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COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
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March 7, 1997

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
State Office Tower
235 South Beretania Street
Room 702
Honolulu, Hawaii 96813-2437

Dear Mr. Gill:

Subject: Negative Declaration for a Community Plan Amendment From "P" Public/Quasi Public to "B" Business/Commercial for the Jusdoit, Inc. Property at TMK: 4-6-007:003, Lahaina, Maui, Hawaii

The Maui Planning Department has reviewed the comments received during the 30-day public comment period which began on January 8, 1997. The Maui Planning Department has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the March 23, 1997, OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. Please contact Don Schneider at 243-7735 if you have any questions.

Very truly yours,

David W. Blane
fr DAVID W. BLANE
Planning Director

DWB:DAS
Enclosures

cc: Clayton Yoshida, Planning Program Administrator
Project File
Chris Hart
Don Schneider
(F:OEQC2,jusdo)

33

1997-03-23-MA-~~FEA~~ Jusdoit Commercial MAR 23 1997

Complex

FILE COPY

Final Environmental Assessment

**Jusdoit, Inc.
Commercial Complex**

Lahaina, Maui, Hawaii
TMK: 4-6-07: 3



Prepared for:

Mr. Stephen Gatchell
Jusdoit, Inc.
834 Front Street, 2nd Floor
Lahaina, Maui, Hawaii 96761

Prepared by:

Chris Hart & Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
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March 1997

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- Figure 5 - Maui County Zoning Map

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- Photograph Nos. 1 - 5 & Photograph Reference Map

APPENDIX A - Draft EA Letters And Responses

I. INTRODUCTION

A. OVERVIEW OF THE REQUEST

The purpose of this application is to request a Community Plan Amendment from "P" Public/Quasi Public to "B" Business/Commercial for the Jusdoit, Inc. property in Lahaina, Maui, Hawaii (TMK 4-6-07: 3). Existing County Zoning for the property (Historic District No. 2) allows for business use, however the West Maui Community Plan designates the property for "Public/Quasi Public" use. This request seeks to establish consistency between the Community Plan designation and County Zoning. Pursuant to Chapter 343, Hawaii Revised Statutes (HRS), requests for amendments to County General Plans require the preparation of an Environmental Assessment. This document has been prepared to meet the requirements of Chapter 343, HRS and Environmental Impact Statement Rules, Chapter 200, Department of Health, Hawaii Administrative Rules.

B. IDENTIFICATION OF THE APPLICANT

Property Owner:

JDI, Limited Partners
834 Front Street, 2nd Floor
Lahaina, Maui, Hawaii 96761

Applicant/Planning Consultant/Agent:

Chris Hart & Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793

C. DESCRIPTION OF THE PROPERTY

1. Property Location

The subject property is located at 576 and 578 Front Street, between Prison and Shaw Streets in the town of Lahaina, Island of Maui (TMK 4-6-07: 3). See Figures 1 and 2.

2. Existing Uses

The property, which is 18,912 square feet in size, contains two (2) one-story wooden-frame residential buildings, which have recently been renovated and modified to allow for commercial use. See Photographs. One structure has an area of 1,180 square feet, and the second structure has an area of 1,515 square feet. The southern third of the parcel is vacant.

Recent improvements include the provision of paved parking and ramps and other improvements to meet ADA accessibility requirements.

3. Existing Land Use Designations

State Land Use Commission:	"Urban"
West Maui Community Plan: (See Figure 4)	"Public/Quasi Public"
County Zoning: (See Figure 5)	"Historic District No. 2"
Other Designations:	"Special Management Area"

In addition, the subject property is located within Lahaina Town, which is registered in the National and State Registers of Historic Places.

D. PROJECT NEED

Approval of the subject request would establish consistency between the existing County Zoning and the West Maui Community Plan. Historic District Zoning allows for business use of the existing structures. Any future improvements would trigger the County's Special Management Area (SMA) permitting requirements. One of the SMA criteria is that the proposed use must be consistent with the Community Plan. Approval of this request would provide an opportunity for the owner's to seek approval of future business related improvements on the property.

II. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property is located on the west side of Maui in the historic Lahaina Town. Lahaina Town contains regional commercial services, major civic facilities and spaces, and residential neighborhoods. The town's significant features -- its historic character, compact small-town scale, and its vitality -- are embodied in the Front Street environs.

