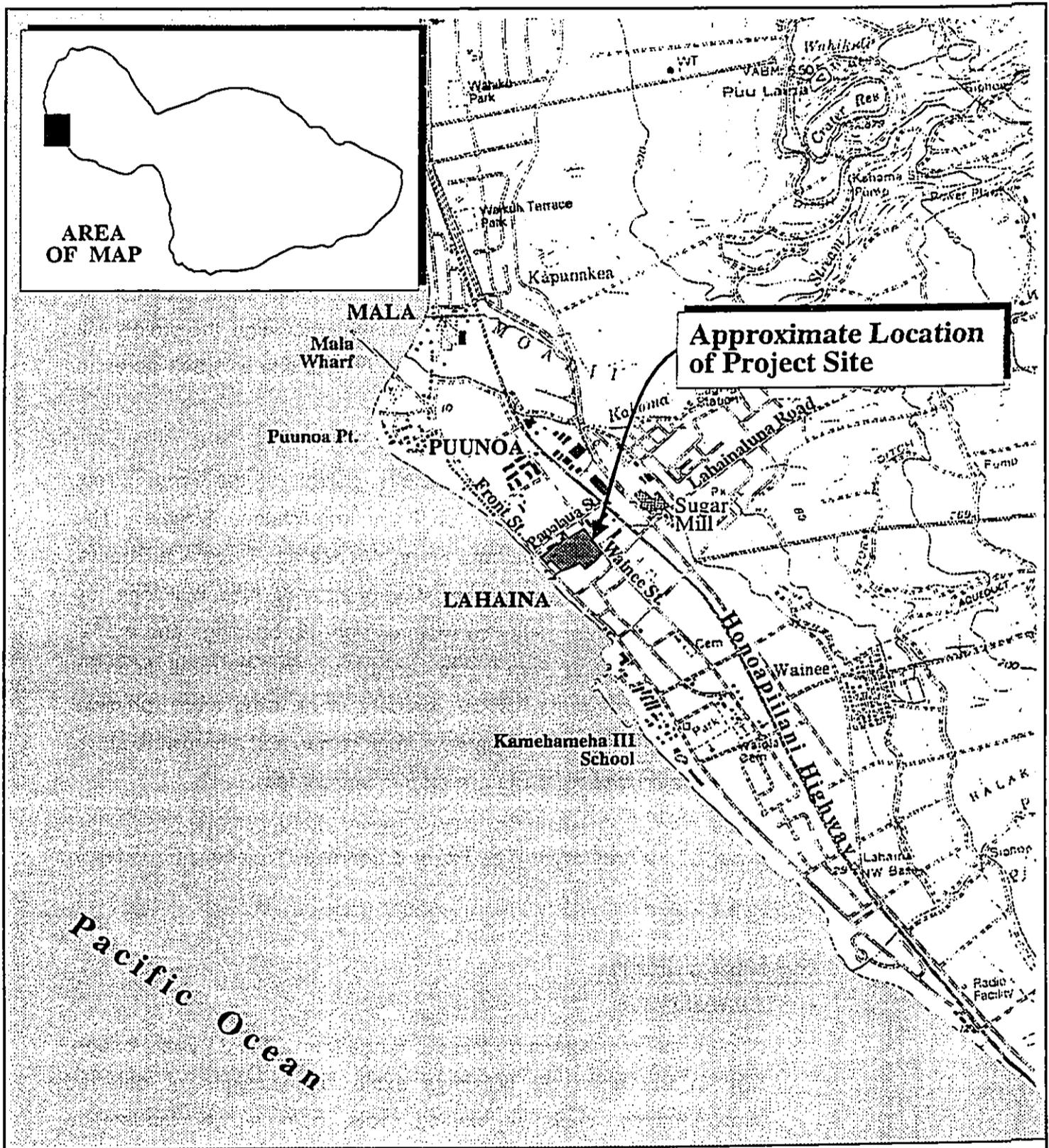


Figure 1

Old Lahaina Center  
Regional Location Map



Prepared for: KCOM Corporation



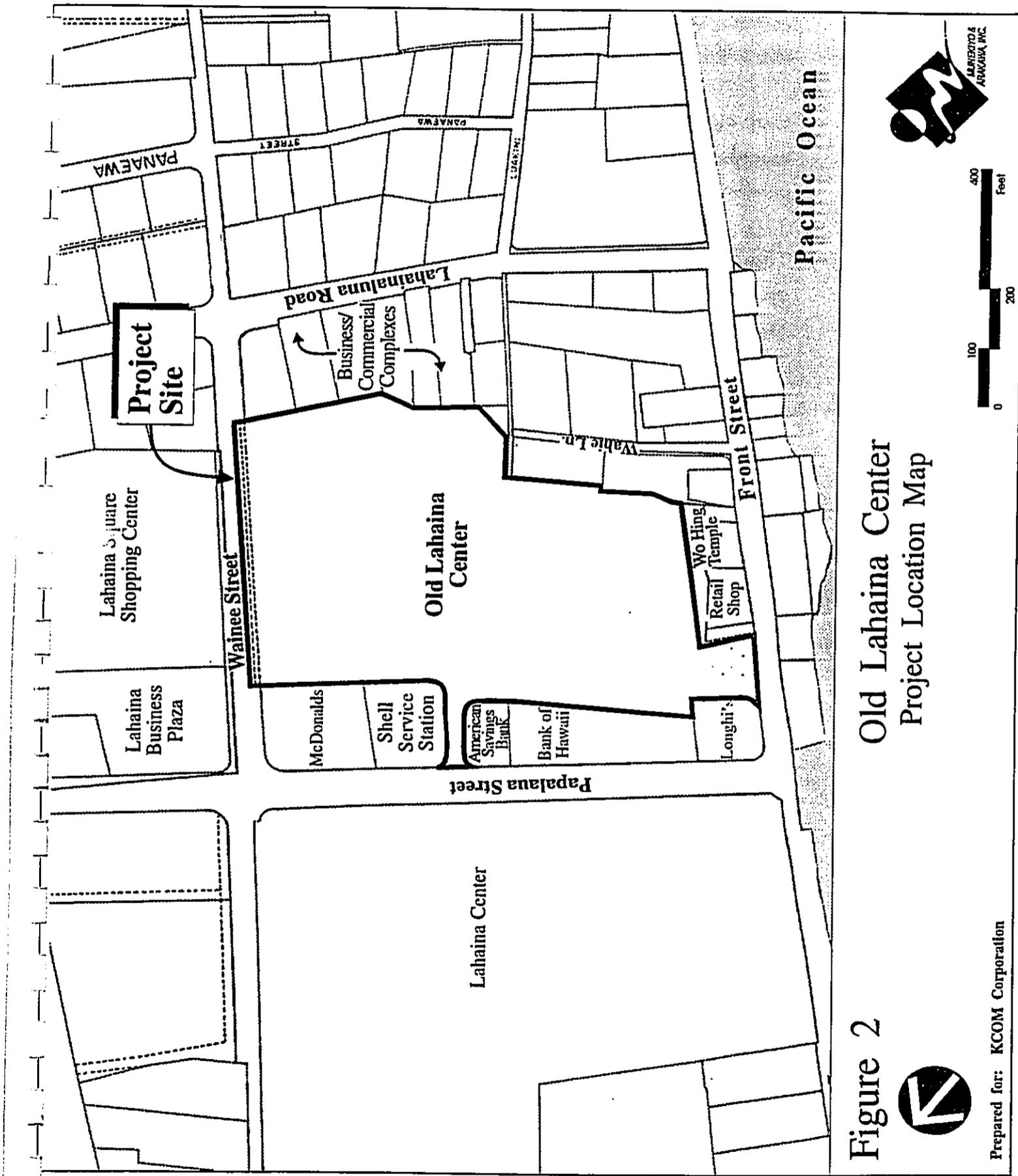


Figure 2

Old Lahaina Center  
Project Location Map



Prepared for: KCOM Corporation

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parking layout, as well as a lack of handicapped accessible sidewalks and restrooms.

Each building of the shopping center has its own architectural style, materials and details which have evolved over the years with no cohesive theme.

The proposed renovation to the shopping center is necessary in order to improve and establish identity, visibility and accessibility, in keeping with the surrounding built environment.

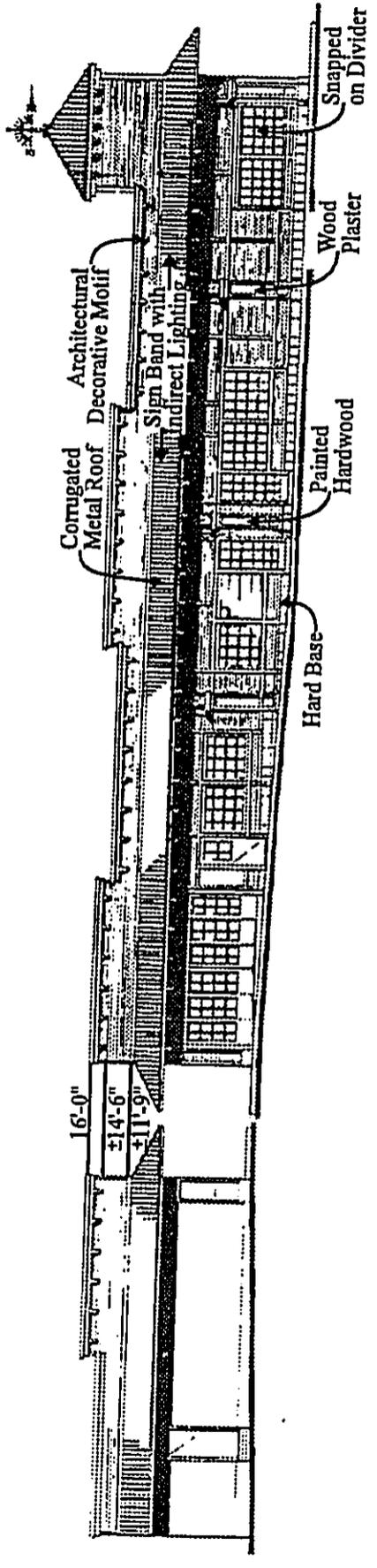
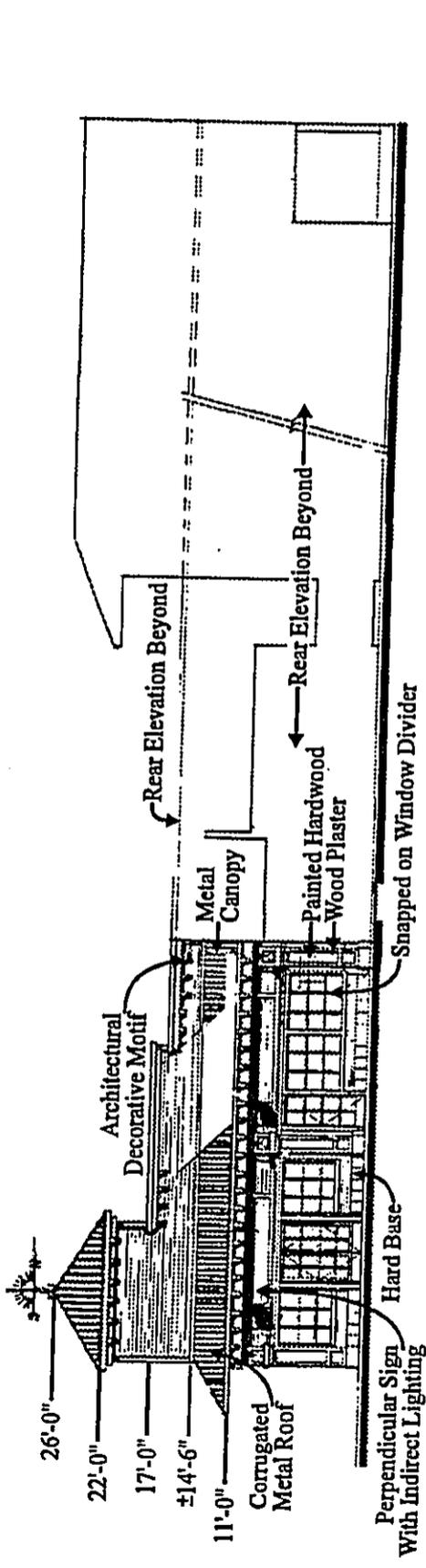
**2. Proposed Improvements**

A total of six (6) buildings (Buildings "B", "C", "D", "G", "H" and "J") are being renovated by using similar materials of wood lap siding, trims, metal canopies, wood trellises, and ornate architectural motifs and cornices. See Figure 3. Along Front Street, Building "B" is proposed to be renovated to complement the commercial vernacular style of surrounding structures. See Figure 4.

Two (2) buildings (Buildings "E" and "F") are proposed to be demolished in order to establish a clear pattern of pedestrian movement. These two (2) structures total 2,500 square feet in floor area. In its place, a trellised courtyard is proposed between Buildings "C", "D" and "G". See Figure 5.

A total of 2,148 square feet of floor area is being added to the overall floor area. The floor area of Building "C" is being increased slightly with a new building wall being constructed on the Papalua Street side of the structure. Two (2) gateway entry features are proposed to be adjacent to each end of the trellised courtyard with each feature not to exceed 30 feet in height. One entry feature is





Source: MPRA, Inc.

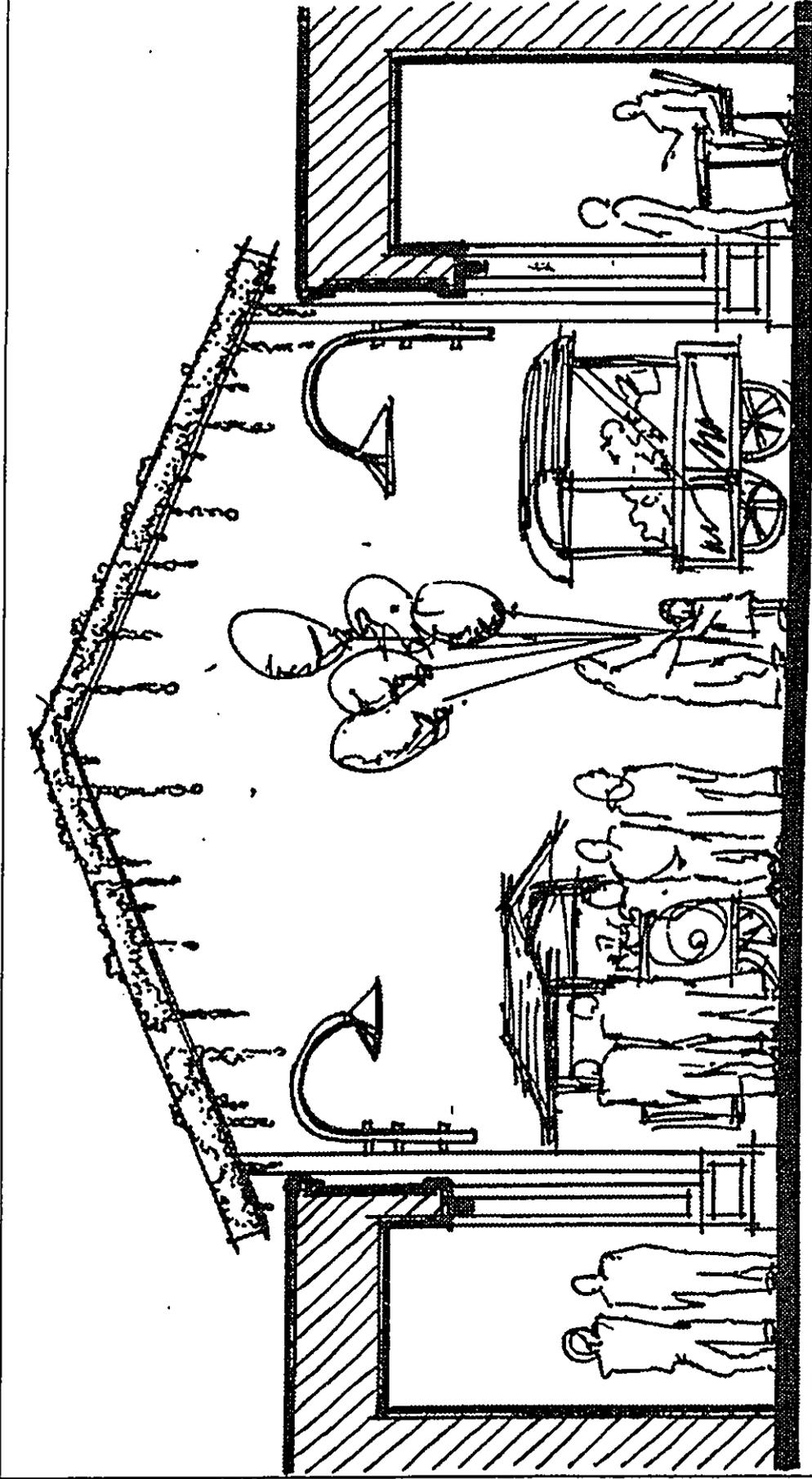
Figure 4

Old Lahaina Center  
Elevation Views of Building "B"



Prepared for: KCOM Corp.

