

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

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

RECEIVED

97 Jan. 2
~~86 DEC 33~~ P4:04

December 19, 1996

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
200 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

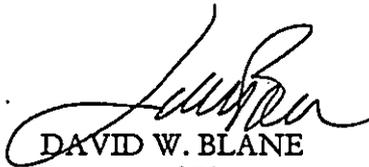
RE: Final Negative Declaration for the Proposed Parking Lot at 175 Lahainaluna Road, TMK: 4-5-1:36, Lahaina, Island of Maui, Hawaii

The Maui County Planning Department, as the accepting authority, is transmitting for publication in the upcoming Office of Environmental Quality Control (OEQC) Bulletin, the Final Environmental Assessment for the proposed parking lot in Lahaina located at 175 Lahainaluna Road. The applicant is 844 Front Street, A Hawaii General Partnership, and its contact is Mr. John Pyles.

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

Thank you for your cooperation. If further clarification is required, please contact Ms. Ann T. Cua, Staff Planner, of this office at 243-7735.

Very truly yours,


DAVID W. BLANE
Director of Planning

DWB:ATC:osy
Enclosures

c: Clayton Yoshida, AICP, Planning Program Manager-Land Use Management Division
Ann T. Cua, Staff Planner
John R. Pyles, 844 Front Street, A Hawaii General Partnership
General File
Project File
(g:\planning\all\atc\pyles2.oec)

137

1997-01-23-MA-FEA-^{PARKING LOT}Lahainaluna
Road Parking Lot
FINAL ENVIRONMENTAL ASSESSMENT

JAN 23 1997

FILE COPY

FOR
844 FRONT STREET, A HAWAII GENERAL PARTNERSHIP
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-01:36

96 DEC 10 A10:04

DEPT OF PLANNING
COUNTY OF MAUI

1. SUMMARY

APPLICANT:

844 Front Street, A Hawaii General Partnership
841 Bishop Street, Suite 1800
Honolulu, Hawaii 96813
Contact: John Pyles, Telephone (808) 521-0754

ACCEPTING AUTHORITY:

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

AGENCIES CONSULTED:

State of Hawaii:

State Historic Preservation Division

County of Maui:

Planning Department
Department of Public Works & Waste Management
Department of Water Supply

PROJECT DESCRIPTION:

The proposed project is located in Lahaina, Maui, Hawaii. The total area of the project is a level dirt lot of approximately 9,799 square feet, TMK (2) 4-5-1:36. A 34 stall parking lot will be constructed with landscaping and lights. The entrance and exit for the parking lot will be on Lahainaluna Road.

LOCATION:

Lahaina, Maui, Hawaii
TMK: (2) 4-5-01:36

LAND USE DESIGNATION:

- | | | |
|----|------------------------------------|--|
| a. | State Land Use Designation: | <u>Urban</u> |
| b. | County Community Plan Designation: | <u>Business (Lahaina Community)</u> |
| c. | County Zoning: | <u>B-2</u> |
| d. | Special Management Area: | <u>Yes</u> |
| e. | Other Special District: | <u>National Historic Landmark District</u> |

NAME AND ADDRESS OF CONTACT PERSON:

John R. Pyles
844 Front Street, A Hawaii General Partnership
841 Bishop Street, Suite 1800
Honolulu, Hawaii 96813
Telephone: (808) 521-0754

2. PROJECT DESCRIPTION

2.1 Introduction

The project is an empty lot at 175 Lahainaluna Road. This area will provide thirty-four (34) parking stalls when constructed and will include landscaping with trees and shrubs. The parking lot will entrance and exit on Lahainaluna Road. The lot will provide parking for visitors to Lahaina Town.

The Maui Planning Department was contacted on December 9, 1996 and they advised us that they have received no adverse comments to the Draft Environmental Assessment.

2.2 Project Location

The project is located in Lahaina, Maui, Hawaii, at 175 Lahainaluna Road, TMK: (2) 4-5-01:36, as shown on the map of Figure I.

2.3 Land Ownership

The project site is owned by 844 Front Street, A Hawaii General Partnership. A copy of the Deed is provided in Exhibit A-1.

2.4 Prior Use of the Property

A residence was built on the property in 1891 for use by employees of Pioneer Mill. The residence was retained for this purpose until the mid-1980's when it was determined to be not suitable for occupancy. The property is presently an empty lot. (See Exhibits A-2, A-3 and A-4 for historical review by the Historical Preservation Division of the State of Hawaii Department of Land and Natural Resources)

2.5 Land Use

The project is classified as State Land Use District: Urban and is zoned B-2 by the County of Maui.

2.6 Applicable Government Permits

County:
Special Management Area (minor)
Building Permit

2.7 Proposed Improvement

The improvements will consist of a paved parking lot of thirty-four (34) stalls with lighting and landscaping as provided in Exhibits B and D.

PROJECT LOCATION

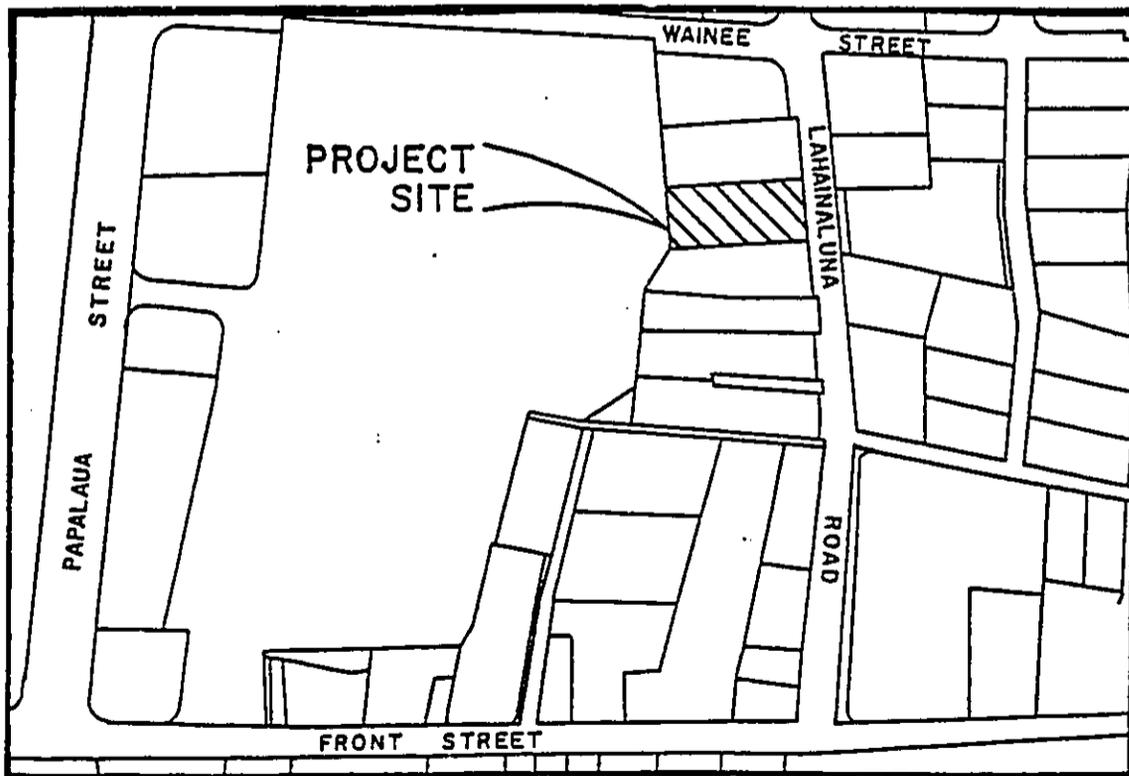
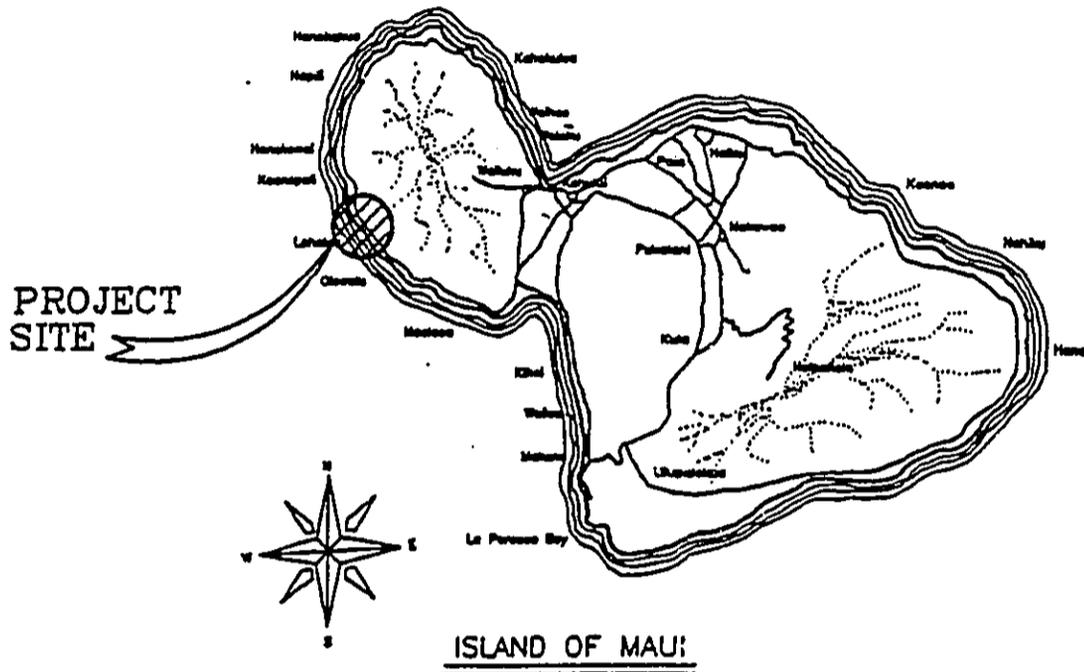


FIGURE 1

2.8 Development Schedule and Cost

It is expected that the construction will take place in the fall of 1996. The expected cost is less than \$50,000.00.

2.9 Need for Project

Lahaina is a historic attraction which includes many retail shops and restaurants. The town was constructed prior to a large visitor trade and adequate parking is not provided in the current makeup of the retail area.

This parking lot will provide stalls for those wishing to enjoy the shops and restaurants in Lahaina.