The subject site is located in the middle of the Lahaina Town's Urban District, which extends from above Honoapiilani Highway to the ocean and from the Puamana Park to just north of Mala. The Community Plan map presents an illustration the range of uses planned within the Lahaina's Urban core (See Figure 4).

Specific uses surrounding the subject site include the following (See Figures 2, Photograph):

- North: Abutting the subject property's northern boundary is the County's Prison Street Parking Lot. Further north, across Prison Street are commercial businesses and single-family residences. County Zoning "Historic District No. 2". West Maui Community Plan: "Public/Quasi Public" and "Business".
- South: Abutting the subject property's southern boundary is a public park. Further south, across Shaw Street are single-family residences. County Zoning "Historic District No. 1". West Maui Community Plan: "Public/Quasi Public" and "Park".
- East: Abutting the subject property's eastern boundary is a portion of the County's Prison Street Parking Lot and the Malu'ulu o Lele Cultural Center. Further east, beyond the parking lot are Maui Medical Group, Lahaina Clinic and single-family residences. County Zoning "Historic District No. 2". West Maui Community Plan: "Public/Quasi Public" and "Business".
- West: Across Front Street are King Kamehameha III Elementary School and Holy Innocent's Episcopal Church. Further west, is the

Pacific Ocean and Lahaina Small Boat Harbor. County Zoning
"Historic District No. 1". West Maui Community Plan: "Park".

2. Climate

The climate in the Lahaina region is influenced by the persistent north-northeasterly trade winds. Lahaina Town is located in the dry leeward portion of West Maui. Average annual temperature in Lahaina is 75°F. Average monthly temperatures vary by about nine degrees between the coolest and warmest months. Rainfall at the subject property averages approximately 15 inches per year.

3. Topography and Soils

The subject property slopes to the southwest with a low depression on the southern third of the property. There is a drainage ditch abutting the southern boundary of the property. Site topography has been modified to accommodate existing building structures and parking areas. There are no significant topographic constraints within the subject property.

The soil type specific to the subject property is Ewa silty clay loam, 0 to 3 percent slopes (EaA). EaA soils consist of well-drained soils in basins and on alluvial fans. These soils developed in alluvium derived from basic igneous rock. Runoff is very slow and the erosion hazard is no more than slight.

4. Flood and Tsunami Hazard

The subject property is designated Zone "A4" by the Flood Insurance Rate Map for this region. Zone "A4" defines an area of 100 year flood hazard potential with a base flood elevation for the subject property of seven (7) feet above mean sealevel.

5. Flora and Fauna

The subject property is substantially improved. Landscape improvements on the property includes mature shade trees as well as various tropical plants and hedges including Kiawe, Plumeria, Mock Orange, Loulo and various grasses. There are no rare, endangered or threatened species of plant at the site.

Animal life in the project vicinity similarly reflects the urban character of the region. Avifauna typically found Lahaina Town includes the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, and mongoose.

6. Air Quality

Air quality in the Lahaina region is considered relatively good. Point sources (e.g., Pioneer Sugar Mill) and non-point sources (e.g., automobile emissions) of emissions are not significant to generate high concentration of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to wind, which quickly disperses concentrations of emissions. This rapid dispersion is evident during the burning of sugar cane in the fields of West Maui.

7. Noise Characteristics

Traffic noise from Front Street is the predominant source of background noise in the vicinity of the subject property. The adjoining parking lot and the elementary school (across the street) are also sources of noise in this locale.

8. Visual Resources

The subject property is located within the Historic Lahaina Town area. The site is not a part of the scenic or unique scenic corridor, in the sense of being a public view to or from the ocean, but it is part of the man-made historic corridor of Front Street. The property maintains the "Lahaina Town look" in respect to the scale, texture, materials, and facades of Plantation-era residential structures. The site does not provide a valuable vantage point to scenic resources.

9. Archaeological/Historical Resources

Lahaina Town is registered in the National and State Registers of Historic Places. Portions along the Front Street corridor, including the subject property, are designated by the County as Maui County Historic Districts No. 1 and No. 2.