NOT TO SCALE



Trellised Courtyard

Source: MPRA, Inc.

# Figure 5

## Old Lahaina Center Section at Trellised Courtyard



MINERVO A.  
AGAWA, INC.

Prepared for: KCOM Corp.

NOT TO SCALE

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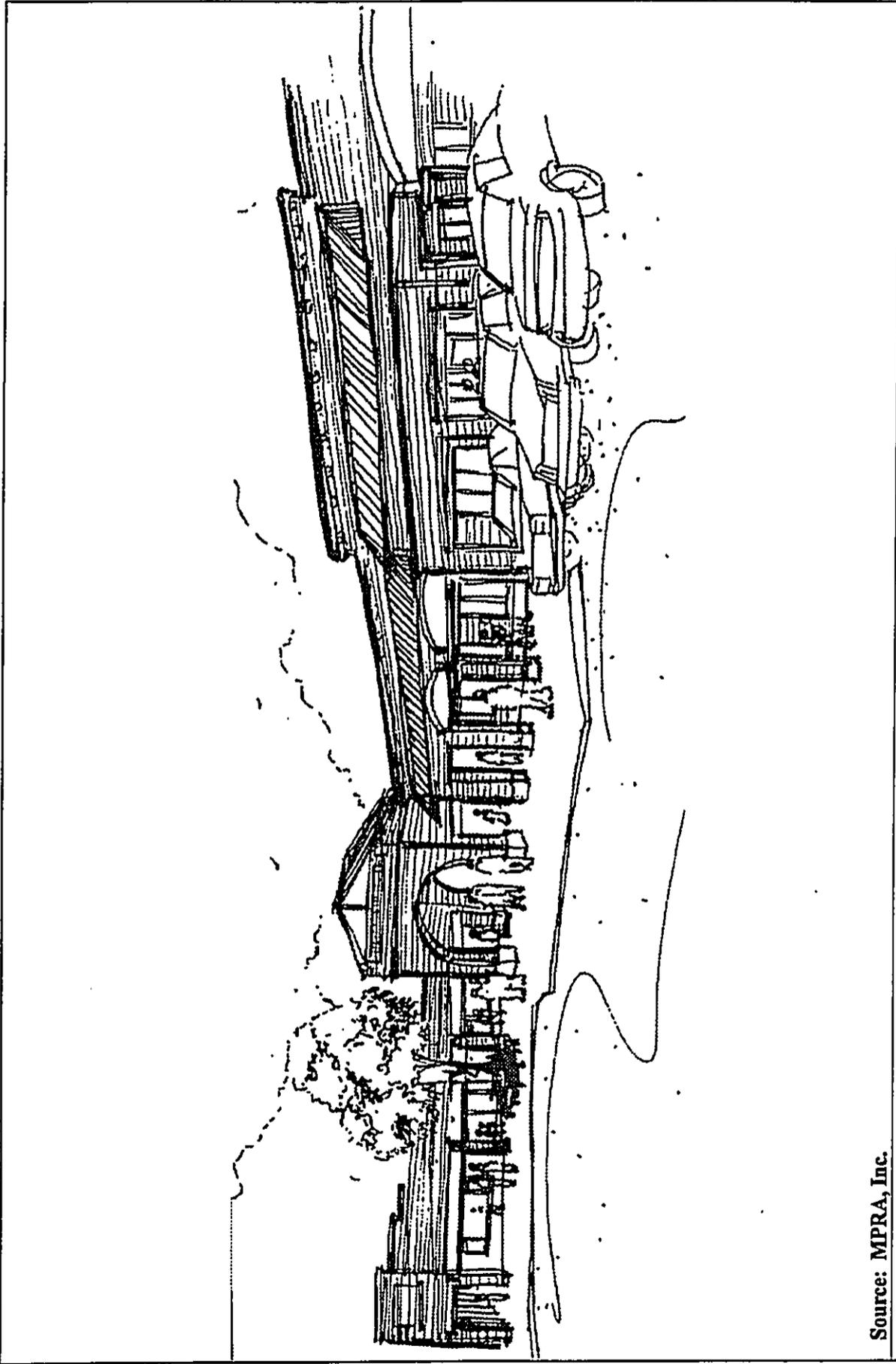
located next to Building "C" and is visible from the Papalaua Street entry to the site. The other is located next to Building "G" and provides a design amenity at the Wainee Street entry. Both features add floor area as well as provide a new identity for the center. See Figure 6 and Figure 7. An elevator tower is being proposed for Building "H" which enhances accessibility. See Figure 8.

With the proposed improvements, the floor area of the shopping center complex decreases slightly from 82,655 square feet to 82,303 square feet.

Parking is proposed to be restriped in order to provide additional stalls and increase the efficiency of the parking layout. The modified parking area would increase the number of stalls from 352 to 405 stalls. An existing paved swale near the southeastern boundary of the property is proposed to be infilled to provide a more level parking area. A storm drain and culvert are proposed to be added to assure that runoff flows do not adversely affect adjacent and downstream properties.

In addition, all applicable work performed during the renovation and remodeling will be in compliance with the Americans with Disabilities Act and the current Energy Code.

Construction time of this project is estimated to take eleven (11) to twelve (12) months and will begin upon receipt of applicable government permit approvals. Estimated project cost is approximately \$2.5 million.



Source: MPRA, Inc.

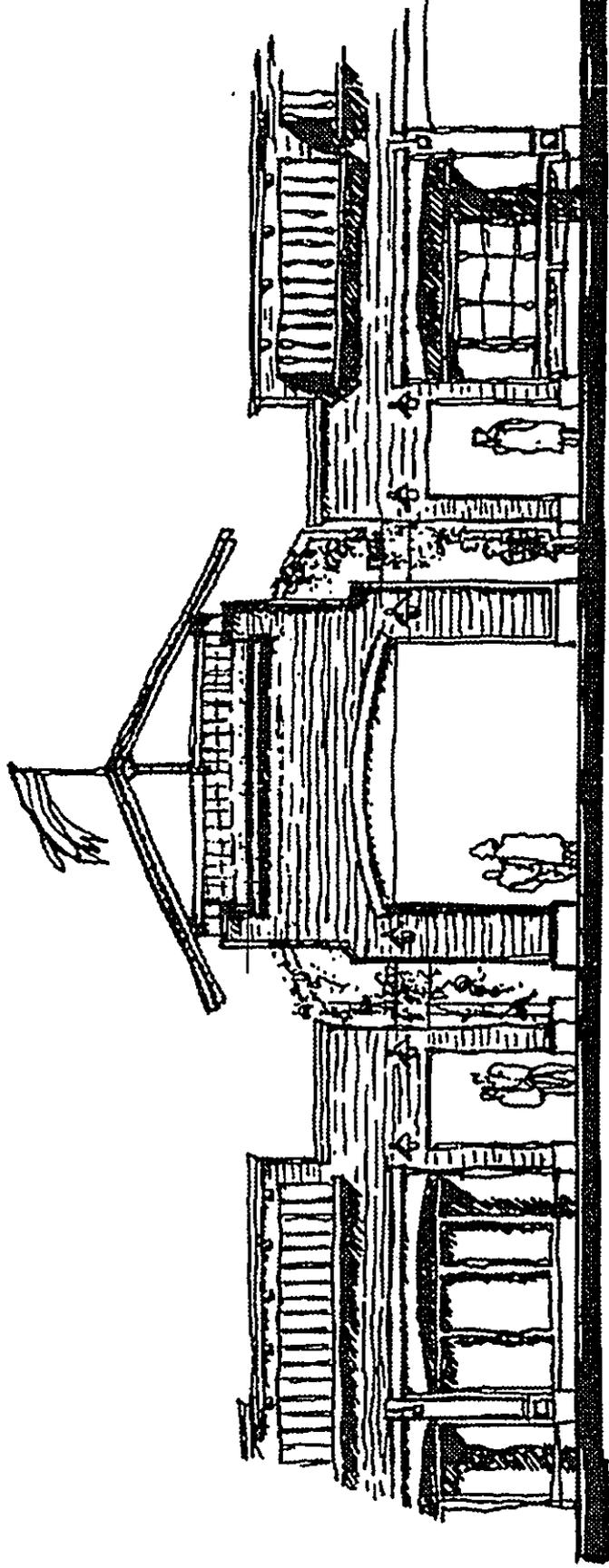
Figure 6

Old Lahaina Center  
Perspective View of Papalaua  
Street Gateway Entry Feature



Prepared for: KCOM Corp.

NOT TO SCALE



Wainee Street Gateway Entry

Source: MPRA, Inc.

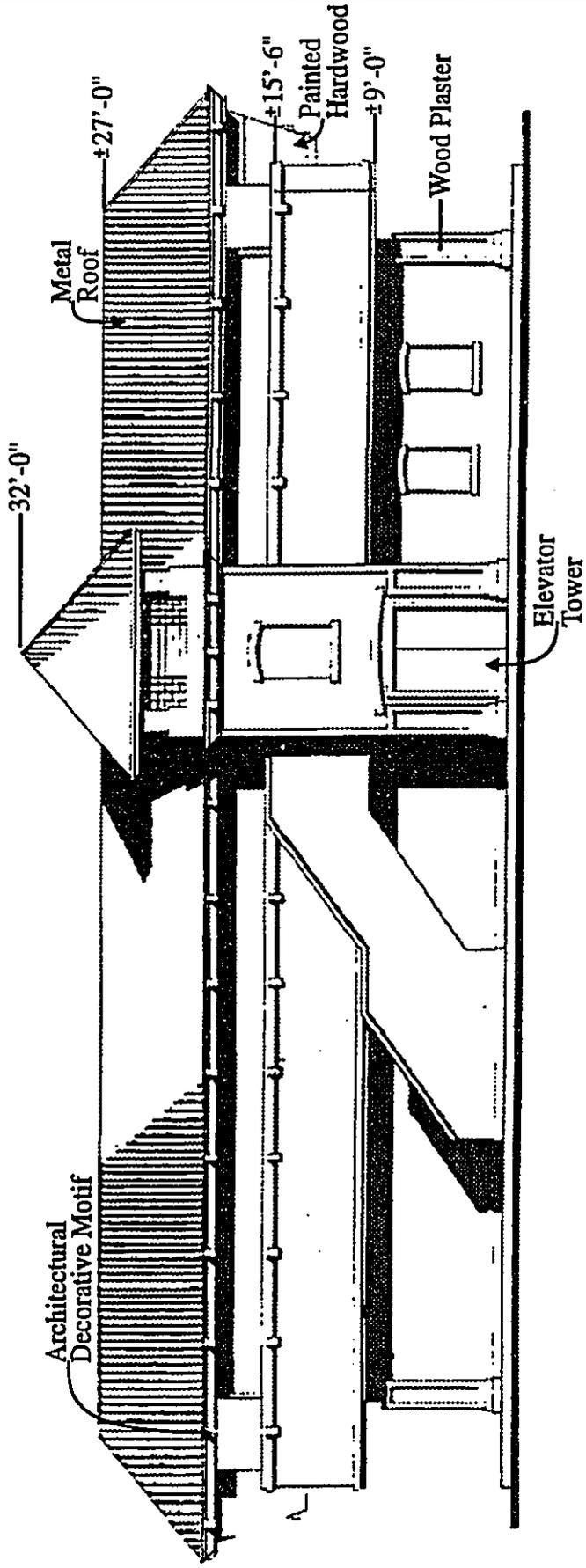
## Figure 7

Old Lahaina Center  
View of Wainee Street Gateway Entry



Prepared for: KCOM Corp.

NOT TO SCALE



Source: MPRA, Inc.

## Figure 8

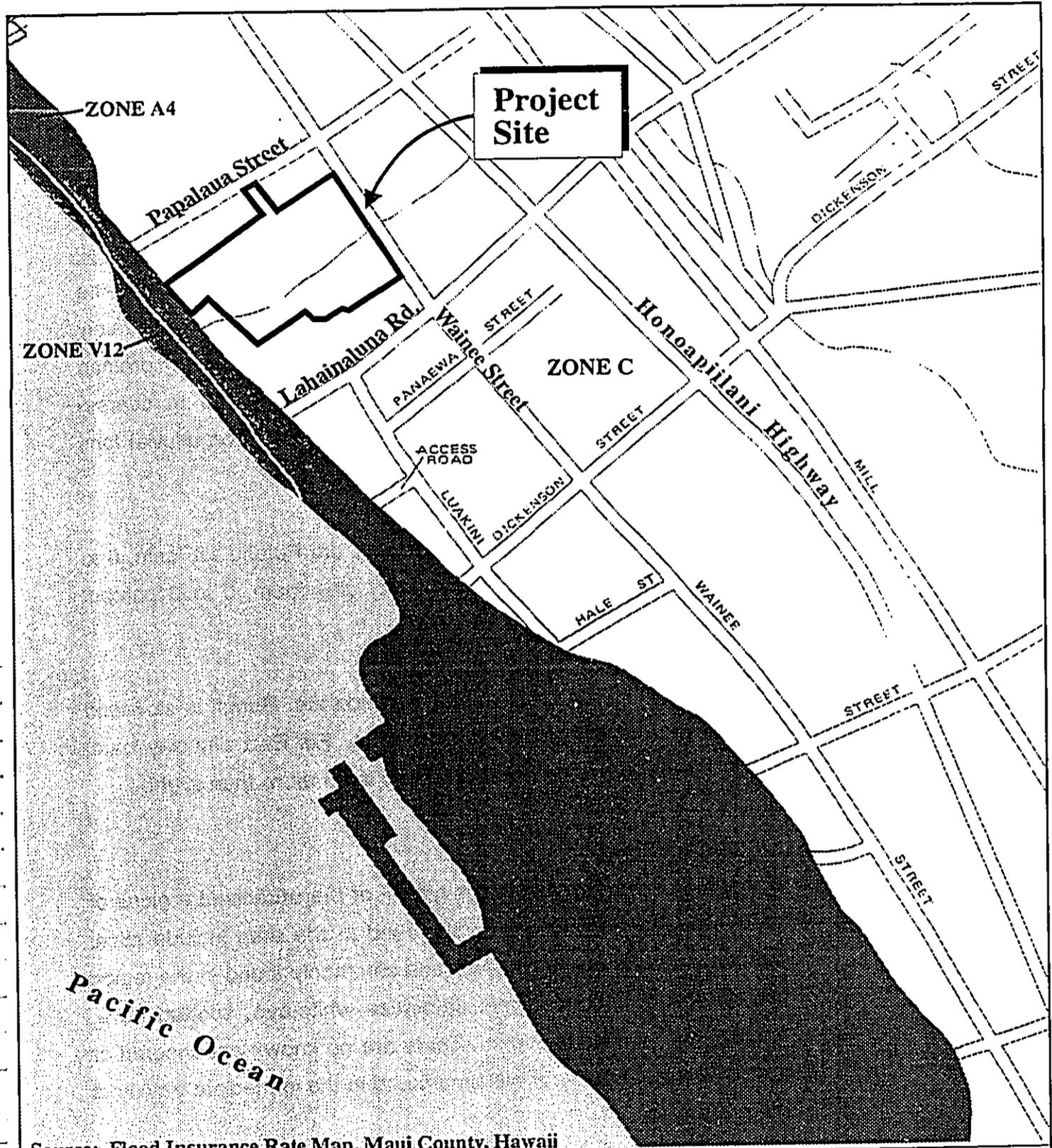
Old Lahaina Center

Elevation View of Building "H" Looking Southeast



Prepared for: KCOM Corp.

NOT TO SCALE



Source: Flood Insurance Rate Map, Maui County, Hawaii

Figure 9

Old Lahaina Center  
Flood Insurance Rate Map



Prepared for: KCOM Corporation



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**4. Topography and Soils**

The subject property is located mauka of Front Street and is flat to gently sloping in an east to west direction.

Underlying the project site are the soils of the Pulehu-Ewa-Jaucas association. See Figure 10. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of this association as deep and nearly level to moderately sloping. These soils possess well-drained to excessively drained features and are further typified by moderately fine to coarse-textured subsoils. This soil type is primarily found on alluvial fans and in basins.

The soil types specific to the project site are Pulehu silt loam, 0 to 3 percent slopes (PpA) and Ewa silty clay loam, 0 to 3 percent slopes (EaA). See Figure 11.