3. EXISTING CONDITIONS

3.1 Topography and Existing Features

This property is a rather flat dirt lot (photograph attached hereto as Figure 2) of 9,799 square feet with an elevation of about 12 feet above sea level.

3.2 Soil

A soil survey as published by the United States Department of Agriculture Soil Conservation Service in cooperation with the University of Hawaii: Agricultural Experiment Station (issued 1975) information as to this site:

- ◆ The site is in an area designated as Ewa silty clay loam;
- ◆ The soil profile consists of a dark reddish-brown silty clay loam surface layer about 18 inches thick followed by a subsoil that is silty clay loam about 42 inches thick and a substratum of coral limestone, sand or gravelly alluvium;

3.3 Climate

This lot is located near the western shore of the West Maui Mountains in the Island of Maui and has approximately 15 inches of annual rainfall.

3.4 Flood Hazard

The National Flood Insurance Program - Flood Insurance Rate Map - 1981 (Figure 3) shows that the property is located in Zone C - Areas of Minimal Flooding.

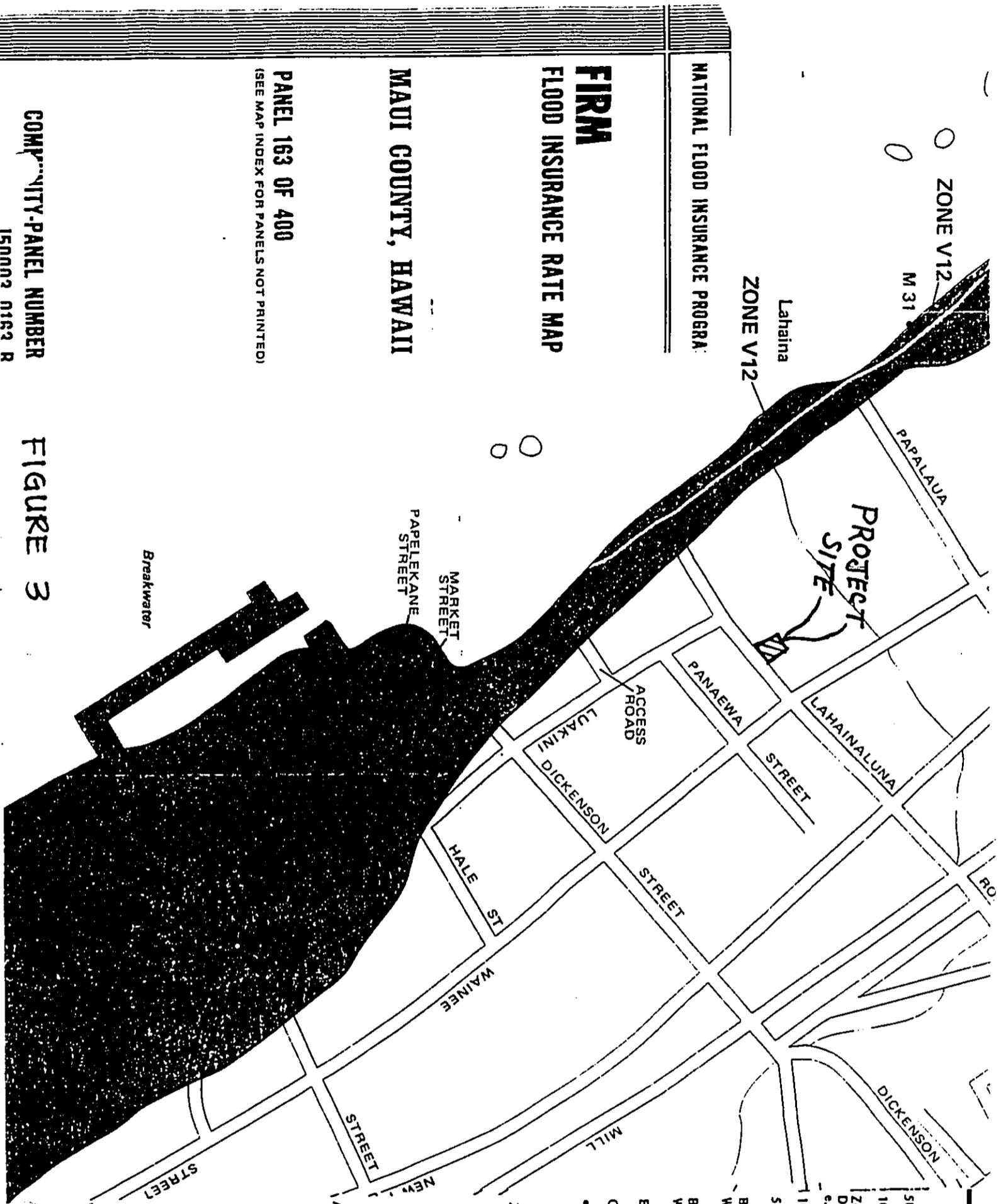
PROJECT SITE PHOTO



TMK: 4-5-01:30

175 LAHAINALUNA ROAD.

FIGURE 2



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

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

COMPACTY-PANEL NUMBER
150002 0162 R

KEY TO MAP

- 500-Year Flood Boundary _____ **ZONE B**
- 100-Year Flood Boundary _____
- Zone Designations with Date of Identification e.g., 12/2/74
- 100-Year Flood Boundary _____ **ZONE B**
- 500-Year Flood Boundary _____
- Base Flood Elevation Line With Elevation in Feet** _____ 513
- Base Flood Elevation in Feet Where Uniform Within Zone** (EL 987)
- Elevation Reference Mark RM7X
- Coastline Mile • M 20

***EXPLANATION OF ZONE DESIGNATIONS**

- | ZONE | EXPLANATION |
|--------|--|
| A | Areas of 100-year flood; base flood elevations and flood hazard factors not determined. |
| AD | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined. |
| AH | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined. |
| A99 | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined. |
| B | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C | Areas of minimal flooding. (No shading) |
| D | Areas of undetermined, but possible, flood hazards. |
| V | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined. |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined. |

NOTES TO USER

FIGURE 3

3.5 Surrounding Land Use

The project is located in a general business area zoned B-2, community business. To the mauka side is a two story office building, to the Kaanapali side is a shopping center (Lahaina Shopping Center) and parking lot, to the makai side is a single story house and a parking lot, and across the street (Lahainaluna Road) is an hotel and restaurant.

3.6 Trees and Plants

This area is presently an open dirt lot with some scrub hedge type plants on the back side. When the project is completed it will include trees and plants as provided in the landscaping plan (Exhibit C-1).

3.7 Notification of Nearest Neighbors

The nearest neighbors of the property have been notified of the plan and provided a copy of the design (Exhibit C-2).

3.8 Archaeology

It is anticipated that no historical site will be encountered because the construction on this lot is to be built up to road height (Lahainaluna Road) and construction will take place primarily on or above grade. It is, therefore, unlikely that historic deposits would be present in the soil fill area that will be required.

This site has been previously built on and prior disturbance and surface work may have occurred.

If it is necessary, for some unforeseen reason, to generally disturb the current level with activity potentially impacting significant cultural deposits, such activity would be monitored by a qualified archaeologist.

4. ENVIRONMENTAL IMPACT

The proposed project's environmental impacts include the effect of construction activities, the public parking problems, public facilities and social-economic conditions.

4.1 Construction Impact

The construction of this parking lot will impact the area on a temporary basis. Air quality and noise from construction equipment will have an effect as they occur in compliance with governmental regulations.

4.1.1 Air Quality

Construction equipment using internal combustion engines could create air pollution impact for a brief period of time.

Dust created by filling and levelling can be reduced by watering during the construction period.

4.1.2 Noise Impact

Noise during construction will be limited to a few days' time and will cease at the end thereof.

4.1.3 Discharge

No discharge is anticipated.

4.2 Public Facility Impact

4.2.1 Water

An 8 inch water line runs along Lahainaluna Road. The existing water meter on the northeast corner of the property will be used for the landscape irrigation system.

4.2.2 Waste Water

No waste water will be produced on the property (no rest rooms, etc.) so this will be no impact upon waste water services (Exhibit B, Building Plan).

4.2.3 Drainage

Runoff from this site flows in a southeasterly direction to Lahaina Shopping Center. Runoff will now be held onsite within aggregates and sump areas (Exhibit B) so that runoff will be decreased. Thus, runoff will be reduced.

4.2.4 Electricity

Lighting for the lot will be provided (Exhibit D). The impact of lights for this project is minimal.

4.2.5 Fire, Police & Medical Services

The Lahaina Fire and Police stations are within two (2) miles of this lot. The Maui Memorial Hospital is in Wailuku, Maui. An emergency paramedic service is located within one mile of this project.

The project will not impact fire and medical service. The project will be managed and operated by a professional parking company with a reporting system to the county police department.

4.2.6 Traffic

Traffic using Lahainaluna Road will be impacted only by the ability to find parking and thus may reduce the volume of vehicles traveling through Lahaina looking for parking.

4.2.7 Parking Lot Residue

Automobiles may drip oil based products on the parking lot during short term utilization of the area. The lot is designed to contain water runoff based on a 50 year one hour storm (Drainage and Erosion Control Report, May 1996), thus, no drainage is anticipated off the property. The drainage contained on the property will be trapped in catchment boxes which will be cleaned periodically.

4.3 Social-Economic Conditions

The social-economic impact will be positive. Construction employment and the purchase of materials and supplies needed will be positive. The landscaping and beautification of the vacant area will be positive.

The improved parking conditions for Lahaina with lighted space will increase the pleasure and safety of those requiring use of such an area.

5. MITIGATIVE MEASURES

Short term impact will occur during construction. In order to minimize those short term effects the following will be implemented:

- ◆ Restrict construction to standard working hours;
- ◆ Use construction equipment with mufflers;
- ◆ Have all operations work in compliance with State of Hawaii Department of Health rules and regulations; and
- ◆ Insist that the contractor work within OSHA rules and regulations.

6. NEGATIVE DECLARATION DETERMINATION

An environmental impact statement is not anticipated for the proposed parking lot project since, according to the Hawaii Revised Statutes, Chapter 343, the project does not:

- ◆ Involve a loss or destruction of any natural or cultural resource.
- ◆ Curtail the range of beneficial uses of the environment.
- ◆ Conflict with the State's long term goals or guidelines as expressed in Chapter 344, HRS.