Lahaina was a significant place in the Hawaiian Kingdom, serving as its capital during the first half of the nineteenth century. The Palace Complex site of Kamehameha III was located makai of the present Malu'ulu o Lele Park. The boundary of the Palace Complex is listed on the National Register of Historic Places as including Tax Map Key 4-6-07, Parcels 1; 2; 35; and 36. The subject property is located next to Parcel 2, the Malu'ulu o Lele Park.

The current Kamehameha III school was the site of royal residences, including that of Nahienaena. While most of the surface remains associated with these and other important sites have been destroyed, there exists the possibility of subsurface remains in the areas, which have been previously undisturbed.

As noted earlier, the subject property is located in Lahaina Historic District No. 2, and this differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of this district is to preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina.

Furthermore, the subject property has been previously cleared and graded for use as single family residences and now business/commercial use. As such, it is unlikely that any significant historic or cultural remains exist at the subject property.

B. SOCIO-ECONOMIC ENVIRONMENT

1. POPULATION

The population of the County of Maui has exhibited relatively strong growth over the past decade with a 1990 population of 100,374, a 41.7% increase over 1980 population of 70,847. The population of Maui Island has exhibited even stronger growth with 1990 population of 91,361, a 45.4% increase over the 1980 population of 62,823. The 1990 population of Lahaina District was 14,574, a 41.7% increase over Lahaina District's 1980 population of 10,284.

2. Economy

The Lahaina economy is based primarily upon the visitor industry. Visitor accommodations are located near the shoreline along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while the old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center. Agriculture is also an important part of Lahaina's economy. Sugar cane and pineapple fields are found in the Lahaina district, and the historic Pioneer Mill on Lahainaluna Road continues to process cane.

C. PUBLIC SERVICES

1. Recreational Facilities

Lahaina has a wide reputation as a recreational destination, particularly for ocean related activities. Ocean sports and recreation available in the Lahaina District include swimming, fishing, surfing, scuba diving, snorkeling, sailing, and para-sailing. State and County beach parks in the Lahaina District include the Honolua-Mokuleia Marine Life Conservation District, the D. T. Fleming Park, Honokowai Beach Park, Wahikuli State

Wayside, Malu'ulu o Lele Park, Puamana Beach Park, Lanuniupoko St. Wayside, Ukumehama Beach Park, and Papalaua State Wayside.

2. Police and Fire Protection

The Lahaina District Station of the Maui County Police Department has provided police protection for Lahaina District since 1974. The station is located behind the Lahaina Civic Center in Wahikuli. Police protection in the Front Street improvement area is supplemented by the Front Street "Koban" (substation) which is the base for Lahaina's three police bicycle patrol officers.

Fire protection in the Lahaina District is provided by the Maui County Fire Department's Lahaina Station. The Lahaina Fire Station, built in 1972, is staffed by 30 firefighters. There are three shifts with ten men on each shift. The station has two fire trucks.

3. Solid Waste

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana landfill. Single-family residential solid waste collection is provided by the County and taken to the Central Maui Landfill, which also accepts waste from private refuse collection companies. A convenience station is located in Olowalu to service West Maui residents. Solid wastes are transported from this convenience station to the Central Maui Landfill. Solid waste collection for Jusdoit Commercial Complex is provided by private companies.

4. Health Care

Maui Memorial Hospital, the only major medical facility on the island, serves the Lahaina region. Acute, general and emergency care services are provided by the 145-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

5. Schools

The Lahaina District is serviced by both private and public schools, which provide education for preschool through high school age children. Public schools in the Lahaina District include the King Kamehameha III Elementary School for children from kindergarten through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Hearts School for grades kindergarten through twelve and several preschools.

D. INFRASTRUCTURE

1. Roadways

As in Maui, the automobile is the primary source of transportation in Lahaina. An extensive roadway system exists in the Lahaina area. Right-of-way widths vary with each roadway. Some roads are paved with curbing and sidewalks while others are comprised of asphaltic concrete pavement with limited curbs.

The property has two access driveways along Front Street, which are 69 feet apart. The average right-of-way width along Front Street fronting the property is approximately 33 feet, and the pavement width is approximately 30 feet. As part of the Front Street Improvement project, new curbs, gutters and sidewalks will be installed on both the makai and mauka sides of Front Street.