For Pulehu silt loam, permeability is moderate. Runoff is slow and the erosion hazard is no more than slight. For Ewa silty clay loam, runoff is very slow and erosion hazard is no more than slight.

**5. Flora and Fauna**

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

# ***Chapter II***

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***Description of the  
Physical Environment***

## **II. DESCRIPTION OF THE PHYSICAL ENVIRONMENT**

### **A. PHYSICAL ENVIRONMENT**

#### **1. Surrounding Land Uses**

The project site, The Old Lahaina Center (formerly The Lahaina Shopping Center), contains building frontages on Front Street and Wainee Street. Driveway access to the property are from Wainee Street, Front Street and Papalaua Street. Numerous retail, office and commercial complexes are located in close proximity of the property, including the Lahaina Business Plaza and Lahaina Square Shopping Center along Wainee Street to the east, and the Lahaina Center along Papalaua Street to the north. To the immediate west of the subject property, along Front Street, are numerous retail shops and restaurants as well as the Wo Hing Temple Museum. Along the section of Front Street from Papalaua Street to Lahainaluna Road, there are also commercial and retail shops on the makai side of the street.

#### **2. Climate**

Lahaina's climate is relatively uniform year-round due to the surrounding ocean, its tropical latitude, and its position relative to storm tracts and the Pacific anticyclone. Variations in climatic conditions among the Island's different regions is largely left to local terrain factors.

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.

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Rainfall in Lahaina is highly seasonal, with most precipitation occurring between October and April as a result of winterstorms. The West Maui region receives most of its rainfall in the late afternoon and early evening. Data collected at the Wahikuli Station indicates that January is typically the wettest month, with 3.31 inches of rainfall, while June is the driest, with 0.25 inches. Average annual precipitation is approximately 15 inches (DBEDT, 1992).

Wind patterns in the Lahaina region are also seasonal, with tradewinds originating from the northeast, occurring predominantly during the summer, and approximately 50 percent of the time during the winter.

Wind patterns also vary on a daily basis, with winds blowing onshore toward the warm land mass during the day and in the opposite direction toward the warm ocean during the evening.

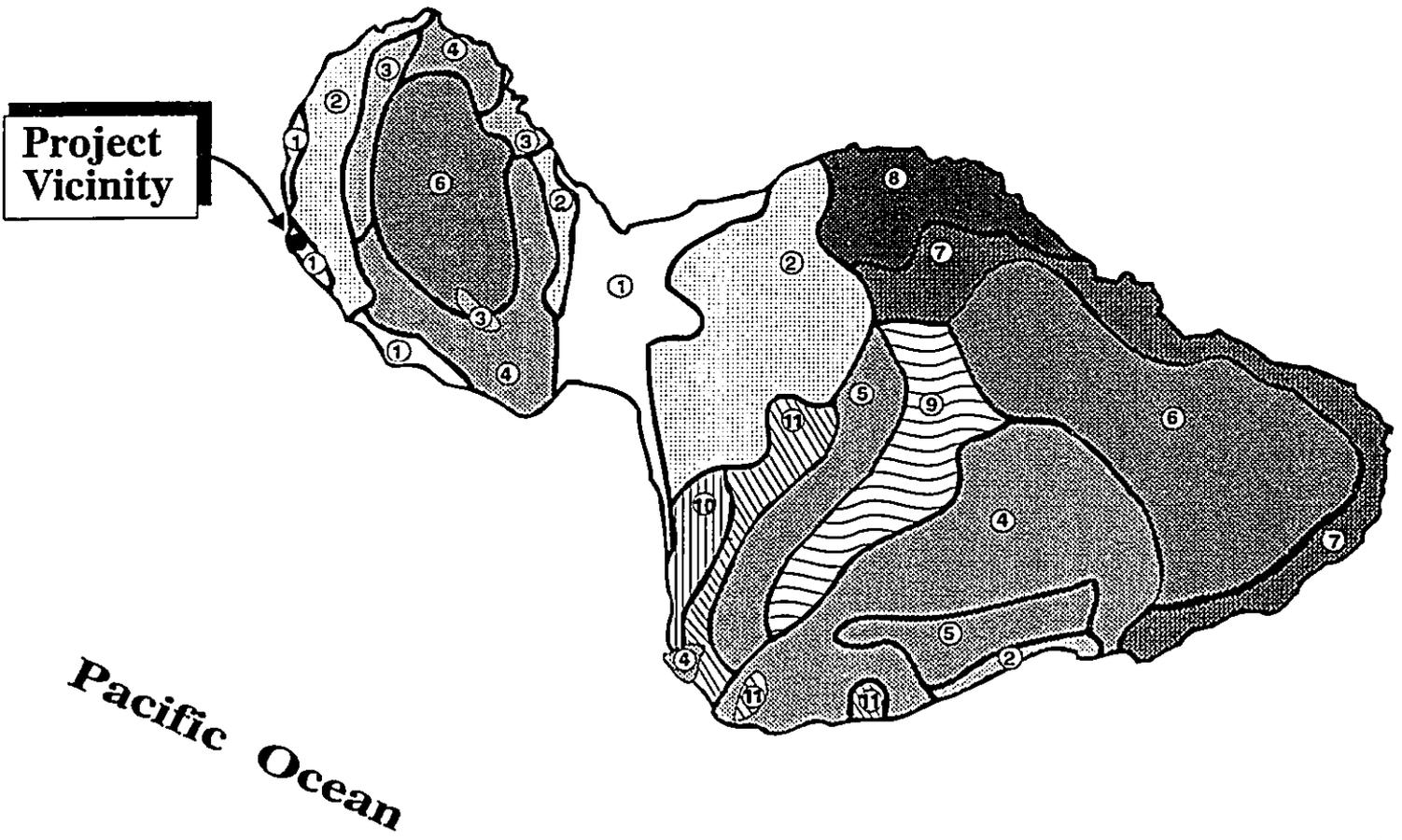
**3. Flood and Tsunami Zone**

The Flood Insurance Rate Map (FIRM) for this area of the Island designates the project site as being within Zone "C", indicating an area of minimal flooding. See Figure 9.

Areas makai of the project site are designated Zone A4, an area of the 100-year flood with a base flood elevation of seven (7) feet, and Zone V12, an area of the 100-year coastal flood with velocity (wave action), with a base flood elevation of seven (7) feet.

## LEGEND

- |  |  |
|--|--|
| <p>① Pulehu-Ewa-Jaucas association</p> <p>② Waiakoa-Keuhua-Molokai association</p> <p>③ Honolulu-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kula-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p> | <p>⑦ Hana-Makanue-Kailua association</p> <p>⑧ Pauwela-Haiku association</p> <p>⑨ Laumaia-Kaipoi-Olinda association</p> <p>⑩ Keawakapu-Makenu association</p> <p>⑪ Kumaole-Oanapuka association</p> |
|--|--|



Map Source: USDA Soil Conservation Service

**Figure 10**

**Old Lahaina Center  
Soil Association Map**



Prepared for: KCOM Corporation

NOT TO SCALE

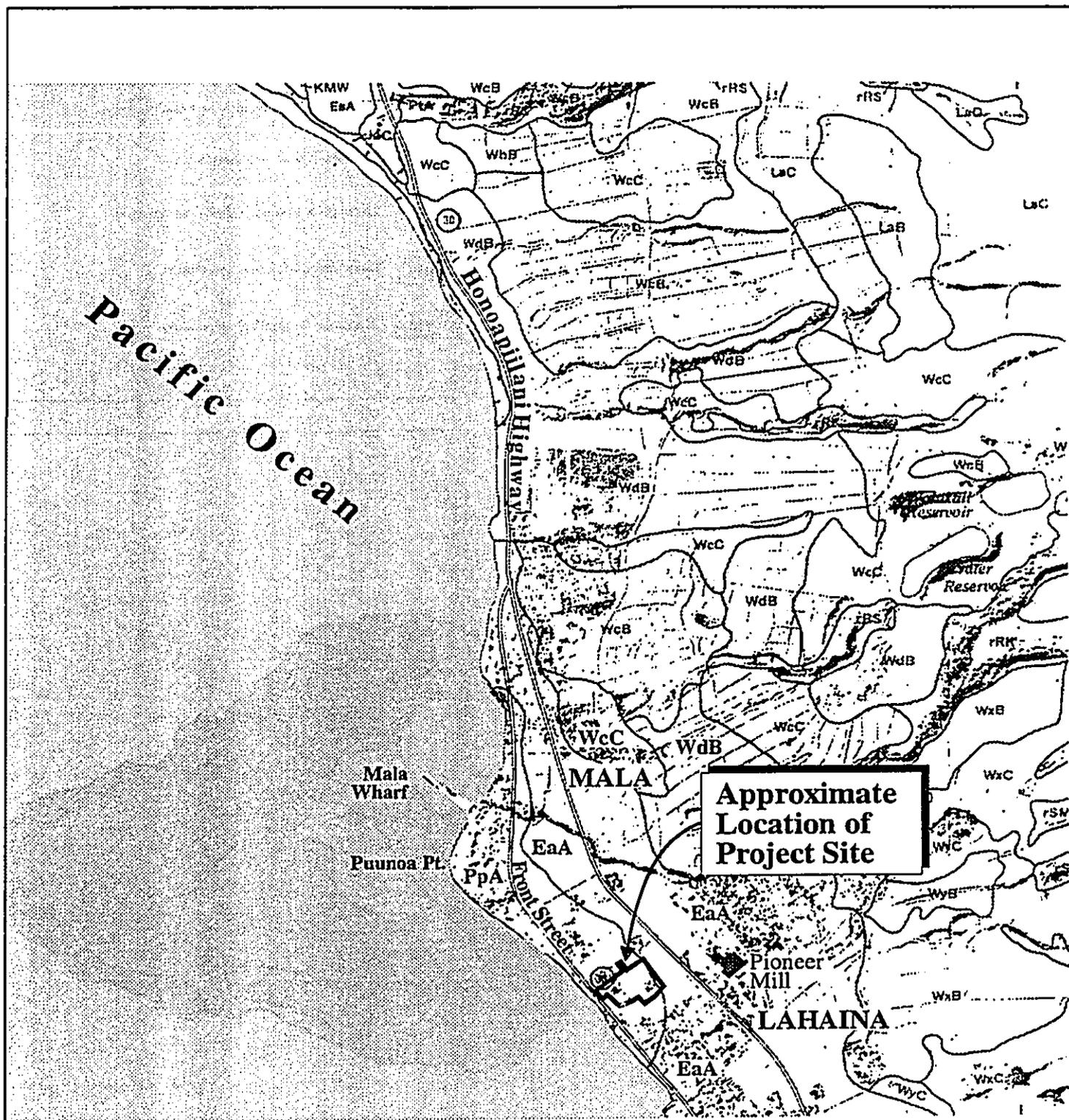


Figure 11

Old Lahaina Center  
Soil Classifications



Prepared for: KCOM Corporation



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6. **Historic and Archaeological Resources**

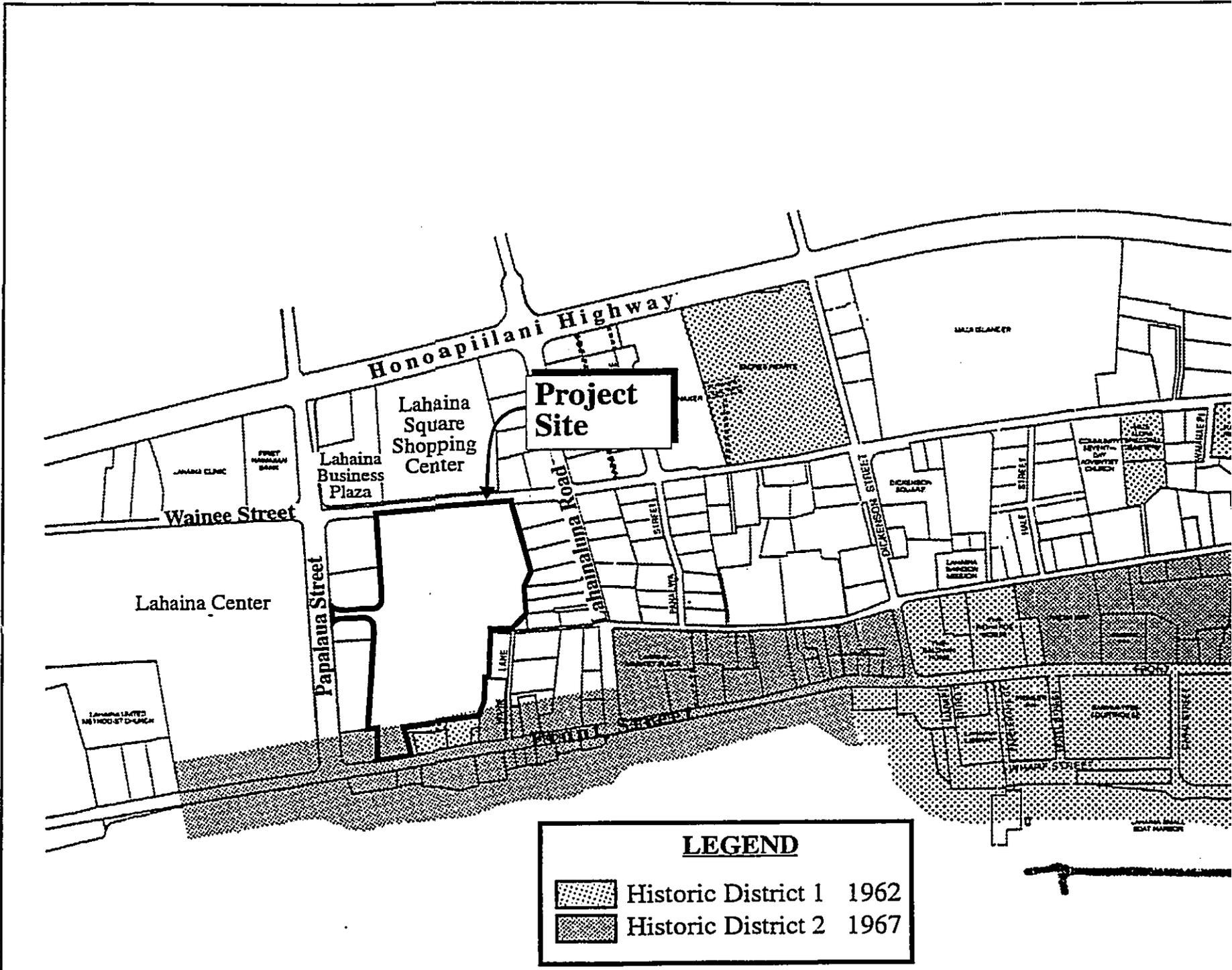
Since the subject property is fully developed with eight (8) buildings and an all-weather parking lot, there are no surface archaeological features found at the site.

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). 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.

Since the project is located within the Lahaina Historic District, which is on the National Register of Historic Places, this prompts environmental review through Chapter 343, HRS.

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 makai portions of the property which abut Front Street. In the vicinity of the subject property, Historic District No. 2 extends approximately 100 feet mauka from the mauka curb of Front Street. See Figure 12.

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



Source: Belt Collins & Associates, 1992.