- ◆ Substantially affect the economic or social welfare of the community or state.
- ◆ Substantially affect public health.
- ◆ Involve substantial secondary effects, such as population changed or infrastructure demands.
- ◆ Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment to larger actions.
- ◆ Substantially affect a rare, threatened or endangered species or its habitat.
- ◆ Detrimentially affect air or water quality or ambient noise levels.
- ◆ Affect an environmentally sensitive area, such as a flood plain, erosion prone area, geologically hazardous land, estuary, freshwater area, or coastal waters.

7. REFERENCES

1. **FIRM Flood Insurance Rate Map, Maui, County, Hawaii (Panel 15003 0163B), Federal Emergency Management Agency, June 1, 1981.**
2. **Drainage and Erosion Control Report, Carl K. Takumi, May 1996.**
3. **Phase I Environmental Site Assessment at 175 Lahainaluna Road, J.R. Herold & Associates, April 1996.**

EXHIBITS

COPY

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS
STATE OF HAWAII
OFFICE OF

BUREAU OF CONDEMNATIONS

DATE OF RECORDING: 12-19-96
MONTH: July YEAR: 1996
PAGE: 8-21 OF: 1 m. and
DOCUMENT NO. _____

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail () Pickup () To:

MR. HARRY SATO, ET AL.
1517 AHUAWA LOOP
HONOLULU, HAWAII 96816

FHT ORDER NO. 68864
TGE: 962030122
Terri Flores

Tax Key: 4-5-01-36 (2)
1485J

WARRANTY DEED

GRANTOR: That HARRY N. SATO, Trustee of the Harry N. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990, with full powers and authority to buy, lease, mortgage and sell the property herein described, and other powers more fully set forth therein, and ANN K. SATO, Trustee of the Ann K. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990, with full powers and authority to buy, lease, mortgage and sell the property herein described, and other powers more fully set forth therein, whose residence and post office address is 1517 Ahuawa Loop, Honolulu, Hawaii 96816, SYLVIA YAE SUGIMOTO, wife of Roy Hiroshi Sugimoto, whose residence and post office address is 3076 Lanikaula Street, Honolulu, Hawaii 96822, JOEL MORIO TANAKA, husband of Thu Mong Tanaka, whose residence and post office address is 96-636 Leke Place, Aiea, Hawaii 96701, and COLETTE MASHI TANAKA, wife of Terry Lee Draeger, whose residence and post office address is 2 Broadmoore Avenue, San Anselmo, California 94960

GRANTEE: 844 FRONT STREET, a Hawaii general partnership, whose business and post office address is 841 Bishop Street, Suite 1800, Honolulu, Hawaii 96813

EXHIBIT A-1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That HARRY N. SATO, Trustee of the Harry N. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990, with full powers and authority to buy, lease, mortgage and sell the property herein described, and other powers more fully set forth therein, and ANN K. SATO, Trustee of the Ann K. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990, with full powers and authority to buy, lease, mortgage and sell the property herein described, and other powers more fully set forth therein, whose residence and post office address is 1517 Ahuawa Loop, Honolulu, Hawaii 96816, SYLVIA YAE SUGIMOTO, wife of Roy Hiroshi Sugimoto, whose residence and post office address is 3076 Lanikaula Street, Honolulu, Hawaii 96822, JOEL MORIO TANAKA, husband of Thu Mong Tanaka, whose residence and post office address is 96-636 Leke Place, Aiea, Hawaii 96701, and COLETTE MASHI TANAKA, *wife of Terry Lee Dargatzis* whose residence and post office address is 2 Broadmoore Avenue, San Anselmo, California 94960, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by 844 FRONT STREET, a Hawaii general partnership, whose business and post office address is 841 Bishop Street, Suite 1800, Honolulu, Hawaii 96813, hereinafter called the "Grantee," the receipt whereof is hereby acknowledged, does

hereby grant and convey unto the Grantee as a tenant in severalty, all of Grantor's right, title and interest in and to the real property described in Exhibit "A" attached hereto and by this reference incorporated herein; subject, however, to all encumbrances noted on said Exhibit "A".

TO HAVE AND TO HOLD the same, together with any improvements thereon and the rights, easements, privileges, and appurtenances thereunto belonging or appertaining unto the Grantee, the heirs, representatives, administrators, successors and assigns of the Grantee, forever.

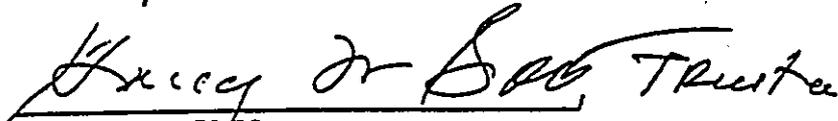
AND the Grantor covenants with the Grantee that the former is now seised in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrance, except the liens and encumbrances hereinbefore mentioned, and except also the liens and encumbrances created or permitted by the Grantee after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, or neuter, the singular or plural number, individuals or corporations, and their and each of their respective successors, heirs, personal representatives, and permitted assigns, according to the context hereof. If

these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

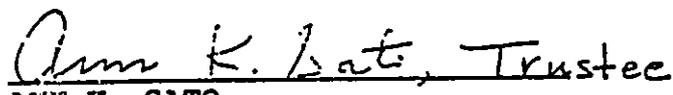
IN WITNESS WHEREOF, the Grantor has executed these presents on this 2nd day of July, 1996.


HARRY N. SATO

Trustee of the Harry N. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990

APPROVED AS TO FORM:
MARICCA, ROWLAND & WELCH




ANN K. SATO

Trustee of the Ann K. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990


SYLVIA YAE SUGIMOTO

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this _____ day of JUL 0 2 1996, 19____,

before me personally appeared ANN K. SATO, to me known to be
the person described in and who executed the foregoing
instrument as Trustee aforesaid, and acknowledged that she
executed the same as her free act and deed as such Trustee.

LS

Joseph M. To
Notary Public, State of Hawaii.

My commission expires: JUL 2 1 1996

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this _____ day of JUL 0 2 1996, 19____,

before me personally appeared SYLVIA YAE SUGIMOTO, to me known
to be the person described in and who executed the foregoing
instrument, and acknowledged that she executed the same as her
free act and deed.

LS

Joseph M. To
Notary Public, State of Hawaii.

My commission expires: _____

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

On this _____ day of _____, 19____,
before me personally appeared JOEL MORIO TANAKA, to me known to
be the person described in and who executed the foregoing
instrument, and acknowledged that he executed the same as his
free act and deed.

Notary Public, State of Hawaii.
My commission expires:_____

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

On this _____ day of _____, 19____,
before me personally appeared COLETTE MASHI TANAKA, to me known
to be the person described in and who executed the foregoing
instrument, and acknowledged that she executed the same as her
free act and deed.

Notary Public, in and for
said State and County.
My commission expires:_____

SEE ATTACHED
KNOWLEDGEMENT CERTIFICATE



EXHIBIT "A"

All of that certain piece or parcel of land known as Lot 1 of Panaewa Subdivision No. 2, Section 1, being a portion of L. C. Aw. 304-303 Apana 2 to Kuakamauna, situate at Panaewa, Lahaina, County of Maui, State of Hawaii, and more particularly described as follows:

Beginning at a 3/4" pipe on the southwest corner of this lot on the easterly boundary of G. Omoto's Lot (Tax Key 4-5-01-33) which pipe bears 137° 43' 6.00 feet from G. Omoto's southeast corner pipe (Omoto's corner pipe being on the north boundary of Lahainaluna 30 feet wide Road Right-of-Way), the coordinates of said 3/4" pipe referred to the Government Survey Triangulation Station "LAINA" being 2,223.44 feet south and 3,577.70 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

1. 137° 43' 147.98 feet along easterly boundary of G. Omoto's lot to a 3/4" iron pipe;
2. 226° 59' 65.96 feet along Pioneer Mill Co. canefield road to a 3/4" iron pipe;
3. 317° 31' 147.96 feet along Lot 2 to a 3/4" iron pipe;
4. 46° 59' 66.48 feet along a line 6 feet from and parallel to the northerly boundary of the existing Lahainaluna 30 feet wide road Right-of-Way to the point of beginning and containing an area of 9,799 square feet, more or less.

Being all of the land conveyed by the following:

(1) Quitclaim Deed between Mitsuo Kiyonaga, unmarried, as Grantor, and Colette Mashi Tanaka, unmarried, Teru Tanaka, wife of Taro N. Tanaka, and Ann Fumiko Sato, wife of Harry Sato, as Grantee, dated August 24, 1981, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15777 on Page 245.

(2) Warranty Deed between Teru Tanaka, wife of Taro N. Tanaka, as Grantor, and Sylvia Yae Sugimoto, wife of Roy Hiroshi Sugimoto, and Joel Morio Tanaka, husband of Thu Mong Tanaka, as Grantee, dated May 8, 1990, recorded in the said Bureau of Conveyances as Document No. 90-080462.

(3) Deed between Ann Fumiko Sato, wife of Harry Sato, as Grantor, and Harry N. Sato, Trustee of the Harry N. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990, and ANN K. SATO, Trustee of the Ann K. Sato Trust, an unrecorded Semi-Revocable Living Trust dated March 15, 1990, as Grantee, dated October 11, 1991, recorded in the said Bureau of Conveyances as Document No. 91-025048.

SUBJECT, HOWEVER, to the following:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

2. Encroachments as follow per survey dated March 15, 1996 of Sherman Dudley Deponte Licensed Land Surveyor No. 6960.

(a) A questionable (as to ownership) concrete and rock wall fronting subject parcel runs onto the Lahainaluna Road right-of-way by as much as 3.6 feet.

(b) A concrete walkway from subject parcel extends onto the Lahainaluna Road right-of-way by as much as 3.4 feet.

END OF EXHIBIT "A"

Tax Key: 4-5-01-36 (2)

DOCUMENT CAPTURED AS RECEIVED

04/13/96 16:26 8085282244
04-13-1996 04:17PM FROM KnoxHoversland Architects TO

533 3011 P.02

BENJAMIN J. CAYETANO
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

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

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

April 4, 1996

LOG NO:16864
DOC NO:9604cc06
Architecture

Ms. Beverly Hoversland
Knox Hoversland Architects Ltd.
350 Mililani Mall
Honolulu, Hawaii 96813

Dear Ms. Hoversland:

SUBJECT: Demolition of Residence at 175 Lahainaluna Road
TMK 4-5-01:36, Lahaina, Maui

Thank you for your transmittal dated March 22, 1996, regarding the proposed demolition of the residence and accessory structure at 175 Lahainaluna Road. We request that black and white photographs be taken of the structure and a brief written history of the property be provided. We request that the photographs be 8" X 10" fiber based paper prints from 4" X 5" fine grained negatives. Both negatives and prints should be processed with archival quality control methods.