There are six (6) on-site parking spaces within the subject property. Additional parking is located north of the subject property in the Prison Street Public Parking Lot.

2. Wastewater

The subject property is served by a 10-inch County sewer line located along Front Street. Sewage from the property is transported to the pump station at Mala Wharf and pumped to the wastewater treatment plant at Honokowai.

3. Water

The Lahaina Town's water sources are the Kahana Stream and a water well near Lahainaluna School. This system is reinforced by the Alaeloa Source with a 16-inch transmission line along Lower Honoapiilani Road and Honoapiilani to Lahaina Town.

The subject property is serviced by two 5/8-inch water meters. These meters receive water from a 12-inch waterline located along Front Street. Fire protection for the subject property is provided by existing fire hydrants fronting the subject property along Front Street.

4. Drainage

Lahaina Town is located within three major drainage basins. Fortunately, the potential for major flooding of low areas has been diminished due to interceptor ditches constructed by Pioneer Mill Company within the sugar cane fields mauka of the town. These ditches divert runoff and thereby reduce flooding in Lahaina Town. Rainfall within Lahaina Town does cause flooding within low lying areas and streets. Major flooding could occur due to a long duration storm.

The majority of drainage systems within Lahaina Town were implemented due to various recent developments within the area. These include the Baker Street drainage (36" pipe), the Papalaua Street drainage (24" and 30" pipes), Dickenson Street drainage (24" and 30" pipes), Prison Street drainage (24" pipe), and Malu'u o Lele Park drainage (referred to as Drainline "F", a system of open channels and pipelines). There are also a number of older systems built over 40 years ago. The existing drainage systems discharge into the ocean.

Across the front of the subject property, there is a 24-inch drainage line that runs along Front Street and connects with Drainline "F" and discharges into the ocean. Presently, stormwater runoff generated within the subject property sheetflows on to Front Street or into the landscaped areas and into the low depression located at the south end of the site, where it infiltrates into the ground. The Front Street runoff flows into the existing drainage collection system and discharges into the ocean.

As part of the on-going Front Street Improvement Project, the County of Maui is installing a comprehensive drainage collection system within the Front Street corridor. These facilities have been designed taking into account full buildout of the Lahaina Town area.

5. Electrical and Telephone Systems

Electrical service to the subject property is presently provided by Maui Electric Company, Ltd. (MECO) powerlines. Any additional electrical power needs for the subject property will be supplied by MECO.

GTE Hawaiian Telephone Company maintains overhead telephone lines that serve the subject property.

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

Although the Jusdoit Commercial Complex has been recently established, the two single-story wooden-frame structures have been on the subject property for many years. Commercial use of the property is consistent with the established pattern of commercial uses on Front Street. Adjacent uses consist of a public parking lot, public park, Front Street, and a school playground, which should not be impacted by the retail use of the property. Therefore, the Community Plan Amendment is not anticipated to result in any significant impacts to the surrounding uses.

2. Flora and Fauna

There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject property. The Community Plan Amendment will have no significant impact upon the flora and fauna found on the subject property.

3. Air Quality

The increase in the number of employees, as well as the customers may result in a slight increase in the volume of traffic being attached to the subject property. However, this increase is not considered significant when compared to the overall amount of vehicles in Lahaina Town. As such, the Community Plan Amendment is not anticipated to be detrimental to local air quality.

4. Noise

The recently established commercial use may have slightly increased the noise levels at the property due to increased human and vehicle traffic during daylight hours. When compared to the area's ambient noise levels, this increase is not considered significant. Therefore, the Community Plan Amendment for subject property will not have a significant impact upon the existing noise conditions.

5. Visual Resources

The site is not a part of a scenic or unique scenic corridor nor it does not provide a valuable vantage point to scenic resources. However, it is part of the man-made historic corridor of Front Street. Existing improvements are

appropriate for the surrounding area and are consistent with the scale, building massing and architectural character of Historic Lahaina Town. Therefore, the Community Plan Amendment will not have a significant impact upon the visual character of the site and its immediate environs.

6. Archaeological/Historical Resources

Lahaina Town is registered in the National and State Registers of Historic Places and portions along the Front Street corridor, including the subject property, are designated by the County as Maui County Historic Districts No. 1 and No. 2.