Figure 12

Old Lahaina Center  
County Historic Districts No. 1 and 2



Prepared for: KCOM Corporation



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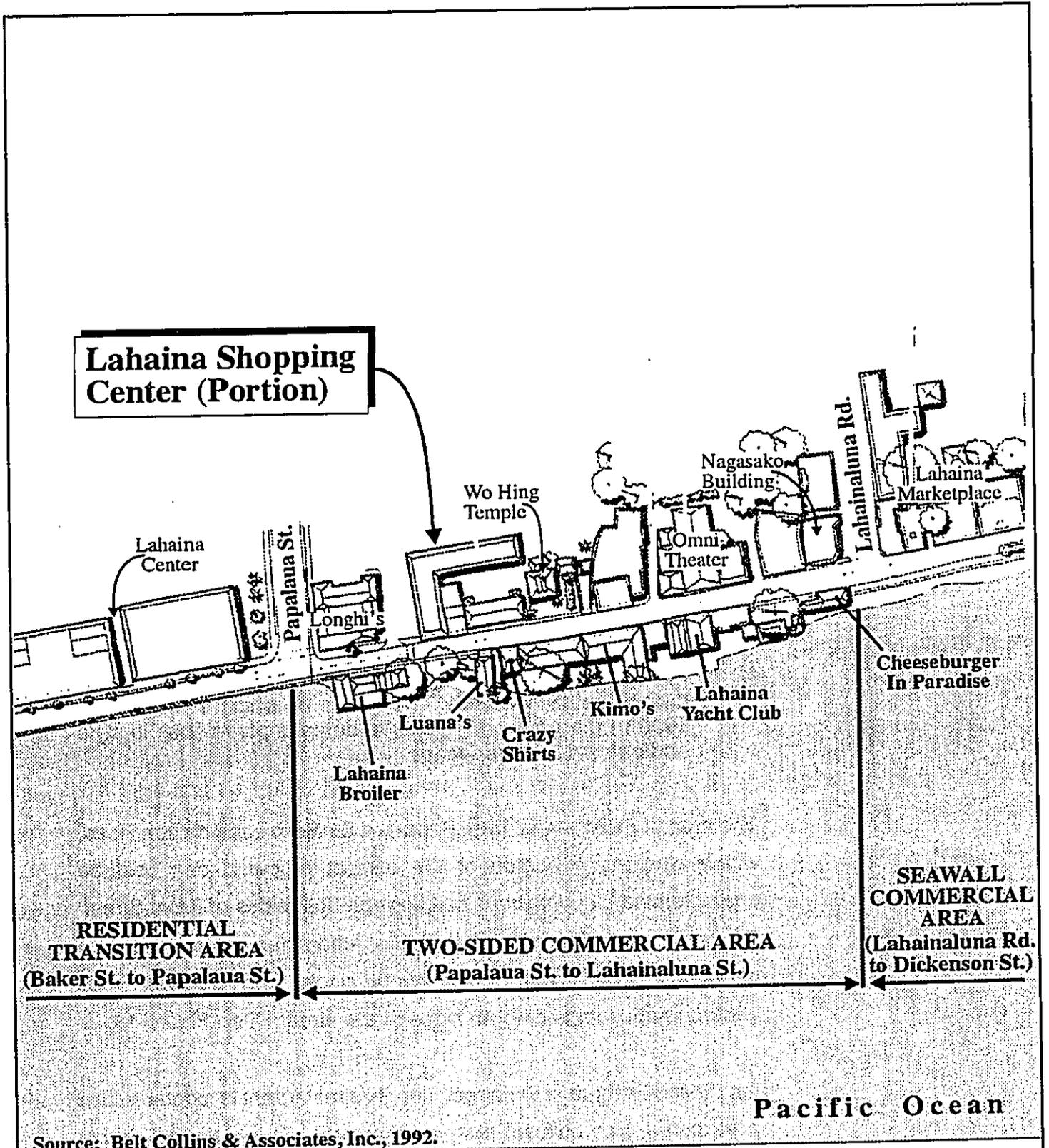
within the historic district require the approval of the Maui County Cultural Resources Commission.

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; and
- (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 area of Front Street, from Papalaua Street to Lahainaluna Road, which contains a portion of the subject property, can best be characterized by contiguous buildings on both sides of Front Street. This subzone establishes the historic character of Front Street's commercial district with its contiguous single- and two-story wood vernacular buildings on both sides of the street. See Figure 13.

On the mauka side of the street, Longhi's restaurant is located within a structure with colonial-style architecture. The historical theme continues between the Wo Hing Society Cultural Center and



Source: Belt Collins & Associates, Inc., 1992.

Figure 13

Old Lahaina Center  
Lahaina Town Historic Subzones



Prepared for: KCOM Corporation

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continuing to the area around the Nagasako Building at the corner of Lahainaluna Road.

On the makai side of this portion of Front Street, the Lahaina Broiler offers a contemporary interpretation of a commercial storefront. Abutting the Lahaina Broiler is a vacant lot with a large shady monkeypod tree. The vernacular theme reemerges with a variety of one- and two-story shops extending to the Front Street intersection with Lahainaluna Road.

**7. Air Quality**

The subject property does not experience adverse air quality conditions. Airborne pollutants that do exist can be largely attributed to automobile exhaust from Front Street, Wainee Street and other surrounding roadways. Other sources include emissions from the Pioneer Mill and smoke from sugarcane 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).

**8. Noise Characteristics**

Existing background noise in the vicinity of the site is principally attributed to vehicular traffic on Front Street, Wainee Street and surrounding local roadways.

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9. **Scenic and Open Space Resources**

Scenic resources to the east include the West Maui mountain range. To the west lies Front Street and the Pacific Ocean. There are no significant view corridors affected by the subject property.

B. **COMMUNITY SETTING**

1. **Community Character**

The vast 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 middle ground.

"Urban" designated lands, then, are left to occupy the lower elevations along the coast. The communities of Kahana-Napili-Kapalua and Kaanapali contain Community Plan designations reflective of their resort nature. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial and agricultural zones prevail in Lahaina.

A key feature of the region is the town of Lahaina, which is designated a National Historic Landmark as the one-time whaling capital of Hawaii. Today, it is the visitor industry that defines Lahaina Town and other coastal resort communities of West Maui.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most all of the visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Kahana, Napili, and Kapalua. The State-owned and operated Kapalua-West

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Maui Airport at Mahinahina conveniently links the region to Oahu and other neighbor Islands.

Sugarcane and pineapple fields occupy much of the land in the area. Pioneer Mill, a vital part of the region's economy, is the State's smallest sugar plantation with approximately 6,700 acres in cultivation. Maui Land and Pineapple Company's fields sprawl along the slopes of the West Maui Mountains north of Kaanapali.

**2. Population**

The resident population of the region surrounding the project site has increased dramatically in the last two decades. Population gains were especially pronounced in the 1970s as the rapidly developing visitor industry attracted many new residents. According to The State of Hawaii Data Book, 1992, the resident population of the Lahaina District was 14,574. A projection of the resident population for the years 2000 and 2010 is approximately 18,737 and 22,924, respectively (Community Resources, Inc., 1994).

Growth patterns at the County level exhibit a similar pattern. The County's 1980 resident population of 71,000 has since grown to the present 100,000. The estimated County population for the year 2010 is 145,872 (Community Resources, Inc., 1994).

**3. Economy**

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which has emerged as one of the State's major resort destination areas.

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Agriculture is another vital component of the West Maui economy. Sugar operations are handled by the Pioneer Mill Co., Ltd. In 1988, Pioneer Mill produced 47,500 tons (16.2 percent of Maui's total) and employed 275 people (PBR Hawaii, 1993). Given the declining fiscal viability of sugarcane production, Pioneer Mill is also testing other crops, including coffee, to supplement its sugar production (Maui News Supplement, July 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.

Maui County's unemployment rate after the first four (4) months of 1994 was approximately 5.9% (Telephone conversation with DBEDT, Research and Statistics Division employee, Manuel Fraganta, June, 1994).

4. **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, and was built in the early 1970s. The Lahaina Patrol includes 52 full-time personnel, consisting of one (1) captain, two (2) lieutenants, seven (7) sergeants, and 34 police officers. The remaining eight (8) personnel consist of public safety aides and administrative support staff (Telephone conversation with Maui Police Department employee, Greg Takahashi, December 1993).

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Fire prevention, suppression and protection services for the Lahaina District is provided by the Lahaina Fire Station, also located in the Lahaina Civic Center, and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by twenty-nine (29) full-time personnel. The Napili Fire Station consists of an engine company including sixteen (16) full-time firefighting personnel (Maui News Supplement, October 10, 1994).

5. **Medical Facilities**

The only major medical facility on the Island is Maui Memorial Hospital, located approximately twenty-five (25) 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 the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente Medical Care Program.

6. **Recreational Facilities**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are numerous County and State recreational areas in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas. Kaanapali Beach, a large white-sand beach, is located approximately three (3) miles north of the project site and is a popular area for swimming, diving and sunbathing. Popular surfing spots include Fleming Beach, Honolua Bay, and Rainbows.

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

**7. Schools**

The State of Hawaii, Department of Education operates four (4) public schools in West Maui. They are (with official 1993 enrollment in parenthesis): Lahainaluna High School (779), Lahaina Intermediate School (552), King Kamehameha III Elementary School (819) and Princess Nahienaena Elementary School (471) (Telephone conversation with Aileen Shiota, Department of Education, February 1994). All of the public schools are located within the Lahaina Town area. The West Maui region is also served by privately operated preschools and elementary schools.

**8. Solid Waste Disposal**

Solid waste collection and disposal service is provided by the County of Maui for single-family residences. Solid wastes generated by the Lahaina Center is collected by a private refuse contractor.

With the closing of Olowalu Landfill, all solid wastes generated in the Lahaina region are transported to the Central Maui Landfill located near Puunene.

**C. INFRASTRUCTURE**

**1. Roadway Systems**

The project site is served by Front Street, Wainee Street and Papalaua Street via Honoapiilani Highway, the primary arterial connecting the West Maui region with the rest of the Island. Honoapiilani Highway has a typical two-lane configuration except for

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a segment between Kaanapali and Lahaina where four (4) travel lanes are provided.

Wainee Street is a two-lane, two-way County roadway aligned along a north-south axis. Papalaua Street is a similar two-lane, two-way County roadway aligned along an east-west axis. Front Street is the primary two-lane, north-south roadway through Old Lahaina Town. Access to the Lahaina Shopping Center is via Front Street, Wainee Street and Papalaua Street.

**2. Water System**

The West Maui region is served by the County's Board 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, Department of Water Supply, 1990). Three surface sources and eight (8) wells are used to supply the County domestic system. In addition to the County system, the West Maui region is served by private water systems, including the Kaanapali Water System, which services the Kaanapali Resort, and the Kapalua Water System, which provides water service to the Kapalua Resort.

**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 the Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 MGD. Currently, usage is estimated at 5.75 MGD. The County, in partnership with the State Housing Finance and Development Corporation is currently upgrading and expanding the LWRF to a design capacity of 9.0 MGD. Construction of the

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improvements began in January 1993, with completion targeted for March 1995.

4. **Drainage**

Elevations on the site range from seven (7) to seventeen (17) feet above mean sea level with an average slope of 1.0 percent. Under these conditions, the lot produces runoff at a rate of 23.77 cubic feet per second (cfs). The runoff sheetflows through the parking lot through various swales. Runoff from the northern portion of the site is collected by a drain inlet located close to the project's driveway on Front Street. Runoff from the south side of the site is collected by a 24-inch pipe located near the south corner of the lot. Both the runoff from the drain inlet and the 24-inch pipe cross Front Street and are discharged into the ocean.

5. **Electrical and Telephone Service**

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

# ***Chapter III***

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## ***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 are all used for commercial purposes. There are various retail uses, restaurants, fast food establishments, financial establishments and offices in close proximity to the property. The proposed project involves the renovation of the existing shopping center. The use, size and intensity of the renovated center will be essentially identical to the existing center. In this regard, the proposed project is not anticipated to adversely impact surrounding properties.

##### **2. Flood and Tsunami Hazard**

The project is designated Zone C, an area of minimal flooding.

##### **3. Flora and Fauna**

There are no known rare, endangered, or threatened species of flora within 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 renovation of existing structures 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.

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4. **Air Quality and Noise**

Impacts attributed to the project will include dust and noise generated by short-term construction-related activities. Site work, such as demolition of existing Buildings "E" and "F", will generate airborne particulates and noise. However, this demolition involves approximately 2,500 square feet of building area which is relatively small compared to the total amount of building area within the shopping complex.

Much of the construction work involves renovation of the exterior of the structures. It is intended that tenants will continue to be able to conduct business during periods of construction. Mitigation measures include sheathing and fencing to confine dust and noise to the immediate area under construction as well as night work to minimize impacts upon businesses.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions. Regarding noise, the project involves essentially the same use, scale, and density as the existing shopping complex. The project is not anticipated to have long-term noise impacts upon the environment.

5. **Visual Impacts**

The project will complement the architectural themes of existing developments on Front, Papalaua, and Wainee Streets. Building mass, height and design details are intended to complement neighboring developed properties. The project will not encroach into scenic view corridors along the shoreline.

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6. **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 makai portion of the property (approximately 100 feet from the mauka curb of Front Street) is located within the County of Maui's Historic District No. 2.

Although all of the structures on the property are less than 50 years old and are not considered historic buildings per se, the proposed design is intended to complement the existing historic design of Front Street and its neighboring environs.

This segment of Front Street, from Papalaua Street to Lahainaluna Road, contains commercial establishments on two (2) sides of the street. This distinguishes this section of Front Street from adjoining sections which do not contain commercial uses on the makai side of the street.

The existing structures along Front Street in close proximity to the project site, are largely made of wood, range from one (1) to two (2) stories in height, and can be characterized predominantly as a commercial vernacular architectural style.

The proposed renovation of Building "B" along Front Street complements the predominant commercial vernacular style of Front Street. Architectural design details include wood cornices, a gateway entry feature, variations in parapet height, canopy overhangs, and window dividers, in keeping with the built environment.

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Renovations to other buildings within the project complement the historic nature of Front Street and more contemporary styles near Waivee Street.

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.

**7. Archaeological Resources**

The project site already contains eight (8) structures and paved parking on the site. There are no surface archaeological features present on the site.

Construction documents for subsurface drainage and any other ground disturbing activities will be circulated to the Maui office of the State Historic Preservation Division for their review.

Should historic sites such as walls, platforms, pavements and mounds or remains such as artifacts, burials, concentration of charcoal or shells be found during construction, work shall cease in the immediate vicinity of the find and shall be protected from further damage. The State Historic Preservation Division shall also be notified immediately to assess the significance of the find and to recommend appropriate mitigation measures, if necessary.

**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 continue to provide significant employment opportunities. Currently,

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all the businesses on the site employ approximately 175 persons. Since the project entails a renovation of the existing structures, no appreciable increase or decrease in numbers of employees are anticipated.

The project, however, provides structural and aesthetic improvements to the center which adds to the long-term economic viability of the shopping center in keeping with the historic character of the Front Street area.

**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 floor area is being decreased slightly, and the number of employees at the center are anticipated to be similar to what currently exists, 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.

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**C. IMPACTS TO INFRASTRUCTURE**

**1. Roadways**

The project involves an increase in the amount of parking stalls from 352 to 405 stalls and a slight decrease in the floor area of the project from 82,655 square feet to 82,303 square feet. All existing driveway locations and operations would be maintained.

Based on generally accepted parking generation methodology formulated by the Institute of Traffic Engineers (ITE), peak parking demand estimates were developed for the project. During the weekdays, peak parking demand is approximately 280 stalls. The Saturday peak demand is estimated at approximately 350 parking stalls, while Sunday peak demand is approximately 140 stalls. However, because on-site parking is free and generally uncontrolled, any unused capacity could be utilized by other activities in the area. See Appendix A.

Vehicular trips generated by the project are not expected to increase as a result of the increase in parking stalls. Traffic entering and exiting the site may increase as a result of the increase in parking capacity. Increase in traffic would be noticeable during peak demand periods which is around noon on weekdays and mid-afternoon on Sundays. The additional site traffic is not anticipated to impact traditional commuter peak periods.

**2. Water**

Water will be furnished by the Department of Water Supply's Lahaina-Alaeloa water system. Average daily demand for water is estimated at 39,300 gallons per day (gpd) with peak hour demand estimated at 117,900 gpd. Since building size, intensity, and use will

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not change appreciably, average daily demand and peak hour demand for water should also remain unchanged.

In addition, the project intends to incorporate Xeriscape principles including the use of low water demand plants which minimize the impact of water usage for landscape irrigation.

**3. Wastewater**

Wastewater collection will be furnished by the County's sewer system. Average flows are estimated at 20,000 gpd while peak flows are calculated at 100,000 gpd. Since no additional floor area is being added and the same types of uses are envisioned, impacts of the project upon the wastewater system are expected to be negligible.

**4. Drainage**

Storm runoff quantities for the project are the same as existing runoff conditions since the existing buildings are being renovated. Moreover, resurfacing of the parking areas will occur only on existing paved areas. Thus, drainage areas will remain unchanged.

Concrete drain inlets will be used to collect storm runoff from the proposed project. The runoff will then be deposited into the existing drainage system located along Front Street. The proposed project is not expected to cause any adverse effects to adjacent or downstream developments. See Appendix C.

# ***Chapter IV***

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***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, established the four major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject property is within the "Urban" District. The proposed action involves the renovation of an existing commercial development which is compatible with the provisions of 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 objectives and policies:

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

**Policy:**

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

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**C. WEST MAUI 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 contain 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 proposed project falls within the Lahaina Community Plan Region. Land use guidelines are set forth by the Lahaina Community Plan Land Use Map. See Figure 14. The project site is designated "Business/Commercial" by the Community Plan and is consistent with the Community Plan's recommendations for economic, commercial, and professional services. These recommendations are as follows:

1. Promote a diversified economic base which offers long-term employment to Lahaina residents, and maintain overall stability in economic activity and growth. Such a program should include the following components:
  - (a) Visitor-related commercial services;
  - (b) Recreation-related commercial services; and,
  - (c) Resident-related commercial services.
  