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

Sincerely,

DON HIBBARD, Administrator and
Deputy State Historic Preservation Division

CO:jk

EXHIBIT A -2

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

April 17, 1996

Mr. David W. Blane, Director
Planning Department
County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 16960
DOC NO: 9604col3
Architecture

Dear Mr. Blane:

SUBJECT: Demolition Permit for Residence At 175 Lahainaluna Road
TMK 4-5-001:036, Lahaina, Maui

Thank you for the transmittal dated April 9, 1996, regarding the demolition permit for the residence at 175 Lahainaluna Road. We have been contacted by an Architect regarding this demolition and have attached our request for documentation. We believe that the structure should be photographically documented and a brief history provided. We believe that documentation should be completed prior to the issuance of the demolition permits.

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

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

cc: Sharon Norrod, Supervising Building Permit Clerk
Department of Public Works, Division of Land Use and Code Administration
County of Maui, 250 S. High Street, Wailuku, Maui, Hawaii 96793
Beverly Hoversland, Knox Hoversland Architects Ltd.
350 Mililani Mall, Honolulu, Hawaii 96813

RECEIVED
APR 18 1996

EXHIBIT A-3

DOCUMENT CAPTURED AS RECEIVED

05/02/96 14:38 8085282244
05-02-1996 02:28PM FROM KnoxHoversland Architects TO

533 3011 P.02

BENJAMIN F. CAYETANO
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

RICHARD D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

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

May 25, 1996

Mr. David W. Blane, Director
Planning Department
County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 17534
DOC NO: 9605col5
Architecture

Dear Mr. Blane:

SUBJECT: Permit Application for Demolition of Structure over 50 Years Old
175 Lahainaluna Road
TMK 4-5-01:36, Lahaina, Maui

Please find enclosed a black and white photo of the dwelling at 175 Lahainaluna Road, submitted to us by Beverly Hoversland. We understand that the applicant has submitted a brief history to your department. The project should be referred to the Cultural Resources Commission for their recommendations.

We believe that historic documentation of the project is complete. If you or the owner have any questions, please contact Carol Ogata at 587-0004.

Sincerely,

RON HIBBARD, Deputy
State Historic Preservation Officer

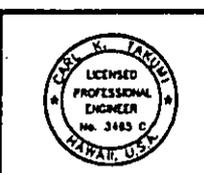
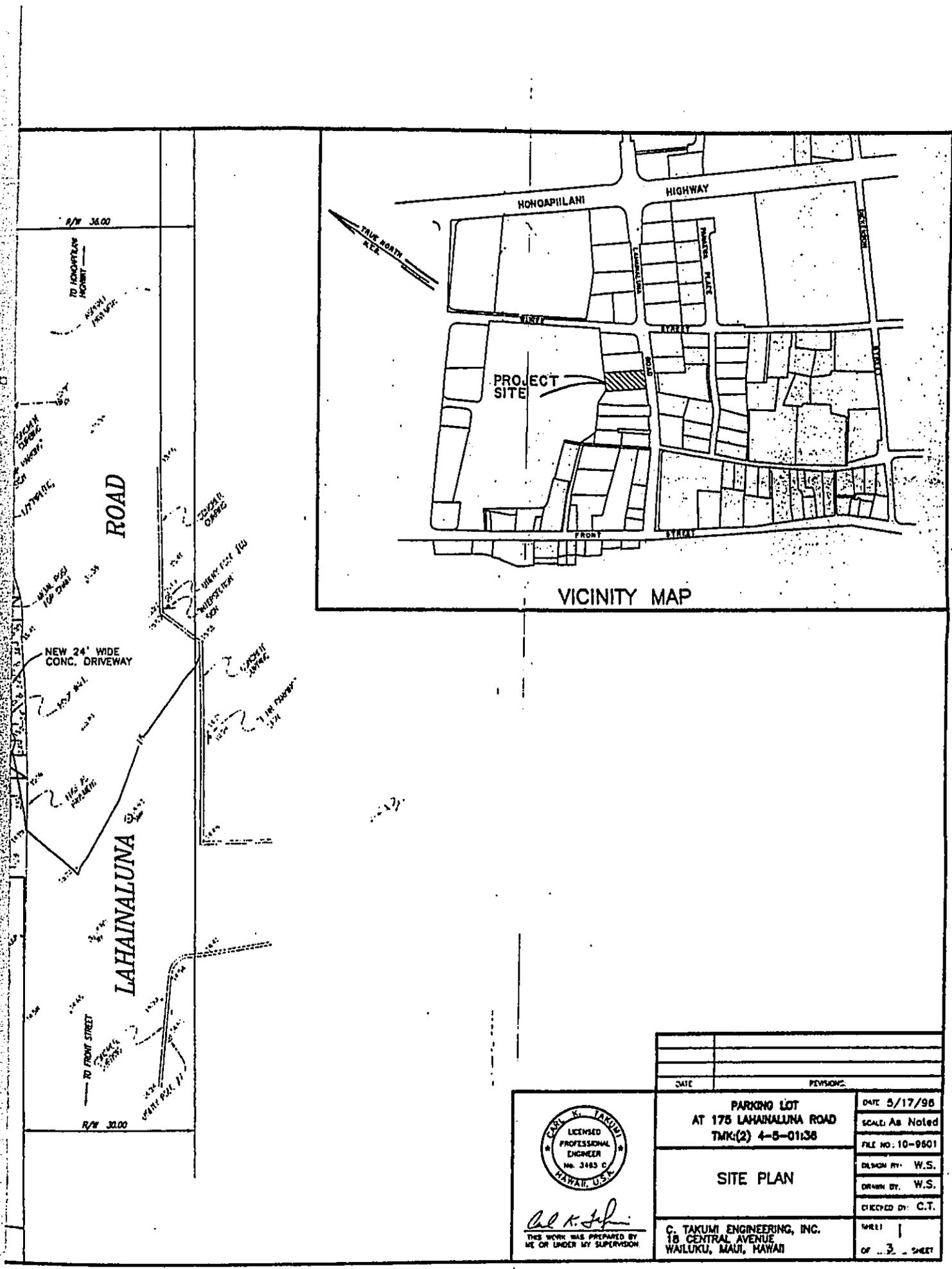
CO:jk

cc: Sharon Norrod, Supervising Building Permit Clerk
Department of Public Works, Division of Land Use and Code Administration
County of Maui, 250 S. High Street, Wailuku, Maui, Hawaii 96793
Beverly Hoversland, Knox Hoversland Architects Ltd.
850 Milihlani Mall, Honolulu, HI 96813

EXHIBIT A - 4

TNTA P.02

DOCUMENT CAPTURED AS RECEIVED



Takumi K. Takumi
 THIS WORK WAS PREPARED BY
 ME OR UNDER MY SUPERVISION

DATE	REVISIONS
PARKING LOT AT 175 LAHAINALUNA ROAD TMK(2) 4-5-0138	
SITE PLAN	
DATE 5/17/96 SCALE: As Noted FILE NO: 10-9601 DESIGN BY: W.S. DRAWN BY: W.S. CHECKED BY: C.T.	
SHEET 1 OF 3 SHEETS	

EXHIBIT B

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO PERFORM WORK ON COUNTY HIGHWAYS FROM THE DIVISION OF LAND USE & CODES ADMINISTRATION TWO WEEKS PRIOR TO THE COMMENCEMENT OF WORK.
2. STANDARD DETAIL DRAWINGS AND STANDARD SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION PLANS.
3. ALL CONSTRUCTION WORK SHALL STRICTLY CONFORM TO THE APPLICABLE SECTIONS OF THE 1994 HAWAII STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND PUBLIC WORKS CONSTRUCTION, AND THE SEPTEMBER 1984 "STANDARD DETAILS" FOR PUBLIC WORKS CONSTRUCTION OF THE DEPARTMENT OF PUBLIC WORKS.
4. IF EXISTING UTILITIES, WHETHER OR NOT SHOWN ON PLANS, ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL AT HIS OWN EXPENSE BE REQUIRED TO REPAIR SUCH UTILITIES.
5. CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, AND OTHER PROTECTIVE DEVICES FOR THE PROTECTION, SAFETY AND CONVENIENCE OF THE PUBLIC, ACCORDING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE FOR STREETS AND HIGHWAYS", 1988, AND TO THE RULES AND REGULATIONS GOVERNING THE USE OF TRAFFIC CONTROL DEVICES AT WORKSITES ON/OR ADJACENT TO PUBLIC STREETS AND HIGHWAYS ADOPTED BY THE HIGHWAY SAFETY COORDINATOR AND THE U.S. FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS", DATED 1980.
6. THE DIRECTOR OF PUBLIC WORKS AND/OR THE DIRECTOR OF THE DEPARTMENT OF WATER SUPPLY HAS THE RIGHT TO STOP CONSTRUCTION SHOULD ANY WORK BE FOUND CONTRARY TO THE APPROVED CONSTRUCTION PLAN OR DETRIMENTAL TO THE PUBLIC'S INTEREST.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH AND COUNTY GRADING ORDINANCE.
8. THE CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS RESULTING FROM HIS WORK AND DEPOSITED IN DRAINAGE FACILITIES, ROADWAYS AND OTHER AREAS. THE COST INCURRED FOR ANY NECESSARY REMEDIAL ACTION ORDERED BY THE DIRECTOR OF PUBLIC WORKS SHALL BE PAID BY THE CONTRACTOR.