The subject property has been previously cleared and graded for use as single family residences and now business/commercial use. It is unlikely that any significant historic or cultural remains exist at the subject property. As such, any future commercial expansion is not anticipated to have a significant impact upon archaeological or historical resources.

B. SOCIO-ECONOMIC ENVIRONMENT

On a long-term basis, the change of use from residential to commercial has slightly increased employment opportunities in the Lahaina region. The Community Plan Amendment will not have a significant impact upon employment opportunities, nor will it have a significant impact upon local population levels.

C. PUBLIC SERVICES

The Community Plan Amendment will not have any significant impact on public services, such as fire and police protection in terms of service area. Solid Waste collection for the subject property will continue to be provided by private collection companies. The Community Plan Amendment will not have a significant impact upon recreational and educational facilities.

D. INFRASTRUCTURE

1. Roadways

There are six (6) on-site parking spaces within the subject property. Additional parking is located north of the subject property in the Prison Street Public Parking Lot. Nearly all of the retail customers visiting the property will be pedestrian traffic from the Front Street commercial core. There could be a slight increase in traffic to the, but the potential increase is considered insignificant given the existing traffic levels. Therefore, the

Community Plan Amendment will not have any significant impact upon traffic operations on the adjacent streets.

2. Water

Due to the recent change in use from residential to commercial, the flows should not be any significantly different. This based on the Maui County, Department of Water Supply's usage estimates of 600 gallons per day for a residential unit, while commercial usage is estimated at 140 gallons per 1,000 square feet of floor area. Therefore, the two residential's usage was 1,200 gallons per day and the commercial usage would be 420 gallons for 2,695 square feet of commercial building area. Consequently, the Community Plan Amendment will not have a significant impact upon the existing water system that services the subject property.

3. Wastewater

As noted above with the change in use from residential to commercial, there should be less demand for water. With a reduced water intake, there is a corresponding reduction in wastewater output. Therefore, the Community Plan Amendment will not have a significant impact upon existing water system that services the subject property.

4. Drainage System

With the recent change in use, there may be a slight increase of runoff that sheetflows on to Front Street, due to the paved on-site parking spaces. The Front Street runoff flows into the existing drainage collection system and discharges into the ocean. The drainage system is currently being upgraded as part of the Front Street Improvement project. The new drainage facilities were designed assuming full-buildout of Lahaina's urban core. Therefore, the Community Plan Amendment will not have a significant impact upon Lahaina Town's existing drainage system or adjacent or downstream properties. It should also be noted that any future expansion or development would trigger the County's Special Management Area permitting requirements, and a detailed review of the drainage issues.

IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

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

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1991 updated) provides long term goals, objectives, and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues that influence future growth in Maui County. The subject property's use is consistent with the following General Plan objective and policies:

Objectives: To see that all developments are well designed and are in harmony with their surroundings.

Policies:

- Require that appropriate principles of urban design be observed in the planning of all new developments.

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

Policies:

- Maintain a diversified economic environment compatible with acceptable and consistent employment.

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

The subject property is located within the West Maui Community Plan. As noted earlier, pursuant to Maui County Code, Chapter 2.80A, this property involves a request for a Community Plan Amendment for the Jusdoit, Inc. property in Lahaina, Maui, Hawaii (TMK: 4-6-07:03). The West Maui Community Plan was recently updated and adopted by ordinance No. 2476 on February 27, 1996. The subject property is designated as "Public/Quasi Public". The owner of subject property is requesting a change to "Commercial/Business". The change in the Community Plan designation is consistent with the following West Maui Community Plan goals, objectives, and policies:

Goal: An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of the residents and visitors in a manner that provides for the stable social and economic well-being of residents and preservation and enhancement of the region's open spaces and natural environmental resources. (Pg. No. 15)

Objectives and Policy:

- The area bounded by Honoapiilani Highway and Front Street defined as Lahaina Town. Within this core, allow higher density commercial and civic activities with lower density residential uses on the periphery to emphasize the importance of Lahaina Town as the regional service center and an attraction to residents and visitors alike. (Pg. No. 18)

Goal: A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and support the existing visitor and agriculture industries, all in a manner that will enhance both the community's quality of life and the environment. (Pg. No. 25)

Objectives and Policies:

- Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:
 - Visitor-related services/commercial services.
 - Recreation-related service/commercial service.
 - Residential-related service/commercial service. (Pg. No. 26)

Goal: An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the

resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major roads and highways, watercourses, and at major public facilities, and recognizes the importance and traditions of the region. (Pg. No. 33)

Objectives and Policies:

- Maintain the scale, building massing and architectural character of the historic Lahaina Town.
- Front Street landscape planting should provide canopy shade trees, compatible in scale and subordinated to adjacent building. These trees should not obscure the continuous facades of the commercial district; they should allow views of storefronts and the ocean.
- New building and renovation of existing buildings in Lahaina Town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.
- Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- and two-story building heights encouraged. (Pg. No. 34)

D. MAUI COUNTY ZONING

The subject property is located in the Historic District No. 2. There were two districts created for Lahaina Town, and Historic District No. 2 differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of this district is to preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina.

In the Historic District No. 2, permitted uses of the subject property are both "Residential" and "Business/Office". Maui County Code Chapter 19.52 states that "business offices and agencies" and "retail stores or businesses" are identified among other permitted uses (§19.52.090; item No. 19 and 51).

Maui County allowed the residences to be renovated and their use changed from residential to business/commercial and issued certificates of occupancy for the two structures.

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The following is a review of the proposed project within the context of the Special Management Area objectives, policies and guidelines, pursuant to HRS Chapter 205-A and Chapter 202, Special Management Area Rules for the Maui Planning Commission.

1. Recreational Resources

Objectives: Provide coastal recreational resources accessible to the public.

Policies:

- a. Improve coordination and funding of coastal recreation planning and management; and
- b. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 1. Protecting coastal resources uniquely suited recreation activities that cannot be provided in other areas;
 2. Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 3. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 4. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 5. Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;
 6. Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters; and
 7. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals

or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. Since this is a continued business use, the change in the West Maui Community Plan will have no impact on the public's use of the shoreline area. Furthermore, any future construction on the property will have to comply with applicable rules relating to prevention of pollution of nearshore waters.

2. Historical/Cultural Resources

Objectives: 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:

- a. Identify and analyze significant archaeological resources;
- b. Maximize information retention through preservation of remains and artifacts or salvage operation; and
- c. Support state goals for protection, restoration, interpretation and display of historic resources.

Response:

Given the nature of the existing on-site improvements, prior ground disturbance and the established development of the surrounding area, it would appear unlikely that the subject property would contain any significant archaeological sites. The subject property is being reviewed by the State Historic Preservation Office of the DLNR, and it is anticipated that future development of the subject property will not have a significant impact upon any archaeological or historical resources.

3. Scenic And Open Space Resources

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

Policies:

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

Response:

The subject property is not part of a scenic corridor, nor does it provide valuable vantage points to scenic resources. The property maintains the "Lahaina Town look" and fits into the surrounding area. Any future development will be reviewed by the County of Maui for consistency with Lahaina's historic architectural character.

4. Coastal Ecosystems

Objectives: Protect valuable coastal ecosystems from disruption and minimize significant impacts on all coastal ecosystems.

Policies:

- a. Improve the technical basis for mature resource management;
- b. Preserve valuable coastal ecosystems of significant biological or economic importance;
- c. Minimize disruption and degradation of coastal water ecosystems by effective regulation of stream diversions, channelization and similar land and water uses, recognizing competing water needs; and
- d. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land water uses which violate state water quality standards.

Response:

As noted earlier, the subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The change in the West Maui Community Plan will have no impact on the region's coastal ecosystem, and there will be no significant impact to nearshore waters from point and non-point sources of pollution. Furthermore, any future construction or development on the property will have to comply with applicable rules relating to prevention of pollution of nearshore waters.

5. Economic Uses

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

Policies:

- a. Concentration in appropriate areas the location of coastal dependent development necessary to the state's economy;
- b. Insure that coastal dependent development such as harbors and ports, visitor facilities, and energy-generating facilities are located, designed, and constructed to minimize significant social, visual and environmental impacts in the coastal zone management areas; and
- c. 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:
 1. Utilization of presently designated locations is not feasible,
 2. Adverse environmental effects are minimized, and
 3. The development is important to the State's economy.