2. Increase resident-related commercial and professional services; encourage commercial activities which offer diverse choices in merchandise and shopping experience in the following manner:
  - (a) Enhance Lahaina Town's role as the regional center for resident-related commercial and professional services, concentrated around Waivee Street;
  
  - (b) Encourage neighborhood commercial activities to serve existing and future small residential communities; and,

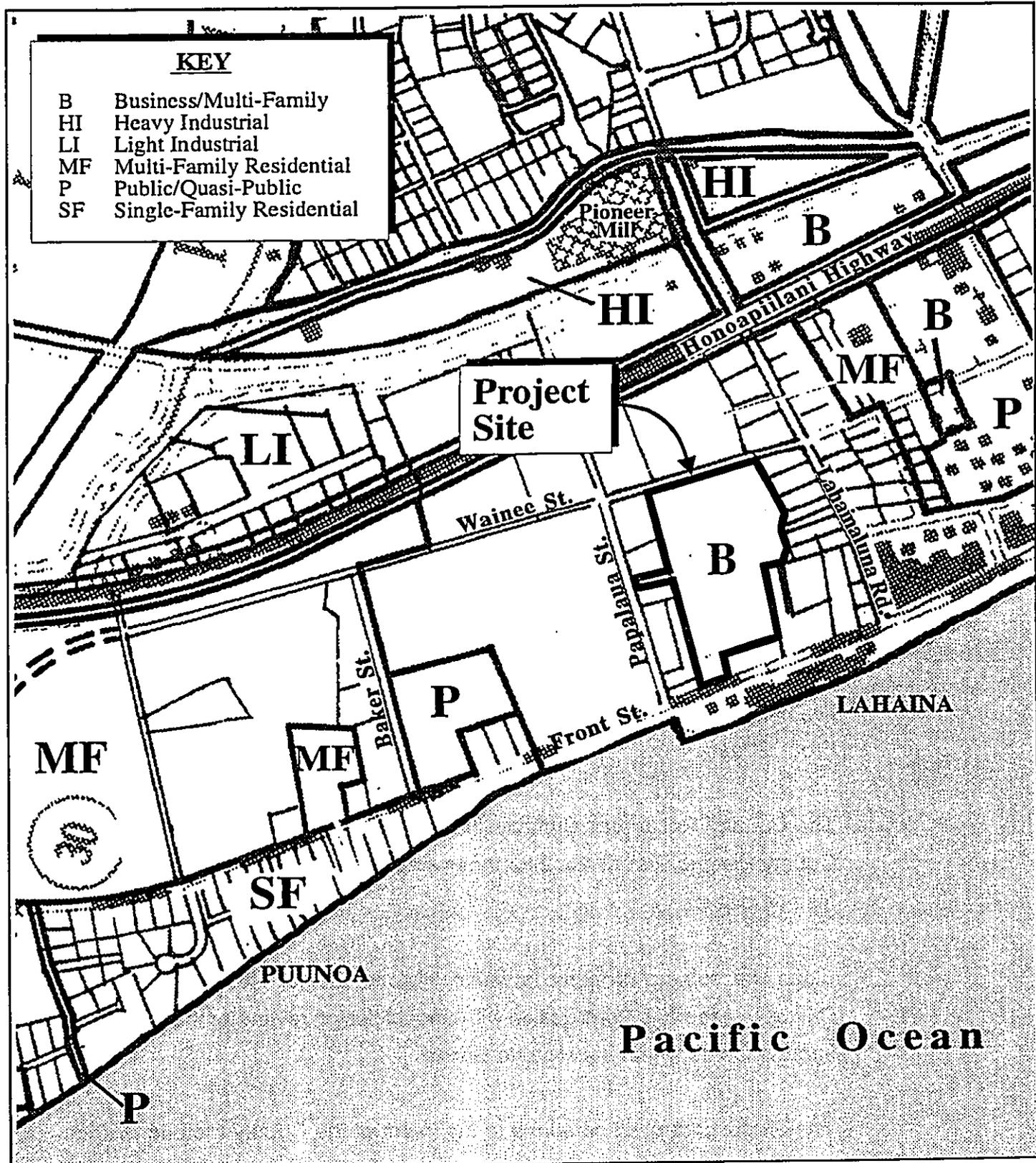
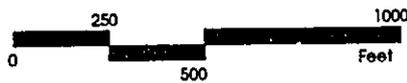


Figure 14

Old Lahaina Center  
Lahaina Community Plan Designations



Prepared for: KCOM Corp.

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- (c) Encourage a diversity of visitor-oriented commercial offerings at the resort destinations and as a major component of Lahaina Town.

**D. ZONING**

The County of Maui zoning maps designate the subject property as B-2, Community Business District. The proposed project is consistent with the provisions of this zoning district.

**E. LAHAINA HISTORIC DISTRICTS**

There are two (2) County 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 makai portion of the subject property is located within County Historic District No. 2. In the vicinity of the subject property, the boundary of the historic district extends approximately 100 feet mauka of the mauka curb of Front Street.

The Cultural Resources Commission administers applicable provisions of County Historic District No. 2 for those structures or sites within the County historic district.

Since the subject property is within Historic District No. 2, the County Cultural Resources Commission will conduct design review for the proposed improvements within the Historic District.

The proposed project conforms to the intent of the County Historic District No. 2 and the Lahaina Historic Landmark District by renovating existing

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structures in keeping with the low-rise commercial vernacular style which predominates Front Street.

On October 6, 1994, the Cultural Resources Commission (CRC) voted to grant Historic District Conditional approval for the proposed project. In response to the conditions set forth by the CRC, Building "B", which is partially within the County of Maui's Historic District No. 2, will be constructed with a staggered roof line to break up its massing. Although outside of Historic District No. 2, Buildings "C", "D", and "G" have also incorporated parapet variations in accordance with CRC recommendations.

A deep corrugated/round corrugated metal canopy will be used for Building "B" with indirect lighting enhancing all signage on the building. Glass doors will be finished with paned door panels. Also, the planned gateway entry feature of Building "B" at the Front Street entrance will be designed to complement the commercial vernacular style of surrounding structures.

**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 Maui Planning Commission.

**1. Recreational Resources**

**Objective:** Provide coastal recreational resources accessible to the public.

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**Policies:**

1. Improve coordination and funding of coastal recreational planning and management; and
2. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
  - a. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
  - b. 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;
  - c. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
  - d. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
  - e. Ensuring public recreational use 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;
  - f. 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;
  - g. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

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- h. 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 proposed remodeling and renovation of the Lahaina Shopping Center will not impact existing coastal or inland recreational resources. Public access to the shoreline will not be affected by the project.

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 areas 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 proposed site for the remodeling and renovations is within the existing Lahaina Shopping Center. Although the project site falls within the National Historic Landmark, the proposed project is not anticipated to adversely affect historic or cultural resources and values in the area. Additionally, the portion of the property located within the Historic District No. 2 will preserve the specific architectural style unique to Lahaina.

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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 proposed project will not adversely impact scenic or open space resources. The proposed project will not involve significant alteration to the existing topographic character of the site and will be designed to assure compatibility with its surroundings. Additionally, the architectural character of the remodeled buildings complements the historic nature of Front Street.

4. **Coastal Ecosystems**

**Objective:** Protect valuable coastal ecosystems, including reefs, 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 including reefs of significant biological or economic importance;

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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:** The project is not anticipated to adversely affect coastal ecosystems. Appropriate soil loss mitigation measures will be implemented during the construction of the project.

5. **Economic Uses**

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

**Policies:**

1. Concentrate coastal dependent development in appropriate areas;
2. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as 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. Use of presently designated locations is not feasible;
  - b. Adverse environmental effects are minimized; and
  - c. The development is important to the state's economy.

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**Response:** The project is consistent with the Lahaina Community Plan, which sets forth the desired locations and patterns of uses for the region.

**6. Coastal Hazards**

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

**Policies:**

1. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence and point and nonpoint source pollution hazards;
2. Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence and point and nonpoint source pollution hazard;
3. Ensure that developments comply with requirements of the Federal Flood Insurance Program;
4. Prevent coastal flooding from inland projects; and
5. Develop a coastal point and nonpoint source pollution control program.

**Response:** Current flood insurance rate maps reflect the property's location within Zone C (areas of minimal flooding). No significant adverse drainage impacts to surrounding properties are anticipated from the proposed project.

**7. Managing Development**

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

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**Policies:**

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

**Response:** Opportunity for review of the proposed action is provided through the County's Special Management Area permitting process. Development of the proposed project will be conducted in accordance with applicable State and County requirements.

**8. Public Participation**

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

**Policies:**

1. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
2. 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-related issues, developments, and government activities; and,
3. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

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**Response:**

The proposed project is subject to the County's Special Management Area permitting process and is not contrary to the objective of public awareness, education, and participation in coastal management.

**9. Beach Protection**

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

**Policies:**

1. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
2. 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
3. Minimize the construction of public erosion-protection structures seaward of the shoreline.

**Response:**

The proposed project site is located mauka of Front Street and is not anticipated to impact shoreline activities. The project involves a general upgrading of the property with no increase in floor area.

**G. DEPARTMENT OF THE ARMY PERMIT**

An unnamed stream is shown traversing the subject property on the U.S.G.S. map for the Lahaina region. The stream appears to follow an existing drainage swale which extends through the parking lot near the southeastern boundary of the site. Portions of the swale have been paved and in use as a parking lot for a number of years. The project includes the proposed infill of the swale. To address drainage concerns, a culvert is proposed to be constructed through the subject property.

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A site inspection of the proposed project site was conducted by the U.S. Army Corps of Engineers staff on October 14, 1994. A written determination dated October 27, 1994 from the Corps notes that a Department of the Army Permit is not required to install underground drainage culverts and repave the existing parking lot. See Appendix C.

# ***Chapter V***

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***Summary of Adverse Environmental  
Effects Which Cannot Be Avoided***

**V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED**

The proposed construction of the project will result in unavoidable construction-related impacts as described in Chapter III of this report. These include construction noise and dust impacts primarily to the existing merchants who are anticipated to remain in business during the period of construction. Efforts will be made to minimize construction impacts by utilizing sheathing and fencing to confine noise and dust to the immediate area under construction. Night work will also be explored in selected situations to minimize impacts upon businesses and the general public.

There are no anticipated significant long-term adverse environmental effects as a result of the project.

# ***Chapter VI***

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***Alternatives to the  
Proposed Action***

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

Alternatives to the proposed action are noted below.

### **A. REDEVELOPMENT OF SHOPPING CENTER**

This alternative involves the demolition and reconstruction of the shopping center with the entire site being master planned.

While there may be advantages in updating and modernizing the center's design and function, the dislocation to existing businesses are significantly more severe. Existing businesses would be required to relocate during the period of construction. For businesses which have already been established, a relocation may be particularly difficult.

For a project within a historic area, redevelopment is not a particularly attractive option compared to rehabilitation and renovation. It is noted that redevelopment of the center generally involves a longer time period of construction than rehabilitation. The cost of redevelopment may also be significantly higher. For a developer of a project, the additional time and cost may dictate a higher and more dense development which may not be appropriate for this area.

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

The no action alternative would involve further deterioration of the shopping complex. There are currently numerous leaky roofs showing signs of silt residue and water retention. Mechanical equipment is also exposed. Signage and design of the various buildings in the center are not coordinated and present an unaesthetic facade.

If alterations are not done, then this simply leads to further deterioration of the property. Existing tenants may opt for more attractive properties.

---

Vacancies within the center may begin to rise and/or rents may also be offered at lower levels reflecting a relative lack of interest from prospective tenants.

The no action alternative does not provide a meaningful alternative for the long-term feasibility of the center.

# ***Chapter VII***

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## ***Irreversible and Irretrievable Commitments of Resources***

## **VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

The proposed project could result in inconveniences to existing businesses during the period of construction which could result in a temporary reduction of income during this time. While the loss of income is irretrievable for the period of construction, the proposed improvements should enhance the economic viability of the center in the long term.

# ***Chapter VIII***

---

## ***Findings and Conclusions***

## **VIII. FINDINGS AND CONCLUSIONS**

The proposed project would involve the renovation of the Lahaina Shopping Center. The subject property is within the Lahaina National Historic Landmark which is listed on the National Register of Historic Places. The makai portion of the property is also within County Historic District No. 2.

The project will involve temporary impacts involved with construction activities. Site work and excavation are minimal compared to most new construction projects. However, tenants are anticipated to be in business during the period of construction so several measures are anticipated to be implemented to minimize construction impacts, such as erection of sheathing and fencing to confine dust and noise to the immediate area under construction as well as night work.

From a long-term perspective, the project is not anticipated to result in adverse environmental impacts. There are no rare, threatened or endangered species of flora and fauna found at the project site. The project will not adversely impact air and noise characteristics in the immediate neighborhood and will not encroach on any significant scenic view corridors. The project is also located on lands designated as areas of minimal flooding.

There are no surface archaeological materials present at the site. Should any cultural materials be found during construction, work in the immediate vicinity will be halted and the State Historic Preservation Office will be notified.

The project will also be compatible to the surrounding single- and two-story commercial vernacular buildings on Front Street as well as existing neighboring developments. The height, massing and scale of the structures will also be compatible with surrounding built environment.

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Since the number of employees should not be significantly changed, no adverse effects upon public services such as police, fire and medical services, are anticipated. No significant impacts upon traffic, water and wastewater facilities are anticipated since there are no significant increases in employees or floor area. Concrete drain inlets will be used to collect storm runoff from the proposed project. The runoff will then be deposited into the existing drainage system located along Front Street. The proposed project is not expected to cause any adverse effects to adjacent or downstream developments.

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

# **Chapter IX**

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***Agencies Contacted in  
the Preparation of the  
Environmental Assessment  
and Responses Received***

## **IX. AGENCIES CONTRACTED IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT AND RESPONSES RECEIVED**

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

1. Karen Tomoyasu  
U.S. Department of the Army  
Corps of Engineers  
Pacific Ocean Division  
Building 230  
Fort Shafter, HI 96858
2. Don Hibbard, Administrator  
State Historic Preservation  
Division  
Department of Land & Natural  
Resources  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813
3. Robert Siarot, Maui District Engineer  
Department of Transportation  
650 Palapala Drive  
Kahului, Hawaii 96732
4. Brian Miskae, Director  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793
5. George Kaya, Director  
Department of Public Works and  
Waste Management  
200 South High Street  
Wailuku, Hawaii 96793
6. David Craddick, Director  
Department of Water Supply  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

JOHN WAIHEE  
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

July 8, 1994

Mr. Milton Arakawa  
Munekiyō & Arakawa, Inc.  
1823 Wells Street, Suite 3  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

**SUBJECT: Lahaina Shopping Center Renovations**  
**TMK 4-5-1:18, Lahaina, Maui**

Thank you for your letter dated June 24, 1994 regarding the environmental assessment for the proposed Lahaina Shopping Center renovations. Because the structures are not 50 years old, the renovations will not directly affect any historic buildings. However, the design of renovation should take into consideration the adjacent historic structures and setting in Lahaina.

Construction documents for subsurface drainage and any other ground disturbing activities should be reviewed by our Maui office (243-5169). Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentration of charcoal or shells are encountered during construction work, work shall cease in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division, which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator  
State Historic Preservation Division

CO:ab

JUL 11 1994  
KEITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

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

LOG NO.: 12133 ✓

DOC NO.: 9407col1

Architecture

JUN 30 1994

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION

MAUI DISTRICT  
650 PALAPALA DRIVE  
KAHULUI, HAWAII 96732

REX D. JOHNSON  
DIRECTOR

DEPUTY DIRECTORS  
KANANI HOLT  
GLENN M. OKIMOTO  
JOYCE T. OMINE  
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-M 2.325-94

MEMORANDUM

June 28, 1994

TO: Mr. Milton Arakawa  
Munekiyo & Arakawa, Inc.

FROM: Ferdinand Cajigal *F. Cajigal*  
State Highways, Maui District

SUBJECT: Proposed Lahaina Shopping Center Renovation  
TMK No. 4-5-1:18

Thank you for the opportunity to review the project summary.

We have no comments at this time. Our comments will be provided to you upon completion of our review of the EA.