EROSION CONTROL

THE FOLLOWING MEASURES SHALL BE TAKEN TO CONTROL EROSION DURING THE SITE DEVELOPMENT PERIOD:

1. MINIMIZE TIME OF CONSTRUCTION.
2. RETAIN EXISTING GROUND COVER UNTIL LATEST DATE TO COMPLETE

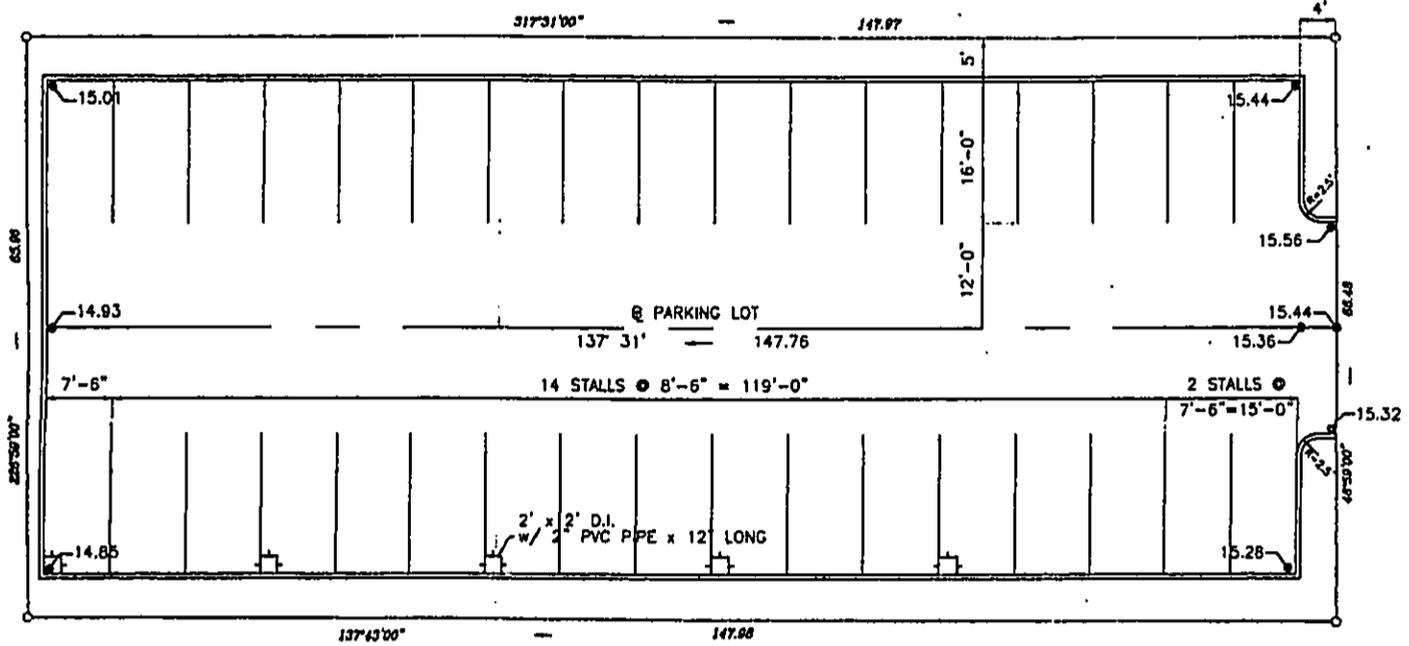
EROSION CONTROL

THE FOLLOWING MEASURES SHALL BE TAKEN TO CONTROL EROSION DURING THE SITE DEVELOPMENT PERIOD:

1. MINIMIZE TIME OF CONSTRUCTION.
2. RETAIN EXISTING GROUND COVER UNTIL LATEST DATE TO COMPLETE CONSTRUCTION.
3. EARLY CONSTRUCTION OF DRAINAGE CONTROL FEATURES.
4. USE TEMPORARY AREA SPRINKLERS IN NON-ACTIVE CONSTRUCTION AREAS WHEN GROUND COVER IS REMOVED.
5. STATION WATER TRUCKS ON SITE DURING CONSTRUCTION PERIOD TO PROVIDE FOR IMMEDIATE SPRINKLING, AS NEEDED, IN ACTIVE CONSTRUCTION ZONES (WEEKENDS AND HOLIDAYS INCLUDED).
6. USE TEMPORARY BERMS AND CUT-OFF DITCHES, WHERE NEEDED, FOR CONTROL OF EROSION.
7. GRADING AREAS SHALL BE THOROUGHLY WATERED AFTER CONSTRUCTION ACTIVITY HAS CEASED FOR THE DAY AND ON WEEKENDS.
8. ALL CUT AND FILL SLOPES SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER GRADING WORK HAS BEEN COMPLETED.

HISTORIC PRESERVATION

NOTE: 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 (243-5169), WHICH WILL ASSESS THE SIGNIFICANCE OF THE FIND AND RECOMMEND AN APPROPRIATE MITIGATION MEASURE, IF NECESSARY.



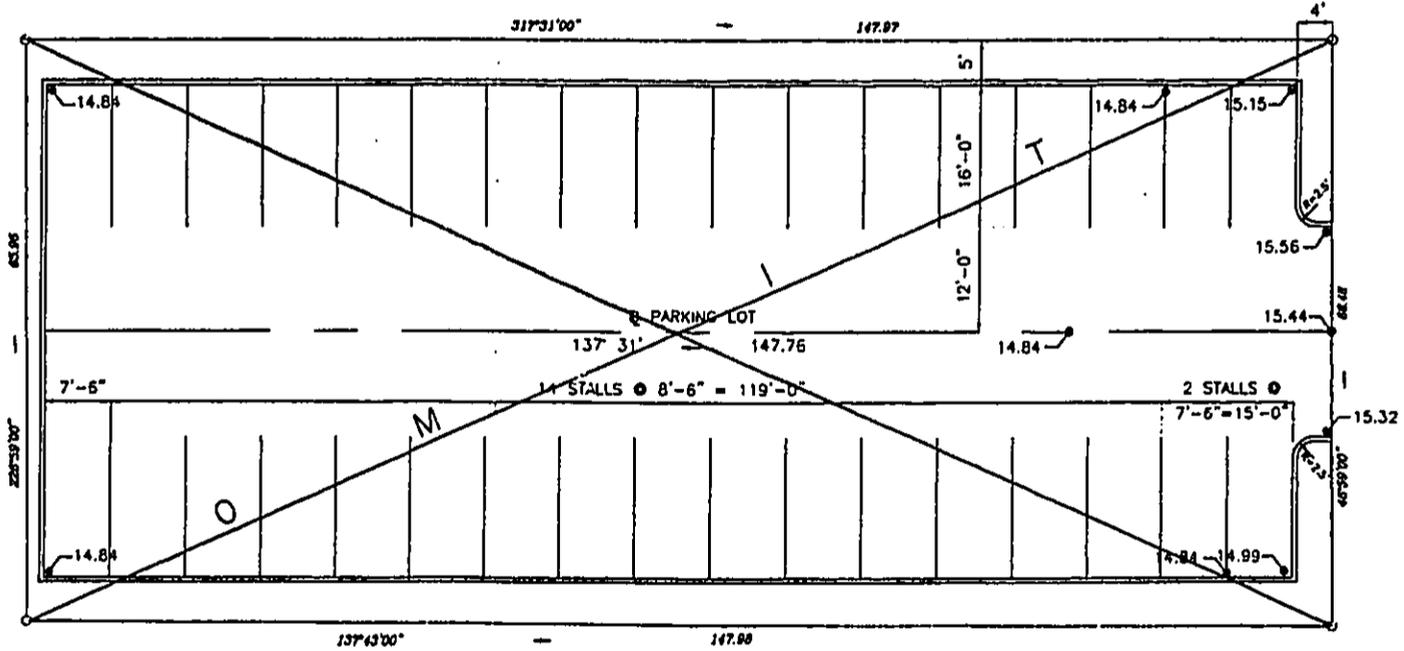
ELEV. 13.85' M

FILT

PLAN VIEW

Scale: 1" = 10'

ALTERNATE 1—A.C. PAVEM

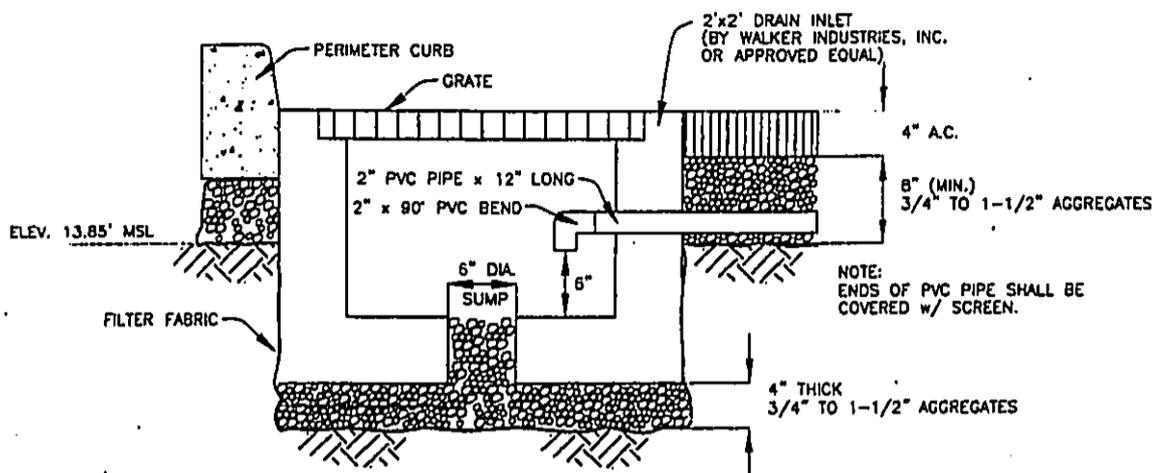


ELEV

PLAN VIEW

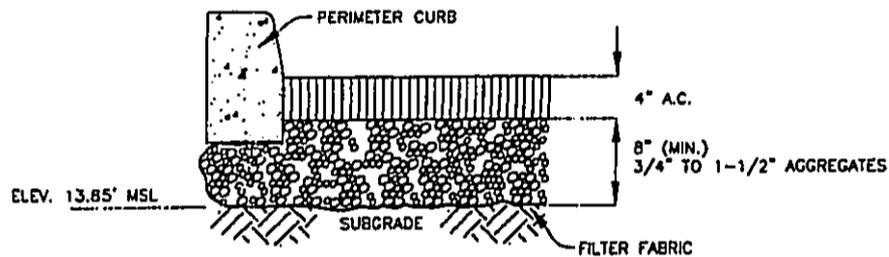
Scale: 1" = 10'

ALTERNATE 2—PERVIOUS COM

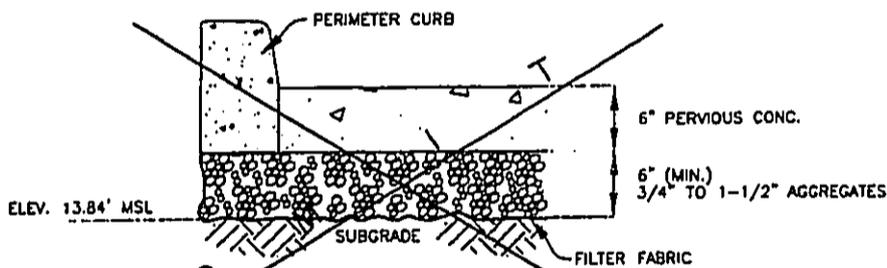


SECTION-A.C. PAVEMENT w/ DRAIN INLET
Scale: 1-1/2" = 1'-0"