Response:

The subject property has been developed in accordance with zoning and is a continuation of established pattern of commercial uses on Front Street. The location is considered complimentary to the urban uses within Lahaina Town. The newly created jobs will have a positive impact on the region's job market for Maui residents. The subject property has no significant social, visual and environmental impacts in the coastal zone management area.

6. Coastal Hazards

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

Policies:

- a. Develop and communicate adequate information on storm wave, tsunami, flood, erosion and subsidence hazard;
- b. Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence hazard;
- c. Ensure that development comply with requirements of the Federal Flood Insurance Program; and
- d. Prevent coastal flooding from inland projects.

Response:

The subject property has been designated an area of 100 year flood hazard potential. Since this is a developed property, there will not be any increase hazard to life and property from tsunami, storm waves, flooding, erosion or subsidence. In addition, the subject property will not have a significant impact on downstream properties. Any future improvement will trigger compliance with Federal, State, and County regulations.

7. Managing Development

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

Policies:

- a. Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- b. Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and

- c. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response:

Any future development of the subject property will be conducted in accordance with applicable State and County requirements and will be subject to public review during the SMA permitting process. Opportunity for review of the proposed action is provided through the County's Community Plan Amendment process.

8. Public Participation

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

Policies:

- a. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- b. 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, development, and government activities; and
- c. Organize workshops, policy dialogues, and site specific mediations to respond to coastal issues and conflict.

Response:

Pursuant to Chapter 2.80A, Maui County Code, Community Plan Amendment and Procedures, the applicant will send out a "Notice of Application" to the surrounding land owners, which includes a brief description of the property and the subject property location map and the date and time of the Maui Planning Commission meeting. In addition, a notice of scheduled public hearing dates have to be published in the Maui News. The public will be allowed to participate in the public hearing portion of the Maui Planning Commission and County Council's review process.

9. Beach Protection

Objectives: Protect beaches for public use and recreation.

Policies:

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

Response:

As noted earlier, The subject property is located approximately 400 feet inland from the shoreline. Accordingly, the subject property has no involvement with construction of any structures within the shoreline area. The subject property will not have an impact upon any public beaches.

10. Marine Resources

Objective: Implement the State's ocean resource management plan.

Policies:

- a. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- b. Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- c. Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- d. Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;

- e. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon the ocean and coastal resources; and
- f. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

As noted earlier, the subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The change in the West Maui Community Plan will have no impact on the region's coastal or marine resources, and there will be no significant impact to nearshore waters from point and non-point sources of pollution. Furthermore, any future construction or development on the property will have to comply with applicable State and County regulations relating to prevention of pollution of nearshore waters.

F. REQUIRED PERMITS AND APPROVALS

The subject property is located within the Lahaina Historic District (LHD), Special Management Area (SMA), and is within the Lahaina Town Historic Landmark area. The LHD and SMA require development permits and the Historic Landmark designation could potentially trigger an additional Environmental Assessment.

V. FINDINGS AND CONCLUSIONS

Approval of the subject request would bring the Jusdoit, Inc. Commercial Complex's Maui County Zoning and West Maui Community Plan designation into correlation. Since the property is presently being utilized as its "commercial/business" designation permits, the granting of the Community Plan Amendment application will not allow or cause any changes in the subject property. Due to its location, any further development or improvements would require a review for consistency with the Historic District Ordinance as well as a Special Management Area (SMA) permit.

The Community Plan Amendment will not have any significant impact upon surrounding areas, significant archaeological or historic sites, employment opportunities, nor will it have a significant impact upon local population. Public service needs such as police, medical facilities and schools will not be significantly impacted by the amendment. Impact upon roadways, water, wastewater, drainage, and other infrastructure systems are not considered significant.

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

**VI LIST OF AGENCIES AND INDIVIDUALS CONSULTED DURING
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

State of Hawai'i

- Department of Land and Natural Resources:
Ms. Theresa Dunham, Historic Preservation Division.

County of Maui

- Department of Public Works and Waste Management:
Waste Water Division
Land Use and Codes Administration
- Department of Water Supply

Lahaina Restoration Foundation

- Mr. Keoki Freeland

VI REFERENCES

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, March 1992.

County of Maui, Maui Planning Department, West Maui Community Plan. 1996.

County of Maui, Maui Planning Department, The General Plan of the County of Maui. 1990 Update.