/fmc

WICKETT LINGLE  
Mayor  
RICHARD N. KAYA  
Director  
CHARLES JENCKS  
Deputy Director  
MORIMOTO SHINMOTO, P.E.  
Chief Staff Engineer



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

JUL 29 1994

RALPH NAGAMINE, L.S., P.E.  
Land Use and Codes Administration  
EASSIE MILLER, P.E.  
Wastewater Reclamation Division  
LLOYD P.C.W. LEE, P.E.  
Engineering Division  
DAVID WISSMAR, P.E.  
Solid Waste Division  
BRIAN HASHIRO, P.E.  
Highways Division

July 25, 1994

Mr. Milton Arakawa  
MUNEKIYO & ARAKAWA, INC.  
1823 Wells Street, Suite 3  
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment  
PROPOSED LAHAINA SHOPPING CENTER RENOVATIONS  
TMK: 4-5-1:18

Dear Mr. Arakawa:

We reviewed the subject draft environmental assessment and have the following comments:

1. Comments from the Engineering Division:
  - a. Possible road widening lots be provided for the adjoining halves of Wainee, Front and Papalaua Streets to provide for future right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements. These road lots will be determined upon review of the total site plan improvements.
  - b. All structures, such as walls, trees, etc., shall be removed or relocated from the road widening strip, if required. The rear boundaries of the road widening strip shall be clearly marked to determine if said structures have been properly removed and relocated.
  - c. A 20' radii be provided at the intersections of proposed driveways and the adjoining County roads.
  - d. The existing driveways be upgraded to latest County standards.

1

Mr. Milton Arakawa  
Page 2 of 3  
July 25, 1994

- e. A final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted to the Department of Public Works, Engineering Division for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
- f. During construction of this project, all construction employee parking shall be accommodated on the project site and not within the County road right-of-way.
- g. All existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plans.
- h. A site plan and a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections be provided for our review and approval.
- i. Wahie Lane be extended into the Lahaina Shopping Center to provide better overall traffic circulation. The applicant shall address this concern during SMA application and prior to issuance of any building permits.

The applicant is requested to contact the Engineering Division at 243-7745 for additional information.

- 2. Comments from the Wastewater Reclamation Division:  
This division has reviewed this submittal and has no comments at this time.
- 3. Comments from the Solid Waste Division:
  - a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
  - b. Alternative means of disposal of construction debris shall be utilized other than disposed of at the County landfills.

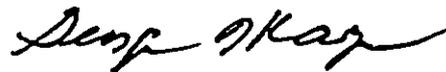
Mr. Milton Arakawa  
Page 3 of 3  
July 25, 1994

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

This division has reviewed this submittal and has no comments at this time.

Very truly yours,



GEORGE N. KAYA  
Director of Public Works &  
Waste Management

RMN:ey  
xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

a:lahctr

AUG 12 1994



**BOARD OF WATER SUPPLY  
COUNTY OF MAUI  
P.O. BOX 1108  
WAILUKU, MAUI, HAWAII 96793-7108**

August 10, 1994

Mr. Milton Arakawa  
Munekiyo & Arakawa, Inc.  
1823 Wells Street, Suite 3  
Wailuku, Hawaii 96793

Dear Mr. Arakawa,

Re: Consultation on the proposed renovation of existing 6.543-acre Lahaina Shopping Center, TMK:4-5-1:18, Lahaina by KCOM Corp for Weinberg Foundation

The submitted materials provided inadequate information to judge the project. The following comments should be taken only as consultation. For your convenience we submit general information and concerns as follows:

1. Fire, domestic, mechanical, irrigation and fixture count calculations will be required during the building permit process. The applicant will be required to provide upgrades to the existing fire protection and water service, if the calculations demonstrate that the demands are greater than what the existing system and meters can provide;
2. The Board of Water Supply determines if water is available at such time as an application for any upgraded water service is approved and the fee is paid;
3. No guarantee of additional water for the project is granted or implied as a result of these comments or the approval of the subject application;
4. Attached for your information is a 1991 fire protection map section of the area;
5. The county by Ordinance 2108 requires that the developer install low-flow water fixtures, such as 1.6-gallon toilets and 1-gallon urinals;

*"By Water All Things Find Life"*

Printed on recycled paper 

August 10, 1994  
Mr. Milton Arakawa  
Lahaina Shopping Center, TMK:4-5-1:18  
page 2

6. Mechanical equipment, including but not limited to air-conditioners and commercial ice-makers, should be specified as air-cooled or recirculating water-cooled with low-rate waste-stream. Single-pass water-cooled systems should be eliminated.

A building recirculating chilled-water system should be considered to meet the future needs of tenants' equipment, for example, commercial yogurt and ice makers;

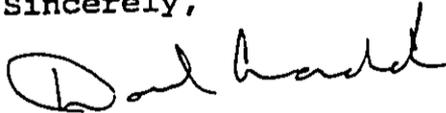
7. Full, attractive plantings are encouraged, yet should be designed to survive on the site's natural rainfall, be irrigated with reclaimed water, if possible, and/or use low amounts of drinking water as supplemental irrigation water.

The subject site is located in what is naturally part of the arid strand and coastal vegetation zones. Native plants characteristic of this vegetation zone include, but are not limited to the following species: trees - Wiliwili (*Erythrina sandwicensis*, 20'ht.), Hao (*Rauvolfia sandwicensis*, 20'ht.); shrubs - Alahe'e (*Canthium odoratum*, 12' ht.), Naio (*Myoporum sandwicense*, 10'ht.), Kului (*Nototrichium sandwicense*, 8'ht.), Mao hau hele (*state flower* - *Hibiscus brackenridgei*, 8'ht.), Naupaka (*Scaevola sericea*, 6'ht.), 'A'ali'i (*Dodonaea viscosa*, 6'ht.), U'u lei (*Osteomeles anthyllidifolia*, 4'ht.); and groundcovers - 'Akia (*Wikstroemia uva-ursi* and *Wikstroemia* species, 2'ht.), 'Ohai (*Sesbania tomentosa*, 1'ht.), 'Ilima papa (*Sida fallax* .5'), Pa'uohiika (*Jacquemontia ovalifolia*, .5'ht.), Mau'u 'Aki'aki (*Fimbristylis cymosa*, .5'ht.)

Planting with these or similar species saves drinking water. The plants survive on the site's rainfall supplemented with low amounts of irrigation during the first year and summers. Turf species with low water use requirements are, for example, Buffalograss (18"-28"/year), Common Bermuda and 'No Mow' Bermuda.

Further guidance in water conservation in landscaping may be found in the attached document or in the Maui County Planting Plan.

Sincerely,



David R. Craddick, Director

DDS:c:\dd\old\lahaina.shp  
attachments

# ***Chapter X***

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***Comments Received During  
Public Review Period  
and Response Letters***



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FORT SHAFTER, HAWAII 96858-5440



REPLY TO  
ATTENTION OF

September 23, 1994 SEP 27 P1:23

Planning Division

DEF -  
C  
RECEIVED

Ms. Ann Cua, Staff Planner  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Ms. Cua:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Old Lahaina Center, Maui (TMK 4-5-1: 18). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Our Operations Division staff is currently discussing permit applicability with the consultant, Munekiyo and Arakawa, Inc. File Number P094-112 has been assigned to this project.

b. We concur with the flood information provided page 13 of the environmental assessment.

Sincerely,

Ray H. Jyo, P.E.  
Director of Engineering

518

JOHN WAJEE  
GOVERNOR OF HAWAII



KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KEPPELER, II  
DONA L. HANAIKE

STATE OF HAWAII

'94 SEP 26 DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

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

REF: OCEAN SKK  
RECEIVED

SEP 23 1994

FILE NO.: 95-120  
DOC. ID.: 4943

The Honorable Brian W. Miskae, Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Miskae:

SUBJECT: Special Management Area Use Permit (94/SML-22) Application:  
Old Lahaina Center - KCOM Corporation, Lahaina, Maui;  
TMK: 4-5-01: 18

We have reviewed the application information for the subject project transmitted by your memorandum dated August 29, 1994, and have no comments to offer at this time.

We will forward any Historic Preservation Division concerns as they become available.

Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

*Keith W. Ahue*  
KEITH W. AHUE

40

JOHN WAHIEE  
GOVERNOR OF HAWAII



'94 SEP 28 P1:22

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

OCT 11 1994

KRITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANA'AKE

AQUACULTURE DEVELOPMENT  
PROGRAM

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CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT

CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

September 23, 1994

Mr. Brian Miskae, Director  
Maui Planning Department  
250 South High Street  
Wailuku, Maui, Hawaii 96793

LOG NO: 12773 ✓  
DOC NO: 9409KD19

Dear Mr. Miskae:

**SUBJECT: County of Maui, Historic Preservation Review of the  
Special Management Area Use Permit - Old Lahaina Center  
(I.D. No. 94/SM1-22; 94/HDC-14; 94/EA-10)  
Kuia, Lahaina District, Island of Maui  
TMK: 4-5-01: 18**

Thank you for the opportunity to review and comment on the proposed renovations of the Lahaina Center. The c. 6.5 acre project area is located in Lahaina town, between Front Street, Papalaua Street, Wainee Street and Lahainaluna Street. The project is within the Lahaina National Historic Landmark District (Site 50-50-03-3001) and is partially within the County of Maui Lahaina Historic District #2. The area of the Lahaina Center contains at least nine Land Commission Awards to Native Hawaiians, indicating relatively intensive use of this area for agriculture and likely habitation in the early to middle nineteenth century.

Our office has previously reviewed the draft Environmental Assessment prepared for this application (letter to Milton Arakawa July 8, 1994). In the prior correspondence, we indicated that the renovation would not directly affect historic buildings. However, the design of renovation should take into consideration the adjacent historic structures and setting in Lahaina. These comments have been incorporated into the revised Draft EA submitted with the application (III-A-7, page 33).

The draft EA does not contain specific information regarding the nature and extent of subsurface construction or proposed ground disturbances. Proposed new structures include two gateway towers and an elevator tower. We have requested that construction plans for subsurface facilities such as drainage or water lines, utility conduits, or piling excavations for the towers be submitted to our Maui office for review when they become available. The applicant has stated that this will occur (Draft EA, page 33).

Mr. Brian Miskae  
Page 2

Based on available information, it appears that very little subsurface work will be conducted, and that the project will have "no effect" on historic sites.

If, however, excavation and subsurface construction occurs in previously undisturbed portions of the project area, there is a potential that significant historic sites will be disturbed. In the event that such excavation is indicated on the final construction plans, archaeological monitoring of these activities will be recommended, in order to insure that the work will have "no adverse effect" on historic sites.

Please contact Ms. Theresa K. Donham at 243-5169 if you have any questions.

Sincerely,



DON HIBBARD, Administrator  
State Historic Preservation Division

KD:jen



**KCOM Corp.**

November 7, 1994

Don Hibbard, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813

SUBJECT: Environmental Assessment and Application for Special  
Management Area Permit - Old Lahaina Center  
(TMK 4-5-1:18)

Dear Mr. Hibbard:

We have received a copy of your September 23, 1994 letter to Brian Miskae pertaining to the proposed project. Since your comments were received during the review period of the Draft Environmental Assessment, we would like to provide a response to your comments.

Construction documents for subsurface drainage and other ground disturbing activities will be circulated to the Maui office of the State Historic Preservation Division for review when these documents become available. We will continue to coordinate with SHPD to resolve applicable archaeological issues to insure that the work will have "no effect" on historic sites.

Your input to the Environmental Assessment process is sincerely appreciated. If you have any questions, please feel free to call Milton Arakawa of Munekiyo & Arakawa, Inc. at 244-2015.

Very truly yours,

Valentine Peroff, Jr.  
President

LINDA CROCKETT LINGLE  
Mayor

GEORGE N. KAYA  
Director

CHARLES JENCKS  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



RALPH NAGAMINE, L.S., P.E.  
Land Use and Codes Administration

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.  
Engineering Division

DAVID WISSMAR, P.E.  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

94 SEP 26 P3:42

DEPT. OF PUBLIC WORKS  
COUNTY OF MAUI  
RECEIVED

COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

September 26, 1994

MEMO TO: Brian W. Miskae, Planning Director

FROM:   
George N. Kaya, Public Works & Waste Management Director

SUBJECT: Special Management Area Permit, Historic District, and Environmental  
Assessment Applications  
OLD LAHAINA CENTER  
TMK: 4-5-1:18  
94/SM1-022, 94/HDC-14 & 94/EA-10

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:

- a. Road widening lots be provided for the adjoining halves of Waivee and Front Streets to provide for future right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
- b. All structures, such as walls, fences, etc., shall be removed or relocated from the road widening strip. The rear boundaries of the road widening strip shall be clearly marked to determine if said structures have been properly removed and relocated. Trees shall be relocated to the planting strip.
- c. A 30' radius be provided at the intersections of existing and proposed driveways with its intersections with all adjacent County roads.



Mr. Brian Miskae  
Page 2 of 3  
September 26, 1994  
94/SM1-022, 94/HDC-014, 94/EA-010

- d. A final detailed and drainage erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water be submitted to the Department of Public Works, Engineering Division for our review and approval. The master plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. In addition, the developer shall contribute his pro-rata share to drainage improvements to be determined by the County and the drainage master plan. An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the applicant.
- e. The applicant shall construct "on-site" and "off-site" traffic improvements to be determined by the County and traffic master plans to mitigate traffic impacts created by this development. An agreement to the above prepared for filing with the State's Bureau of Conveyances shall be submitted by the developer. In addition, the applicant shall submit a master traffic impact analysis report for our review and approval.
- f. During construction of this project, all construction employee parking shall be accommodated on the project site and not within the County road right-of-way.
- g. A copy of the approved water quality report including project mitigation measures (acceptable to the State Department of Health) which evaluates the quality of the storm water discharging into the ocean receiving waters be provided to the County of Maui, Department of Public Works and Waste Management. The report should include a discussion on sediment and nutrient loadings at all drainage outlets.
- h. All existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plan.
- i. Site plan and a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections be provided for our review and approval.

Mr. Brian Miskae  
Page 3 of 3  
September 26, 1994  
94/SM1-022, 94/HDC-014, 94/EA-010

- j. The applicant provide a road access lot from the project site to Front Street on Wahie Lane. This provision also requires the applicant to redesign the traffic circulation pattern "on-site" which shall be submitted for our review and approval. Acquisition of additional right-of-ways for Wahie Lane not under ownership control of the applicant will be County's responsibility.

The applicant is requested to contact the Engineering Division at 243-7745 for additional information.

2. Comments from the Wastewater Reclamation Division:

This division has reviewed this submittal and has no comments at this time.

3. Comments from the Solid Waste Division:

- a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
- b. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Codes Administration:

This division has reviewed this submittal and has no comments at this time.

RMN:ey  
xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division  
g:\luca\all\czm\LahCtr



## KCOM Corp.

November 7, 1994

George Kaya, Director  
Department of Public Works and  
Waste Management  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

SUBJECT: Environmental Assessment and Application for Special  
Management Area Permit - Old Lahaina Center  
(TMK 4-5-1:18)

Dear Mr. Kaya:

We have received a copy of your September 26, 1994 memorandum to Brian Miskae pertaining to the proposed project. Since your comments were received during the review period of the Draft Environmental Assessment, we would like to provide a response to your comments.

We intend to work with the Department of Public Works and Waste Management (DPWWM) regarding the issues of road widening lots and improvements for the adjoining halves of Wainee and Front Street, as well as intersection improvements at project driveways and adjacent public roadways. We are also willing to discuss any other applicable "onsite" and "offsite" traffic improvements with your Department. With regard to construction employee parking, our intent is to accommodate this parking on the site.

When available, a final detailed drainage and erosion control plan will be submitted to DPWWM, Engineering Division for review and approval.

We will comply with applicable NPDES procedures, including evaluation of the quality of storm water discharge, as required. Should a water quality report be required by the State Department of Health, we will supply a copy to DPWWM.

With regard to the entrance driveway located on Front Street, we intend to submit a sight distance report to DPWWM for their review prior to the issuance of the building permit. The report will determine required sight distance and available sight distance at the Front Street entrance of the Old Lahaina Center.



George Kaya, Director  
November 7, 1994  
Page 2

In order to take into consideration a possible roadway access from the project site to Front Street on Wahie Lane, a redesigned traffic circulation pattern "onsite" has been indicated in the project's site plan. Additionally, we intend to coordinate with DPWWM to resolve the issue of a road access lot from the project site to Front Street on Wahie Lane, for lands owned by the applicant, or the Harry and Jeanette Weinberg Foundation, Incorporated.

We intend to submit a solid waste management plan to DPWWM prior to the issuance of a building permit.

Your input to the Environmental Assessment process is sincerely appreciated. If you have any questions, please feel free to call Milton Arakawa of Munekiyo & Arakawa, Inc. at 244-2015.