1-A.C. PAVEMENT



SECTION-A.C. PAVEMENT
Scale: 1-1/2" = 1'-0"



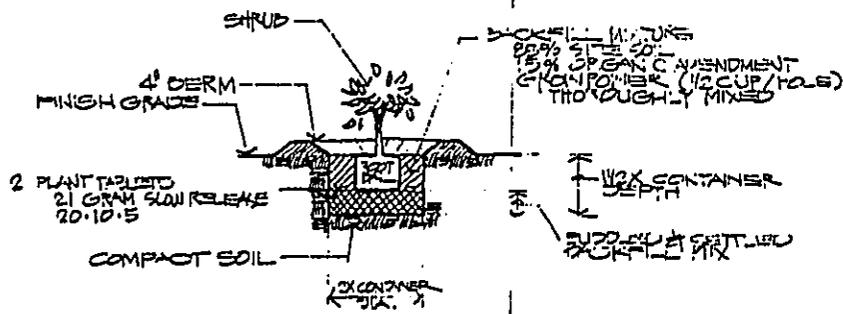
SECTION-PERVIOUS PAVEMENT
Scale: 1-1/2" = 1'-0"

PERVIOUS CONCRETE

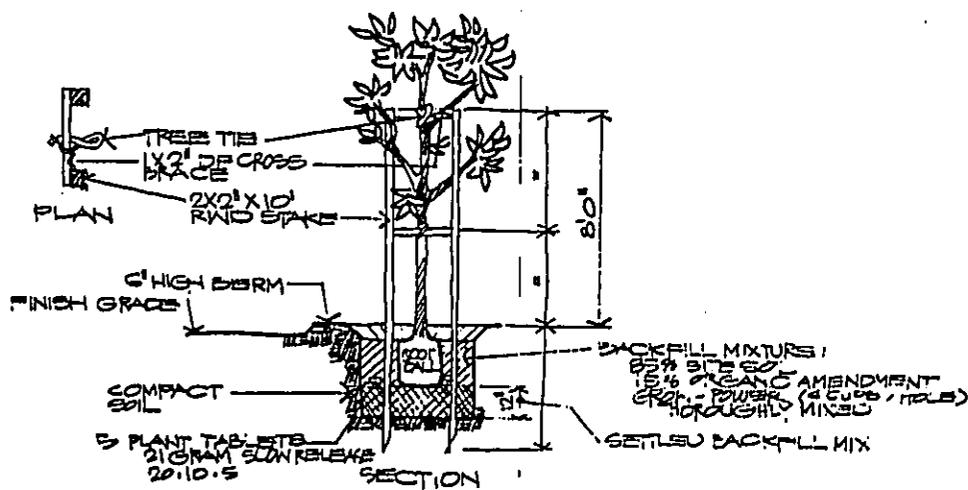
8/17/96	REVISED A.C. PAVEMENT	DATE 5/17/96
DATE	REVISIONS	SCALE: As Noted
		FILE NO. 10-9501
		DESIGN BY: W.S.
		DRAWN BY: W.S.
		CHECKED BY: C.T.
		SHEET 3
		OF 2 SHEET


 LICENSED PROFESSIONAL ENGINEER
 No. 3485-C
 HAWAII, U.S.A.
 THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

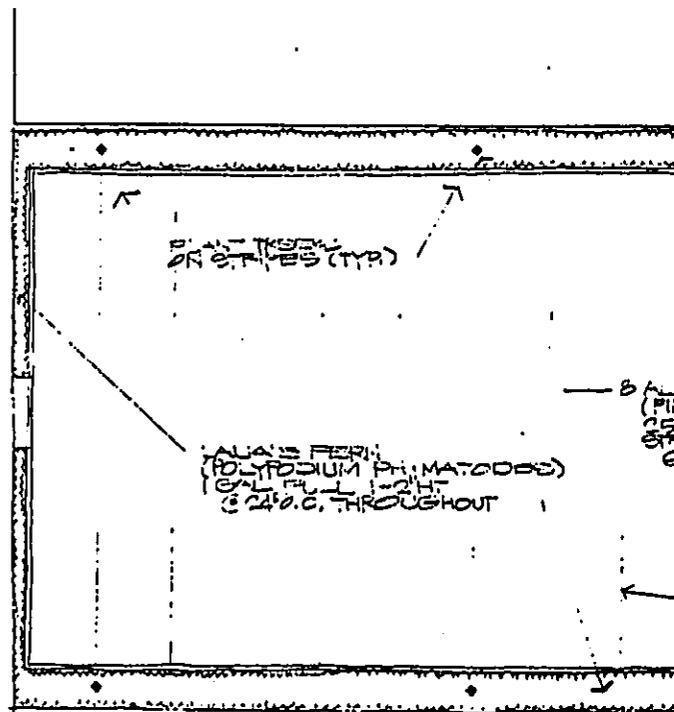
PARKING LOT
 AT 175 LAHAINALUNA ROAD
 TMK(2) 4-8-01:36
PARKING LOT LAYOUT
 C. TAKUMI ENGINEERING, INC.
 18 CENTRAL AVENUE
 WAILUKU, MAUI, HAWAII

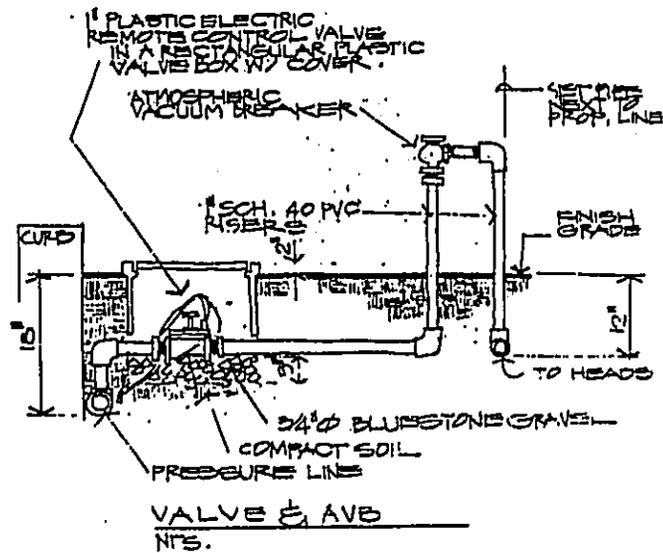


SHRUB PLANTING
NTS

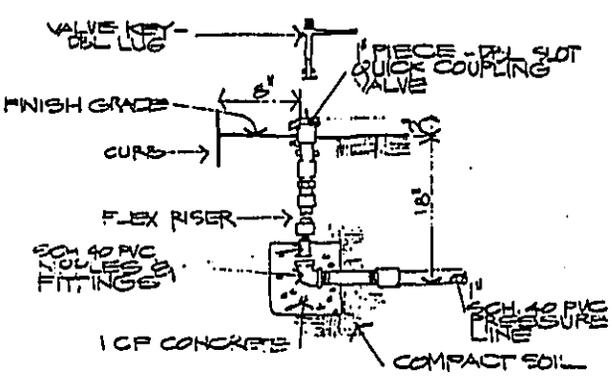


TREE PLANTING
NTS

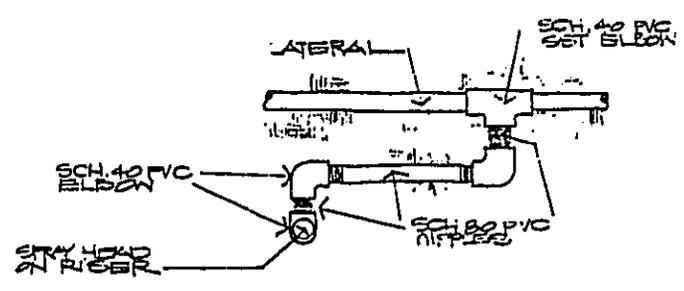




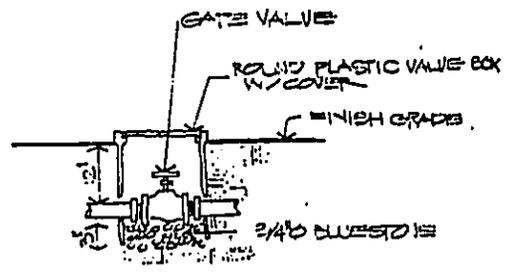
VALVE & AVB
NTS.



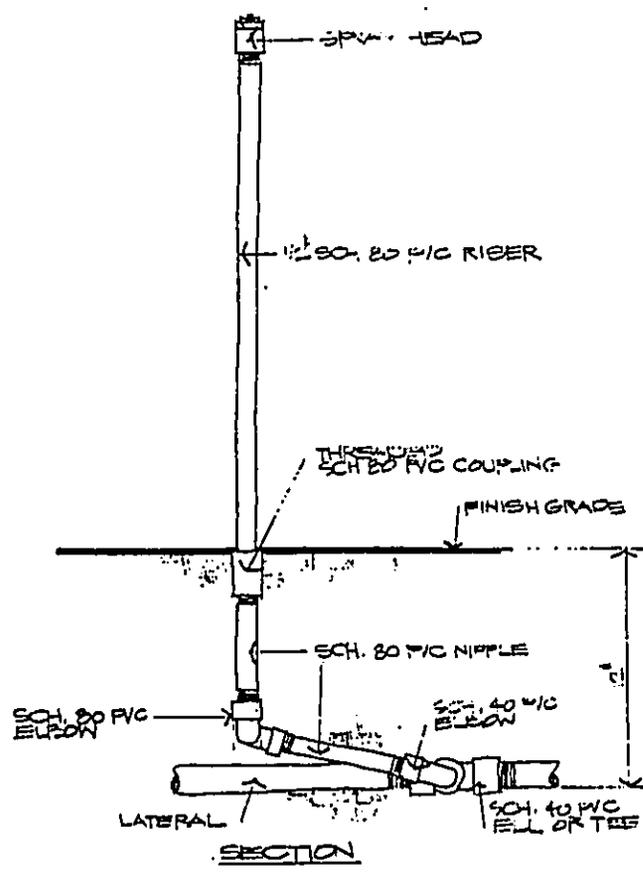
QUICK COUPLING VALVE
NTS.



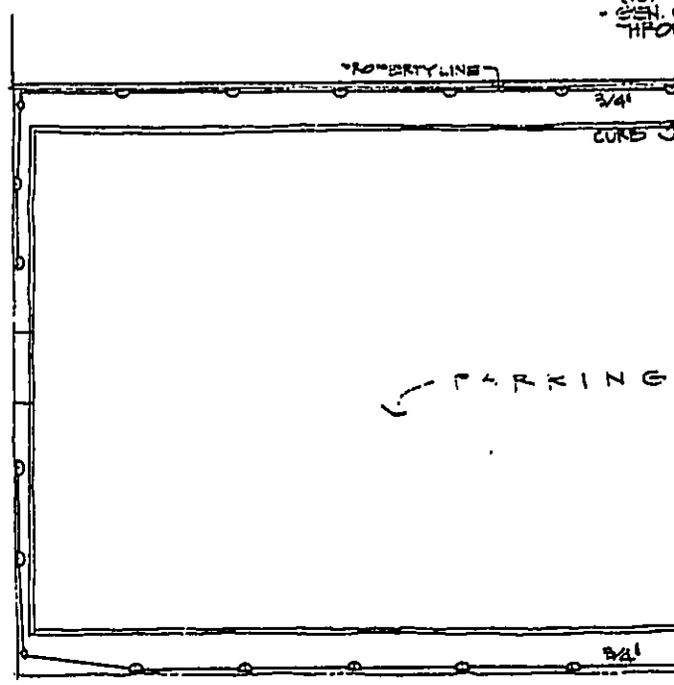
PLAN



GATE VALVE
NTS.



SECTION
SHRUB SPRAY
NTS.



- SPRINKLER SCHEDULE**
- SIDE STRIP PLASTIC SPRAY NOZZLE
 - END
 - HALF 1/2" GAL NOZZLE ON A 1/2" RISER
 - QUARTER 1/4" GAL NOZZLE ON A 1/2" RISER
 - SIDE STRIP PLASTIC SPRAY NOZZLE
 - END
 - CLASS 200 OR 515 PVC
 - SCHED. 40 PVC PRESSURE LINE
 - ⊕ 1" ELECTRIC PLASTIC REMOTE CONTROL VALVE
 - ⊕ 1" BRONZE GATE VALVE
 - ⊕ 1" BRONZE PRESSURE REGULATOR
 - 1" ONE-PIECE, DOUBLE SLOT QUICK COUPLING VALVE
 - ⊕ 4 STATION PEDestal MOUNTED CONTROLLER

NOTES:
 1. APPLY AND PAY FOR ALL REQUIRED MATERIALS.
 2. WORK IN ACCORDANCE WITH ALL CITY AND STATE CODES.
 3. USE ALL NEW MATERIALS.
 4. MARK ALL MATERIALS AND MAKE IMMEDIATE REPAIRS ON DEFECTS.

BASIS OF DESIGN:
 MINIMUM 90 PSI PRESSURE AT 1/2" METER / 1/2" LATERAL / 16 GPM FLOW FROM METER. VERIFY IF UNAVAILABLE, NOTIFY IMMEDIATELY FOR REMEDY. ASSUMES RESPONSIBILITY FOR REPAIRS.

RISER HEIGHTS:
 LAINE FERN: 24"
 AT THE END OF THE LANDSCAPE RAISE RISER HEIGHTS IF REQUIRED. SPRAY RADIUS FROM NOZZLE.

- PROPOSED
- LOCAL
- CITY
- STATE
- FEDERAL
- OTHER

844 FRONT STREET
A Hawaii General Partnership

Davies Pacific Center
441 Bishop Street, Suite 1818
Honolulu, Hawaii 96813

844 Front Street
Lahaina, Hawaii 96761
(808) 661-8351

November 18, 1996

Sundo Omoto
3000 Cooper Creek Drive
Henderson, Nevada 89014

Dear Mr. Omoto:

We are the owners of the 175 Lahainaluna Street property and as a good neighbor wish to advise you of our plan to put a parking lot on this property (plan attached).

You may note that landscaping, with a watering system, is provided to beautify the area and provide a barrier between the properties. We hope you will find this an improvement to the current condition.

Sincerely,



John R. Pyles
President
Three B's Corporation

EXHIBIT. C-2.1

844 FRONT STREET
A Hawaii General Partnership

Navies Pacific Center
41 Bishop Street, Suite 1818
Honolulu, Hawaii 96813

844 Front Street
Lahaina, Hawaii 96761
(808) 661-8351

November 18, 1996

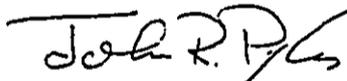
M.S. Matsuba, Inc.
P.O. Box 11060
Honolulu, Hawaii

Gentlemen:

We are the owners of the 175 Lahainaluna Street property and as a good neighbor wish to advise you of our plan to put a parking lot on this property (plan attached).

You may note that landscaping, with a watering system, is provided to beautify the area and provide a barrier between the properties. We hope you will find this an improvement to the current condition.

Sincerely,



John R. Pyles
President
Three E's Corporation

EXHIBIT C -2.2

844 FRONT STREET
A Hawaii General Partnership

Davies Pacific Center
41 Bishop Street, Suite 1818
Honolulu, Hawaii 96813

844 Front Street
Lahaina, Hawaii 96761
(808) 661-8351

November 18, 1996

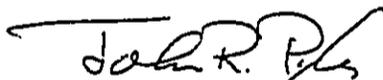
Mr. Dennis K. Iwasaka
Maui District Manager
H & J Winsbuyg Foundation, Inc.
900 Fort Street, #F-1
Lahaina, Maui, Hawaii 96761

Dear Mr. Iwasaka:

We are the owners of the 175 Lahainaluna Street property and as a good neighbor wish to advise you of our plan to put a parking lot on this property (plan attached).

You may note that landscaping, with a watering system, is provided to beautify the area and provide a barrier between the properties. We hope you will find this an improvement to the current condition.

Sincerely,



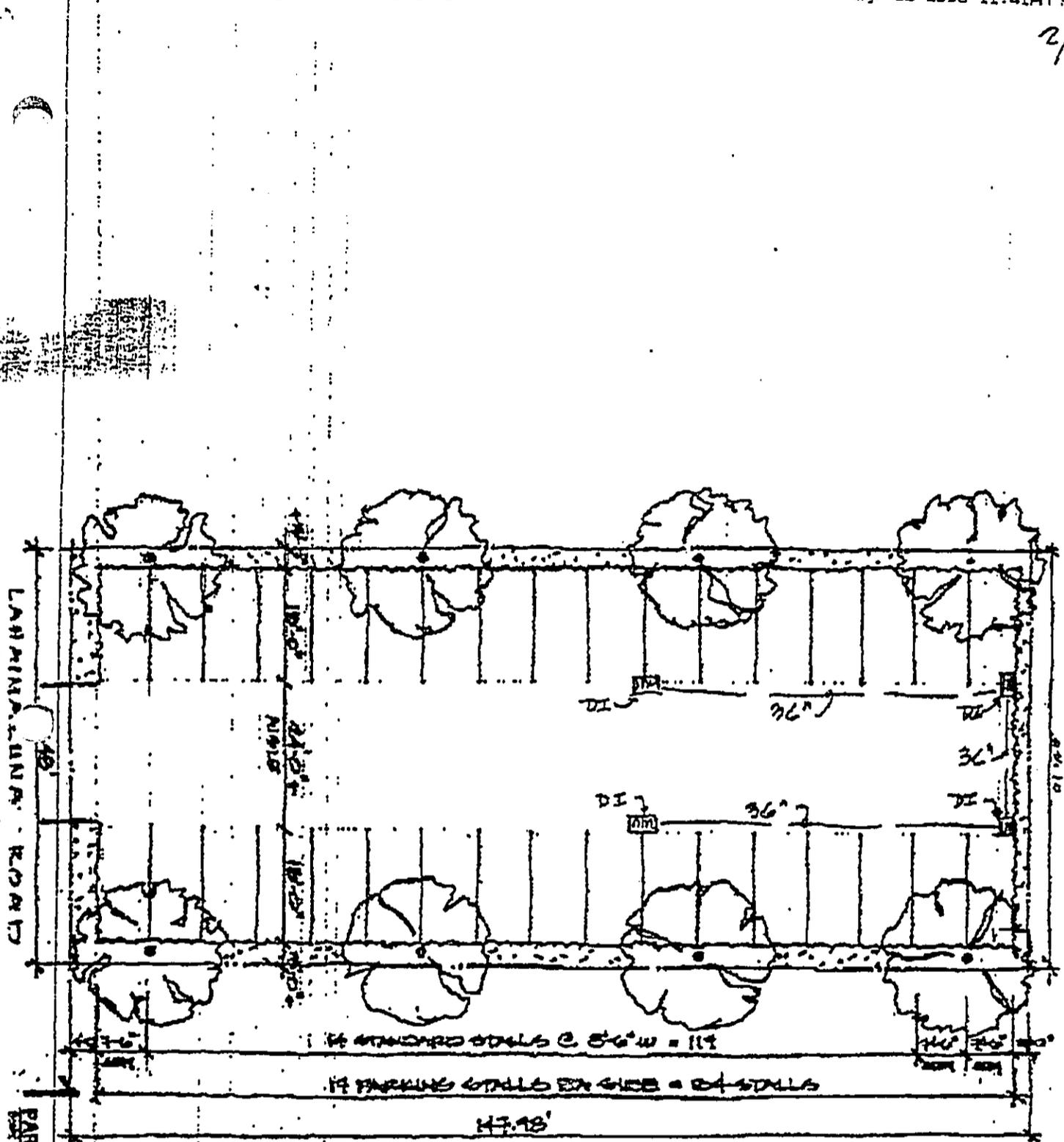
John R. Pyles
President
Three B's Corporation

EXHIBIT. Q-2.3

05/08/96 15:15 8085282244
05-08-1996 04:06PM FROM KnoxHoversland Architects TO
FROM : C. TAKUMI ENGRNG Ph. 249-0411 PHONE NO. : 8882490311