Very truly yours,

  
Valentine Peroff, Jr.  
President



94 SEP 28 12:18

**BOARD OF WATER SUPPLY**  
**COUNTY OF MAUI**  
P.O. BOX 1108  
WAILUKU, MAUI, HAWAII 96793-7108

September 22, 1994

Mr. Brian W. Miskae, Director  
Maui County Planning Department  
250 south High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae,

Re: Proposed renovation of existing 6.543-acre Lahaina Shopping Center, TMK:4-5-1:18, Lahaina; Comments on Application No. 94/EA, 94/SM1 and 94/HDC-14 by KCOM Corp for Weinberg Foundation, Inc.

The Board of Water Supply takes this opportunity to advise your department and the applicant of the following:

1. Fire, domestic, mechanical, irrigation and fixture count calculations will be required during the building permit process. The applicant will be required to provide upgrades to the existing fire protection and water service, if the calculations demonstrate that the demands are greater than what the existing system and meters can provide;

2. The Board of Water Supply determines if water is available at such time as an application for any upgraded water service is approved and the fee is paid;

3. No guarantee of additional water for the project is granted or implied as a result of these comments or the approval of the subject application;

6. Single-pass water-cooled systems should be eliminated pursuant to Maui County Code Subsection 14.21.020. A building recirculating chilled-water system would confirm compliance with the code by all tenants. Please evaluate such a system for inclusion in this remodeling.

Otherwise, mechanical equipment, including but not limited to air-conditioners, commercial ice-makers and yogurt makers, should be specified as air-cooled or retrofitted water-cooled with remote air condensers. These restrictions should be restated and explained in any covenants or lessee information.

*"By Water All Things Find Life"*

September 22, 1994  
Mr. Brian W. Miskae, Director  
Lahaina Shopping Center, TMK:4-5-1:18  
94/EA, 94/SM1 and 94/HDC-14  
page 2

7. Full, attractive plantings are encouraged, yet should be designed to survive on the site's natural rainfall, irrigated with reclaimed water, if possible, or use low amounts of drinking water as supplemental irrigation during only establishment and summer droughts.

The subject site is located in what is naturally part of the arid strand and coastal vegetation zones. Native plants characteristic of this vegetation zone include, but are not limited to the following species:

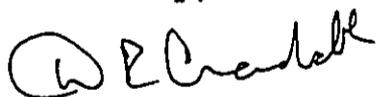
Salt-tolerant-- trees - Wiliwili (*Erythrina sandwicensis*, 20'ht.); shrubs - Naio (*Myoporum sandwicense*, 10'ht.), Naupaka (*Scaevola sericea*, 6'ht.), 'A'ali'i (*Dodonaea viscosa*, 6'ht.); and groundcovers - U'ulei (*Osteomeles anthyllidifolia*, 4'ht.), 'Aki (*Wikstroemia uva-ursi* and *Wikstroemia species*, 2'ht.), 'Ohai (*Sesbania tomentosa*, 1'ht.), 'Ilima papa (*Sida fallax* .5'), Pa'uohiaka (*Jacquemontia ovalifolia*, .5'ht.), Mau'u 'Aki'aki (*Fimbristylis cymosa*, .5'ht.)

Salt-sensitive-- trees - Hao (*Rauvolfia sandwicensis*, 20'ht.); shrubs - Alahe'e (*Canthium odoratum*, 12' ht.), Kului (*Nototrichium sandwicense*, 8'ht.), Mao hau hele (state flower - *Hibiscus brackenridgei*, 8'ht.),

Planting with these or similar species, as the site and commercial-availability permit, saves drinking water. The plants survive on the site's rainfall supplemented with low amounts of irrigation during the first year(s) and summers. Turf species with low water use requirements are, for example, Buffalograss (18"-28"/year), Common Bermuda and 'No Mow' Bermuda.

Further guidance in water conservation in landscaping may be found in the attached document or in the Maui County Planting Plan.

Sincerely,



David R. Craddick, Director

DDS:c:\ddsvold\lahaina.sma  
attachments



**KCOM Corp.**

November 7, 1994

David Craddick, Director  
Department of Water Supply  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

SUBJECT: Environmental Assessment and Application for Special  
Management Area Permit - Old Lahaina Center  
(TMK 4-5-1:18)

Dear Mr. Craddick:

We have received a copy of your September 22, 1994 letter to Brian Miskae pertaining to the proposed project. Since your comments were received during the review period of the Draft Environmental Assessment, we would like to provide a response to your comments.

The proposed project involves the exterior renovation of the existing retail buildings. Currently, average daily demand for water at the Old Lahaina Center is estimated at 39,300 gallons per day (gpd) with peak hour demand estimated at 117,900 gpd. Since building size, intensity, and use will not change appreciably, it is anticipated that average daily demand and peak hour demand for water should not change significantly.

Additionally, the project intends to incorporate Xeriscape principles, including the use of low water demand plants, which minimize the impact of water usage for landscape irrigation.

We intend to work with the Department of Water Supply regarding applicable departmental requirements during the building permit process.



David Craddick, Director  
November 7, 1994  
Page 2

Your input to the Environmental Assessment process is sincerely appreciated. If you have any questions, please feel free to call Milton Arakawa of Munekiyo & Arakawa, Inc. at 244-2015.

Very truly yours,

Valentine Peroff, Jr.  
President

# ***References***

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### References

Austin, Tsutsumi & Associates, Inc., Maui Long-Range Highway Planning Study, prepared for the State of Hawaii, Department of Transportation, County of Maui, Department of Planning and Department of Public Works, May 1991.

Belt, Collins & Associates, Fox Hawaii, Inc., Merrie-Ellen Gushi, Design Study for Front Street Improvement Plan, Documents A, B and C, December 1992.

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

County of Maui, Department of Planning and Department of Water Supply, Maui County Water Use and Development Plan, Executive Summary, March 1990.

Helber, Hastert and Kimura, Planners, South Beach Mauka Environmental Assessment, prepared for Amfac/JMB Hawaii Inc., June 1990.

The Maui News Supplement, Fire Prevention Week, October 9-15, 1994, October 10, 1994.

The Maui News Supplement, Pioneer Mill Co., Ltd., July 1990.

Michael T. Munekiyo Consulting, Inc., Final Environmental Assessment-Redevelopment of ABC Store at 726 Front Street, September 1993.

Munekiyo & Arakawa, Inc., Special Management Area Permit-Lahaina Center Parking Structure, May 1994.

PBR, Hawaii, Planning, Environmental and Engineering Considerations for Puukolii Village, February 1993.

Spencer Mason Architects, Historic Site Survey for Lahainaluna Road and Wainee Street Widening Projects, Prepared for Austin Tsutsumi & Associates, Inc., October 1988.

State of Hawaii, Department of Business and Economic Development, Data Book, 1990.

State of Hawaii, Department of Business and Economic Development, Data Book, 1992.

Telephone conversation with DBEDT, Research and Statistics Division Employee, Manuel Fraganta, June 1994.

Telephone conversation with Maui Police Department employee, Greg Takahashi, December 1993.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, 1972.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

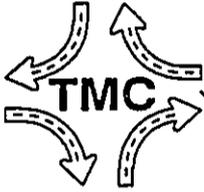
# ***Appendices***

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# ***Appendix A***

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## ***Traffic Assessment***



## THE TRAFFIC MANAGEMENT CONSULTANT

Randall S. Okaneku, P. E., Principal • 1188 Bishop Street • Suite 1907 • Honolulu, Hawaii 96813  
Telephone: (808) 536-0223 • Facsimile: (808) 537-2985

Job. No. 9418

July 25, 1994

Sato & Associates, Inc.  
2046 South King Street  
Honolulu, Hawaii 96826

Attention: Mr. David Yamashita

Gentlemen:

RECEIVED

JUL 26 1994

SATO & ASSOC., INC.

### Subject: Lahaina Shopping Center

The Traffic Management Consultant (TMC) is pleased to submit this traffic assessment to Sato & Associates, Inc. (Client) for the Lahaina Shopping Center in Lahaina, Maui, Hawaii. The purpose of this letter report is to assess the parking and traffic impacts that would result from increasing the number of parking stalls at the Lahaina Shopping Center.

#### Project Description

Lahaina Shopping Center (also known as the "Old" Lahaina Shopping Center) is located on south side of Papalaua Street, across Lahaina Center, between Front Street and Wainee Street. Access to Lahaina Shopping Center is provided by three driveways: a driveway on Papalaua Street, a driveway on Front Street, and a driveway on Wainee Street.

The proposed renovation of the Lahaina Shopping Center would increase parking capacity and improve internal traffic circulation. The existing parking area would be restriped to provide an additional 49 parking stalls, increasing the 356 parking stall count to a total of 405 parking stalls. The total gross floor area of 86,155 square feet (SF) of gross floor area (GFA) will remain unchanged. All existing driveway locations and operations would be maintained.

#### Parking Generation

The parking generation methodology used in this study is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Parking Generation, 2nd Edition", 1987. ITE parking rates are developed by correlating the peak parking generation data with various land use characteristics, such as occupied stalls per 1,000 SF GFA.

Based upon 86,155 SF GFA, ITE estimates the peak parking demand during the weekday is about 280 parking stalls. The Saturday peak parking demand is estimated at about 350 parking stalls. On Sunday, the peak parking demand is expected to be about 140 parking stalls. The weekday peak parking demand occurs around noon and is about 80% of the Saturday peak demand. The peak parking demand for retail space generally occurs on Saturday, between 2:00 PM and 3:00 PM.

The actual parking conditions may be higher than the ITE estimates. The ITE figures represents parking demands generated by the shopping center. Parking at Lahaina Shopping Center is free and generally uncontrolled, therefore the unused capacity could be utilized by other activities in the area.

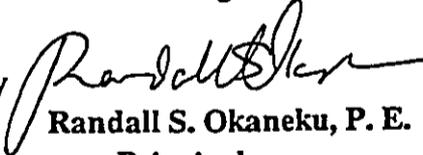
Conclusions

The trips generated by the Lahaina Shopping Center is not expected to increase as a result of the forty-nine (49) additional parking stalls. Traffic entering and exiting the site may increase as result of the 14% increase in parking capacity. However, the increase in traffic would be noticeable during the peak parking demand periods; around noon on weekdays and around midafternoon on Saturdays. The additional site traffic is not expected to impact the traditional commuter peak periods, 7:00 AM to 9:00 AM and 3:00 PM to 5:00 PM.

If you require clarification on any of the above material or have any questions, please do not hesitate to call me.

Very Truly Yours,

The Traffic Management Consultant

By   
Randall S. Okaneku, P. E.  
Principal

# ***Appendix B***

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## ***Drainage Report***

DRAINAGE REPORT  
FOR  
LAHAINA SHOPPING CENTER  
AT  
LAHAINA, MAUI, HAWAII  
TMK: 4-5-01:18, 20, 21

PREPARED FOR:

KCOM CORP  
841 BISHOP STREET, SUITE 1601  
HONOLULU, HAWAII, 96813-3916

PREPARED BY:

SATO & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
2115 WELLS STREET  
WAILUKU, MAUI, HAWAII 96793

JUNE 1994

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- II. PROJECT DESCRIPTION
- III. FLOOD HAZARD
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- V. DEVELOPED STORM RUNOFF CONDITION
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- VIII. APPENDICES
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  - APPENDIX B - HYDROLOGIC CALCULATIONS  
DEVELOPED CONDITIONS
- IX. EXHIBITS
  - A. PROJECT AND SITE LOCATION MAP
  - B. DEVELOPED SITE
  - C. FLOOD INSURANCE MAP
  - D. EXISTING DRAINAGE CONDITIONS

I. PROJECT LOCATION

The project site is located in Lahaina on the Island of Maui. The Lahaina Shopping Center abuts Wainee Street to the north east, Front Street and commercial lots to the south west, residential lots to the south east, and commercial lots to the north west. The site can further be identified by Tax Map Key No. 4-5-01: Portion 18, 20, 21. Refer to Exhibit A.

II. PROJECT DESCRIPTION

Currently Lahaina Shopping Center consists of 5 one story buildings and 1 two story building. Under proposed plans, the existing buildings will be renovated, and the parking area will be resurfaced and restriped to meet the current County Code requirements. Other improvements will include installing a drainage system and landscaping. Refer to Exhibit B.

III. FLOOD HAZARD

According to the Flood Insurance Rate Map (FIRM) for the County of Maui, the project is located on land designated as Zone "C". Zone "C" designates areas of minimal flooding (Reference 3 and Exhibit C).

IV. EXISTING STORM RUNOFF CONDITIONS

Elevations on the proposed site range from 17 to 7 feet above main sea level with an average slope of 1.0%. Under these conditions the lot produces runoff at a rate of 23.77 cfs. The runoff sheetflows through the parking lot via various swales. Runoff from the north side of the site (Area A) is collected by a drain inlet located on Front Street between building A and B. Refer to Exhibit D. Runoff from the south side of the site (Area B) is collected by a 24" pipe located on the south corner of the lot. Both the runoff from the drain inlet and the 24" pipe cross Front Street and are deposited into the ocean. The runoff from Area A and Area B are 12.92 cfs and 10.85 cfs respectively.

V. DEVELOPED STORM RUNOFF CONDITIONS

Storm runoff quantities for the resurfaced Lahaina Shopping Center is the same as existing runoff conditions because the existing buildings are just being renovated and no additional structures will be constructed. Also resurfacing will be done only over existing paved areas, thus the drainage areas will remain the same.

Concrete drain inlets will be used to collect storm runoff from the proposed project. The runoff will then be deposited into the existing drainage system located along Front Street.

VI. CONCLUSION

Renovations to the Lahaina Shopping Center is not expected to cause any adverse effects to adjacent or downstream developments. Runoff from the project will be collected using concrete drain inlets and be deposited into the existing drainage system located along Front Street. Once in the system, the runoff will be transported and deposited into the ocean.

VII. REFERENCE

1. County of Maui, "Revised Interim Drainage Standards for County of Maui", January 1994.
2. Department of Public Works, City and County of Honolulu, Division of Engineering, "Storm Drainage Standards", March 1986.
3. "Flood Insurance Rate Map for the County of Maui" Federal Emergency Management Agency, Federal Insurance Administration, June 1981.

VIII. APPENDICES

- A - HYDROLOGIC CALCULATIONS -  
(EXISTING CONDITION)
- B - HYDROLOGIC CALCULATIONS -  
(DEVELOPED CONDITIONS)

APPENDIX A

HYDROLOGIC CALCULATIONS - EXISTING CONDITIONS

Hydrologic calculations for existing on-site runoff were done using the Rational Method. Factors used in the calculations were taken from the County of Maui's Drainage Master Plan.

The following factors were used:

A. Recurrence Interval:  
10-Year, 1-Hour Storm I=2.0" (Plate 4)

B. Time of Concentration:  
Area A  
Tc = 10.3 min. (Plate 1)  
L = 860  
S = 1.0%

Area B  
Tc = 9.6 min.  
L = 770  
S = 1.3%

C. Rainfall Intensity:  
Area A  
i<sub>10</sub> = 4.1 in/hr (Plate 2)

Area B  
i<sub>10</sub> = 4.2 in/hr (Plate 2)

D. Runoff Coefficient:  
c - Determined from Table 1 as follows:

Infiltration	0.20 (Negligible)
Relief	0.00 (Flat)
Vegetal Cover	0.05 (Poor)
Dev. Type	<u>0.55 (Industrial &amp; Business)</u>
c =	0.80

Existing runoff conditions and quantities are shown in Appendix B under Runoff Summary.

APPENDIX B

HYDROLOGIC CALCULATIONS - DEVELOPED CONDITIONS

Hydrologic calculations for existing on-site runoff were done using the Rational Method. Factors used in the calculations were taken from the County of Maui's Drainage Master Plan.