533 3011 P.03
May 08 1996 11:41AM P3

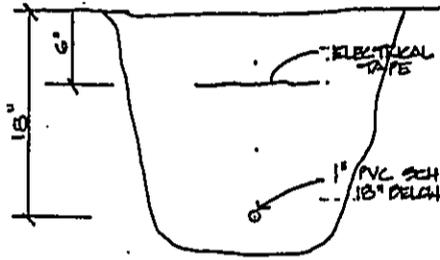
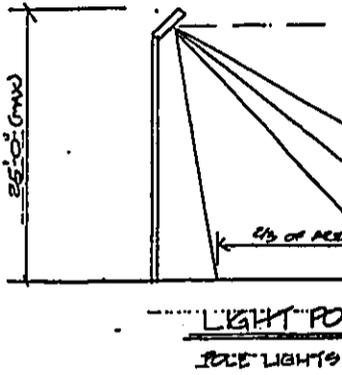
2/7



A.C. PAVEMENT of Pipe Storage

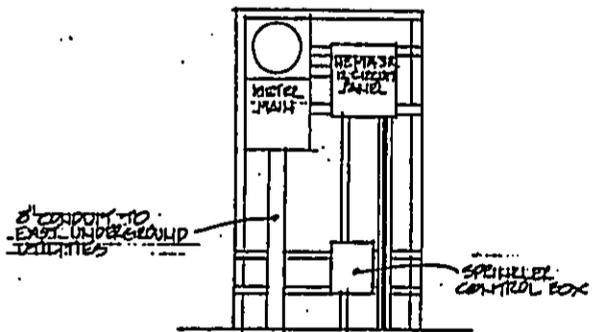
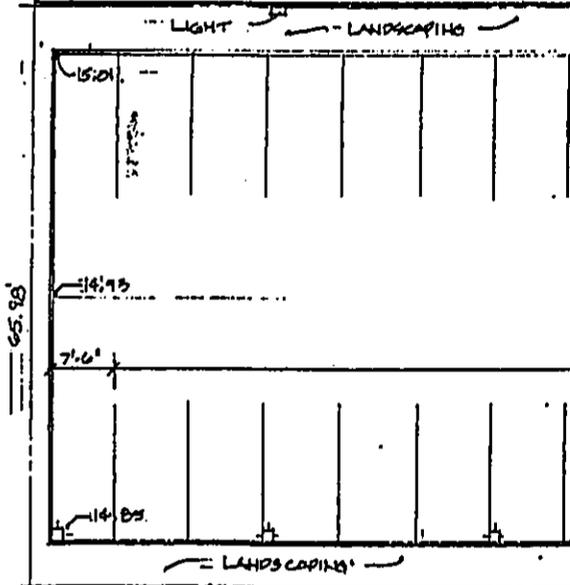
34 Stalls

EXHIBIT C-1



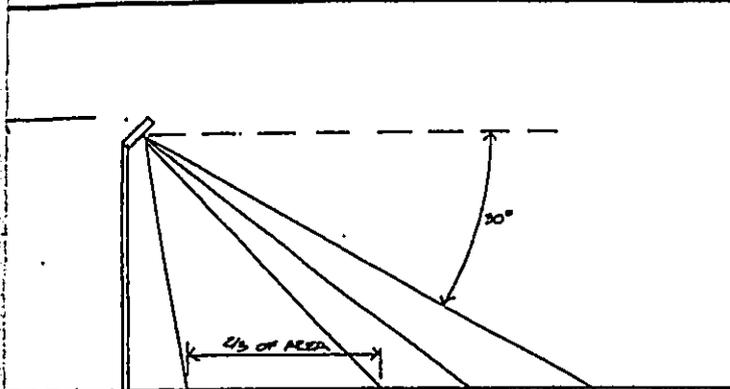
CONDUIT BURIAL DE

EXISTING FEDERAL FL

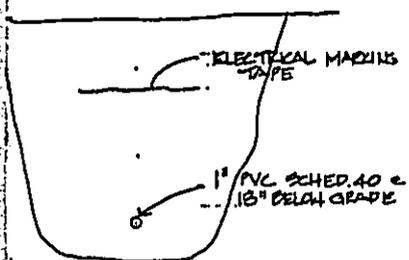


ELECTRICAL SERVICE PDET

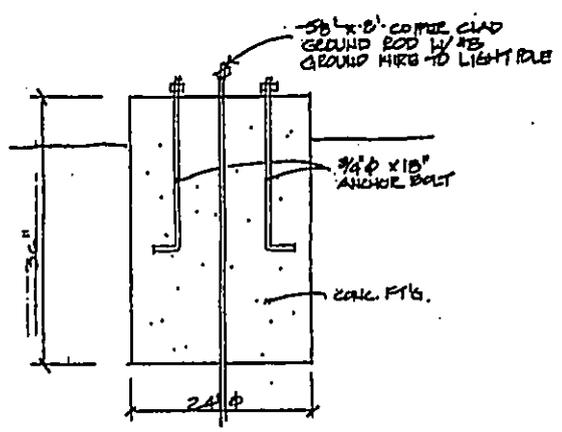
51



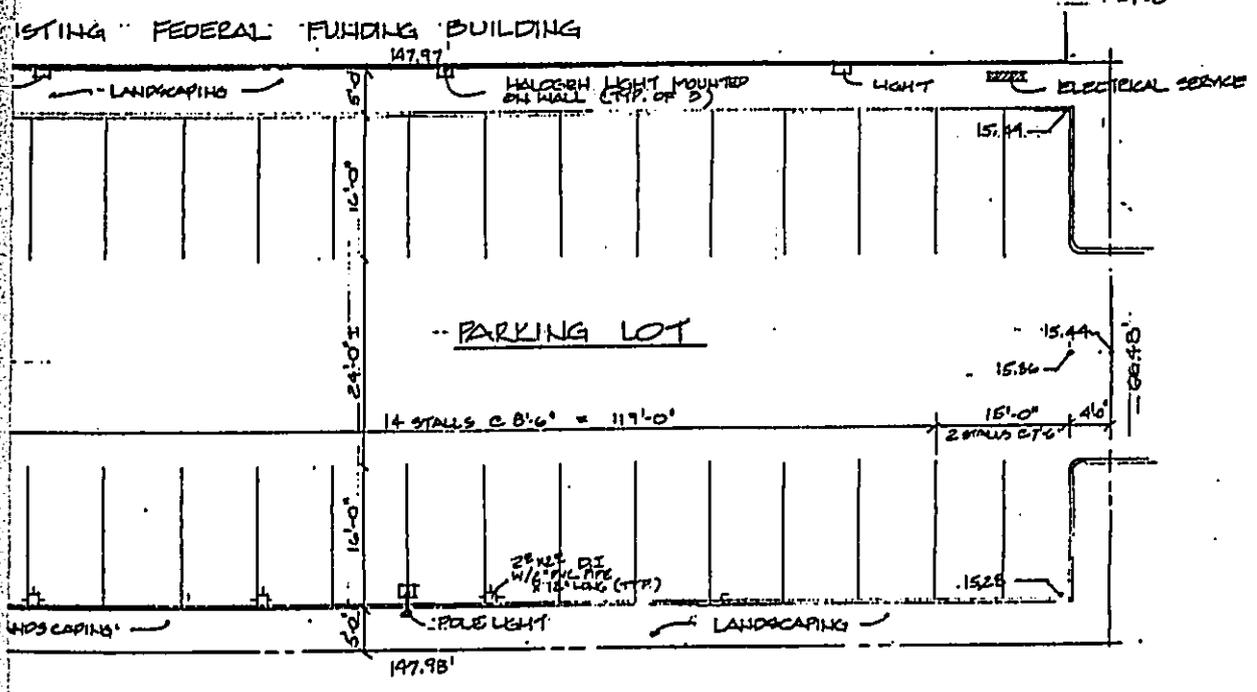
LIGHT POLE AIMING DETAIL
 POLE LIGHTS TO BE 250 WATT H.P.S. 240 VOLT



CONDUIT BURIAL DET.
 1/2" = 1'-0"

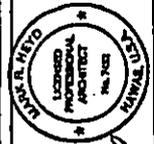


CONCRETE POLE BASE
 1" = 1'-0"



SITE PLAN
 1" = 10'-0"

REVISIONS	BY
7-27-96	MS



Mark R. Heyd
 ARCHITECT

MARK R. HEYD, AIA - ARCHITECT
 74 KAUOPE BAY DRIVE - MAILOA - HAWAII - 96734
 TELEPHONE (808) 254-1500 FAX (808) 254-1800

DIAMOND PARKING LOT
 175 LAHAINALUNA ROAD LAHAINA, MAUI

DATE: 7-25-96
 SCALE: NOTED
 DRAWN: MEH.
 NO: 902B
 SHEET: 1
 OF 1 SHEETS

EXHIBIT D

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

November 4, 1996

David Blane, Director
Maui Planning Department
250 South High Street
Wailuku, HI 96793

Attn: Ann Cua

Dear Mr. Blane:

Subject: Draft Environmental Assessment (EA) for Parking Lot at 175 Lahaina-
luna Road, Lahaina; TMK: 4-5-1: 36

Please include the following in the final EA:

1. A full discussion of the prior use of the subject property.
2. Include copies of any correspondence regarding your contact(s) with the State Historic Preservation Division of the Department of Land and Natural Resources.
3. Please notify the nearest neighbors or neighboring landowners and include documentation of your contacts in the final EA.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script that reads "Gary Gill".

GARY GILL
Director

c: John Pyles, 844 Front Street

844 FRONT STREET
A Hawaii General Partnership

Davies Pacific Center
841 Bishop Street, Suite 1818
Honolulu, Hawaii 96813

844 Front Street
Lahaina, Hawaii 96761
(808) 661-8351

January 13, 1997

Mr. Gary Gill, Director
Office of Environmental Quality
Control
State of Hawaii
235 S. Beretania Street
Honolulu, Hawaii 96813

Re: Environmental Assessment (EA) for Parking
Lot at 175 Lahainaluna Road, Lahaina,
Maui, Hawaii; TMK: 4-5-1:36

Dear Mr. Gill:

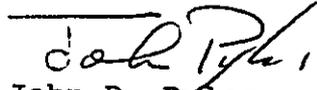
In response to your request of November 4, 1996, the
Environmental Assessment for the subject property does now
include the following:

1. A full discussion of the prior use of said
property;
2. Copies of correspondence with the State Historic
Preservation Division of the State of Hawaii Department of Land
and Natural Resources; and
3. Copies of letters notifying our nearest neighbors
and landowners of our plans to construct a parking lot on the
property.

Thank you for your assistance in this matter.

Sincerely,

844 Front Street,
a Hawaii General Partnership


John R. Pyles
President, Three B's Corp.
General Partner

JRP/she
enclosure