The following factors were used:

A. Recurrence Interval:  
10-Year, 1-Hour Storm I=2.0" (Plate 4)

B. Time of Concentration:  
Area A  
Tc = 10.3 min. (Plate 1)  
L = 860  
S = 1.0%

Area B  
Tc = 9.6 min.  
L = 770  
S = 1.3%

C. Rainfall Intensity:  
Area A  
i<sub>10</sub> = 4.1 in/hr (Plate 2)

Area B  
i<sub>10</sub> = 4.2 in/hr (Plate 2)

D. Runoff Coefficient:  
c - Determined from Table 1 as follows:

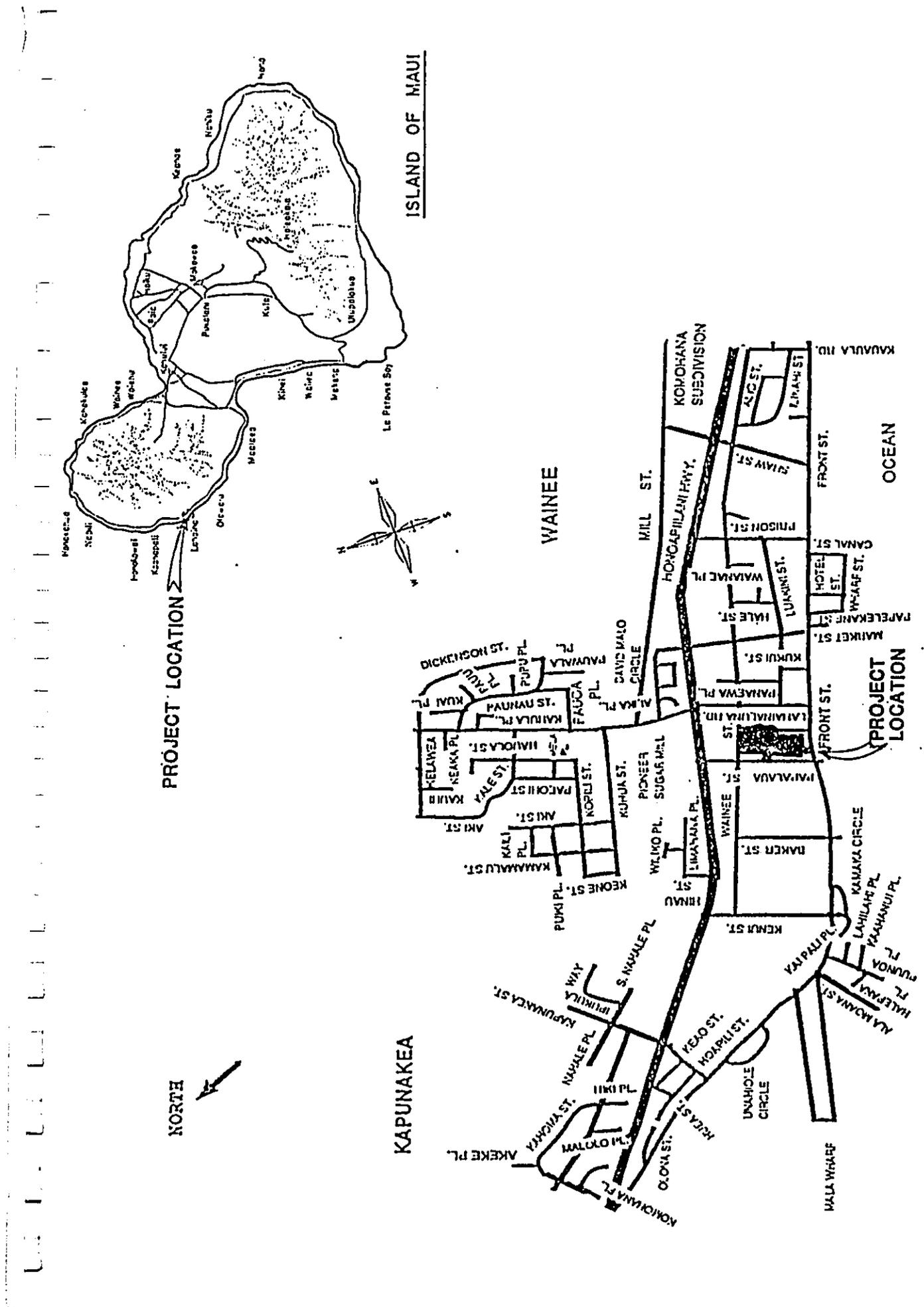
Infiltration	0.20 (Negligible)
Relief	0.00 (Flat)
Vegetal Cover	0.05 (Poor)
Dev. Type	<u>0.55 (Industrial &amp; Business)</u>
c =	0.80

Developed runoff conditions and quantities are shown in the Runoff Summary.



IX. EXHIBITS

- EXHIBIT A - PROJECT LOCATION MAP
- EXHIBIT B - DEVELOPED SITE
- EXHIBIT C - FLOOD INSURANCE MAP
- EXHIBIT D - EXISTING DRAINAGE CONDITIONS



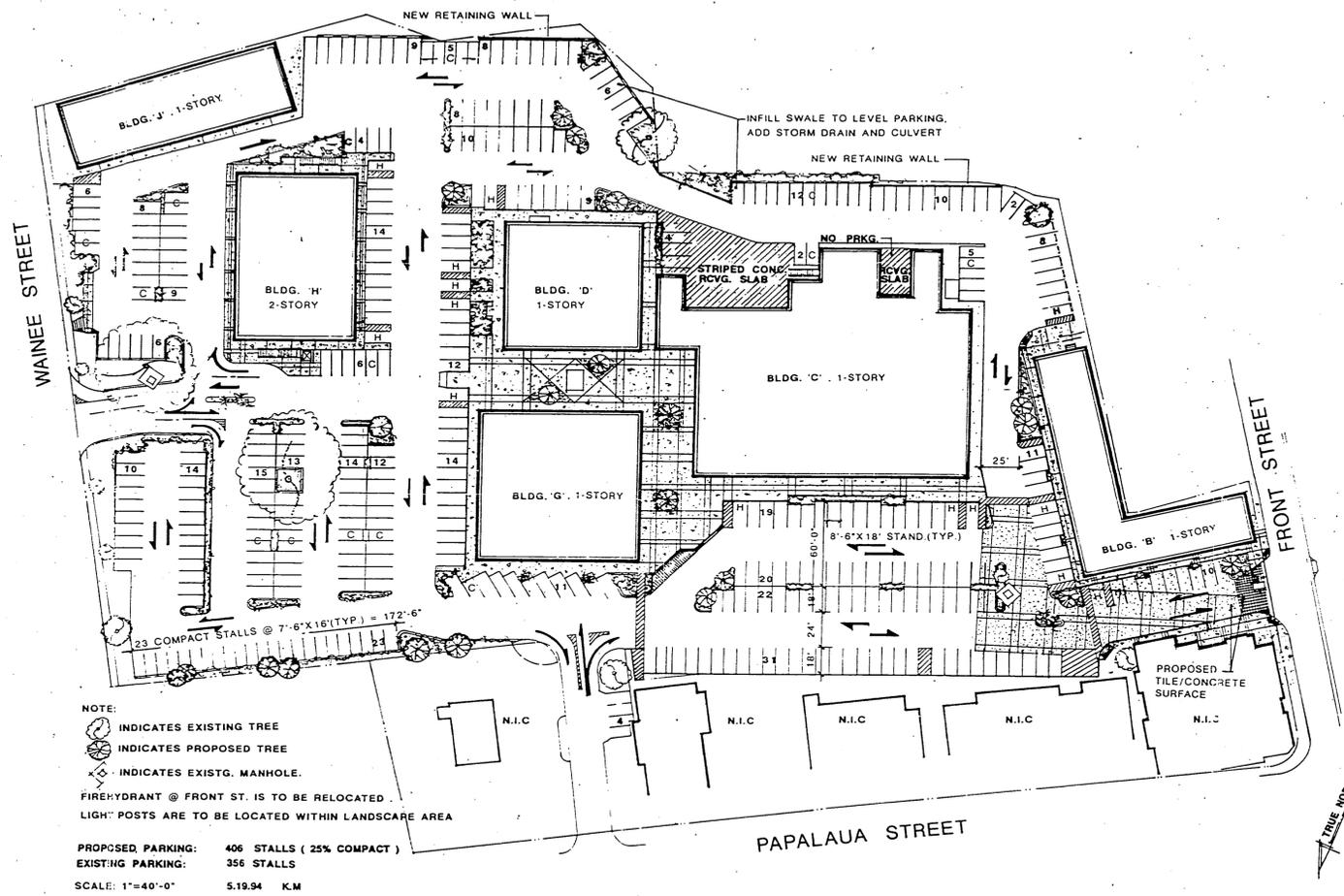
**EXHIBIT A**

**PROJECT LOCATION MAP**

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

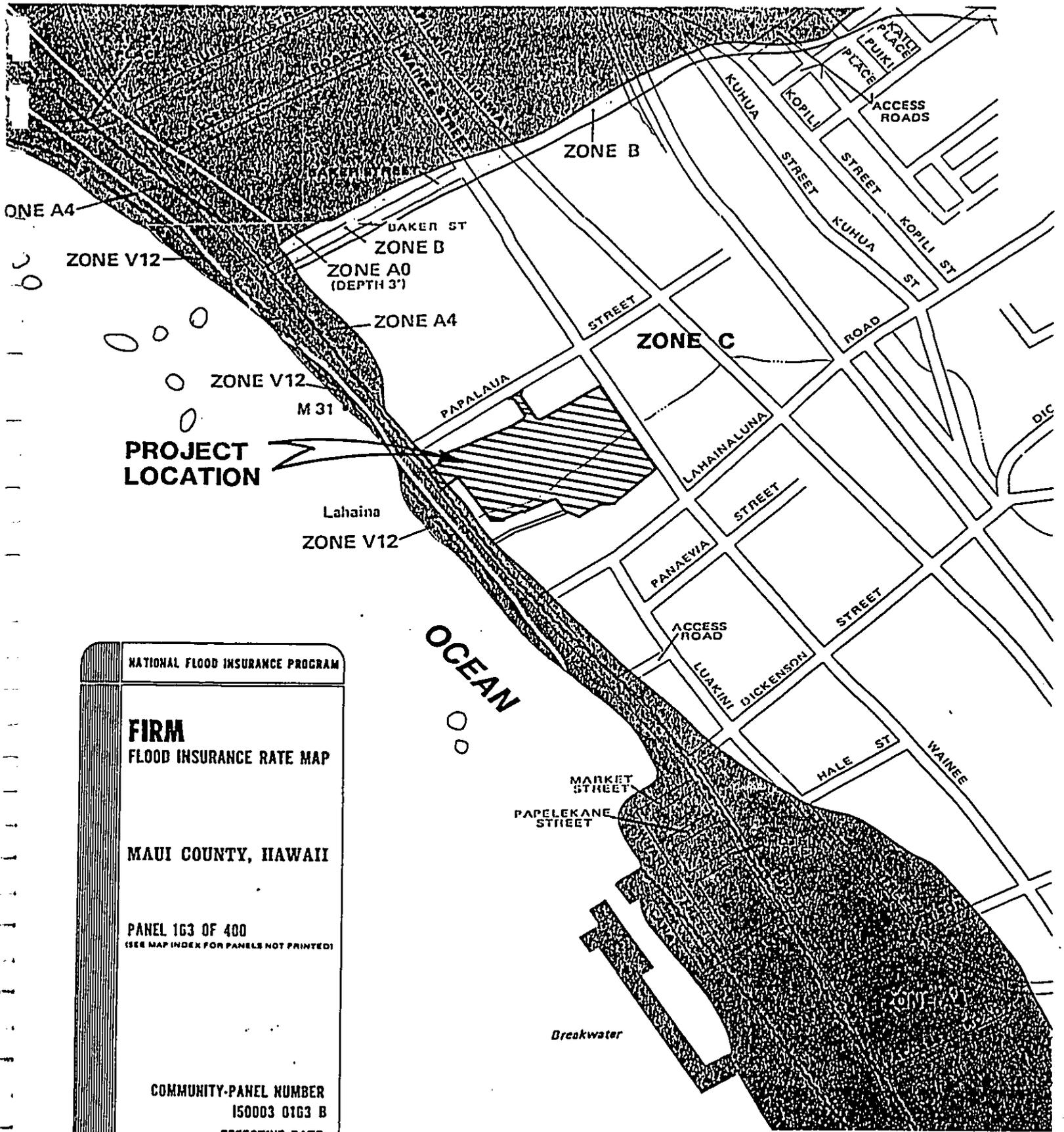
0064



DEVELOPED SITE

EXHIBIT B  
 DEVELOPED SITE

DOCUMENT CAPTURED AS RECEIVED



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 163 OF 400  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
150003 0163 B

EFFECTIVE DATE:  
JUNE 1, 1981

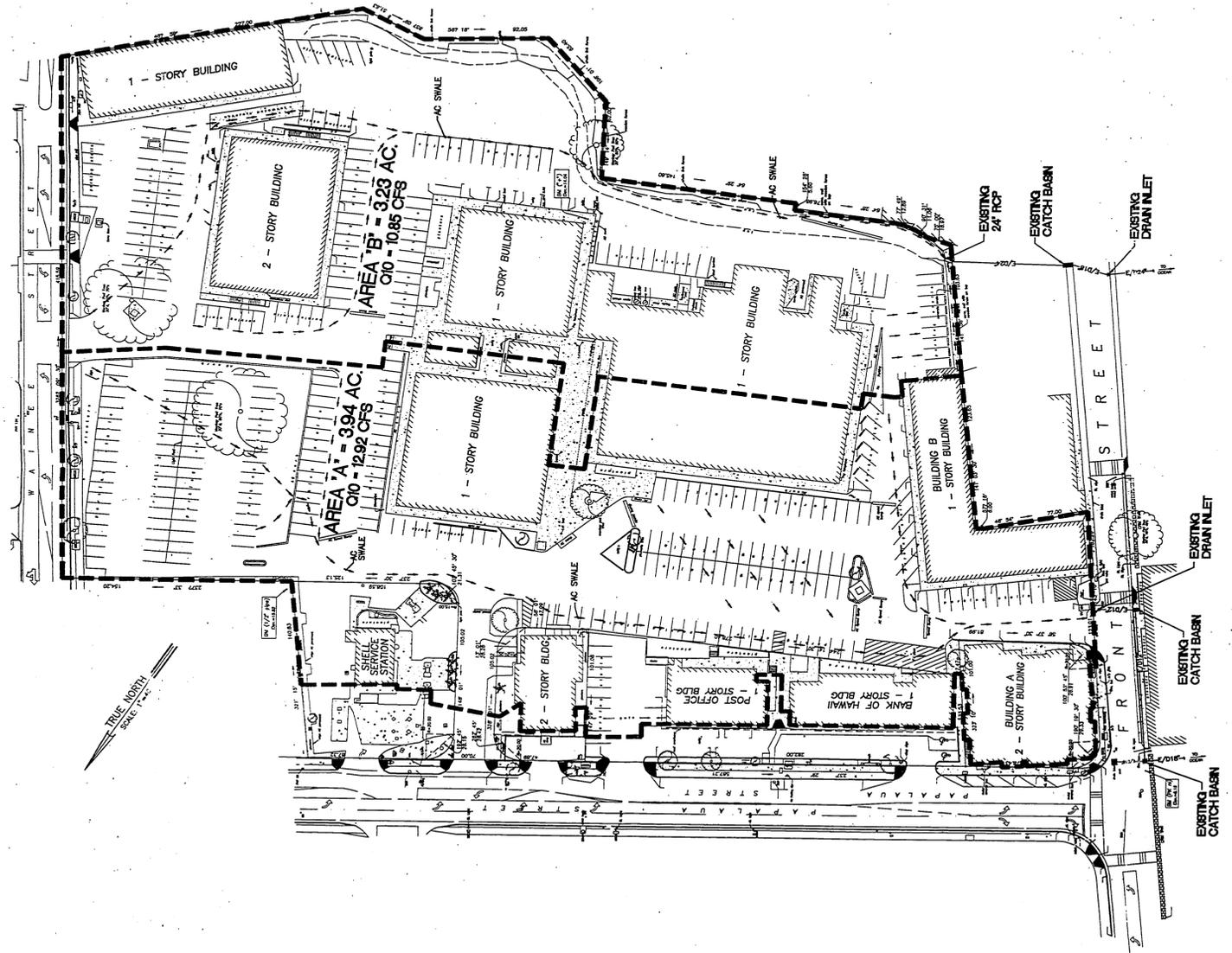
 federal emergency management agency  
federal insurance administration

**EXHIBIT C**  
FLOOD INSURANCE RATE MAP

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

0064 A



**EXISTING DRAINAGE CONDITIONS**  
SCALE 1" = 40'

**EXHIBIT D**

0044 A

# ***Appendix C***

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***Letter from the Department  
of the Army, U.S. Army  
Engineer District, Honolulu***



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FORT SHAFTER, HAWAII 96858-5440

October 27, 1994

OCT 31 1994



Regulatory Branch

SUBJECT: Old Lahaina Shopping Center, Lahaina, Maui, Hawaii

Mr. Milton Arakawa  
Munekiyo & Arakawa, Inc.  
1823 Wells Street, Suite 3  
Wailuku, Hawaii 96793

Dear Mr. Arakawa:

As discussed during our meeting at the project site on October 14, 1994, a Department of the Army permit is not required to install underground drainage culverts and repave the existing parking lot.

File number NP 95-008 has been assigned to this project. Please contact me at 438-9258, extension 13 or Ms. Karen Tomoyasu at 438-9258, extension 20 if there are any questions.

Sincerely,

Terrell Kelley  
Team Leader  
Maui, Molokai, Lanai and Kauai