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

U.S. Department of Agriculture, Soil Conservation Service in Cooperation with the University of Hawaii, Agricultural Experiment Station. Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. 1972.

U. S. Department of Interior, National Park Service, National Register of Historic Places Registration Form, April 1994.

University of Hawaii, Land Study Bureau, Detailed Land Classification - Island of Maui, L.S.B. Bulletin no. 7. May 1967.

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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

EXHIBITS

- Figures
- Photographs

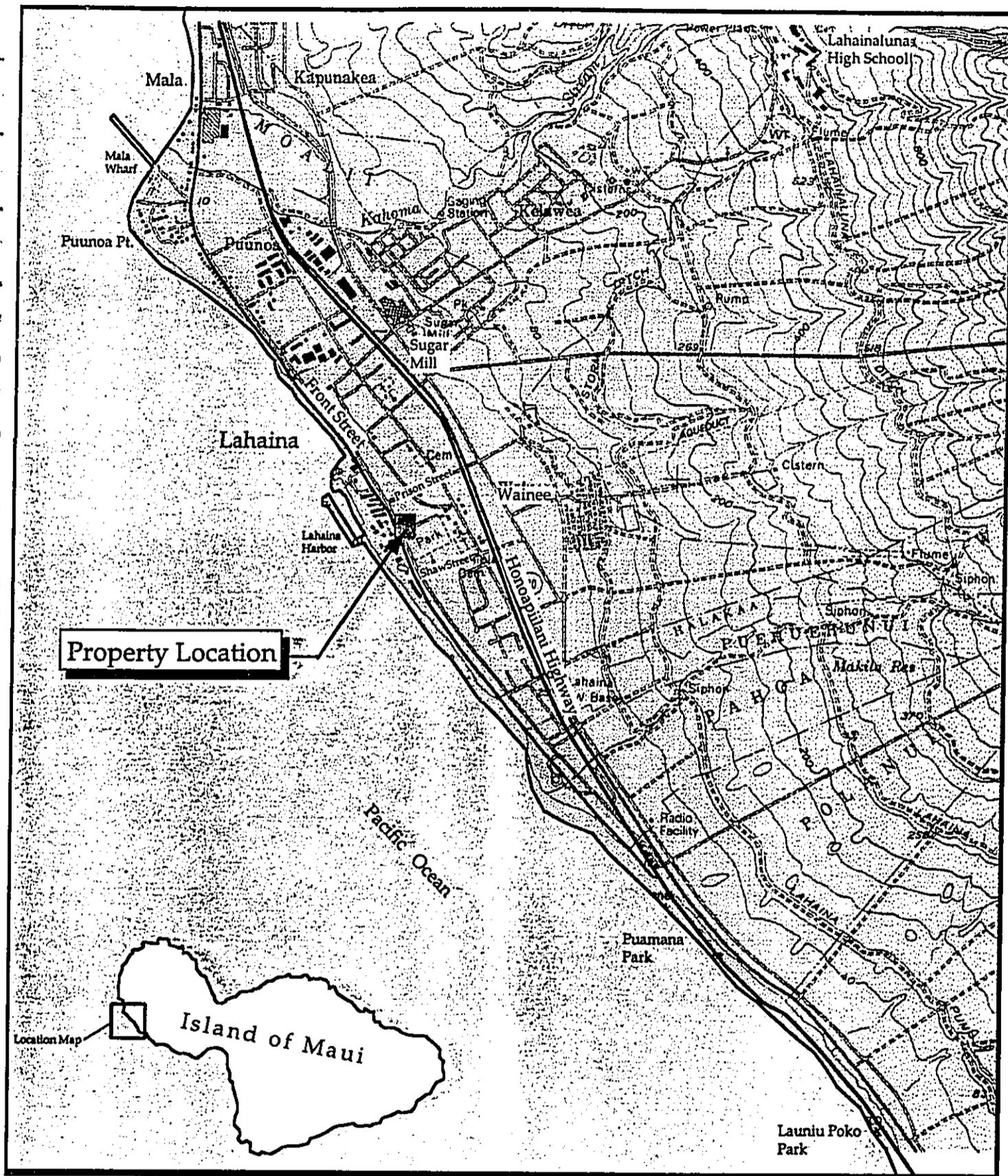
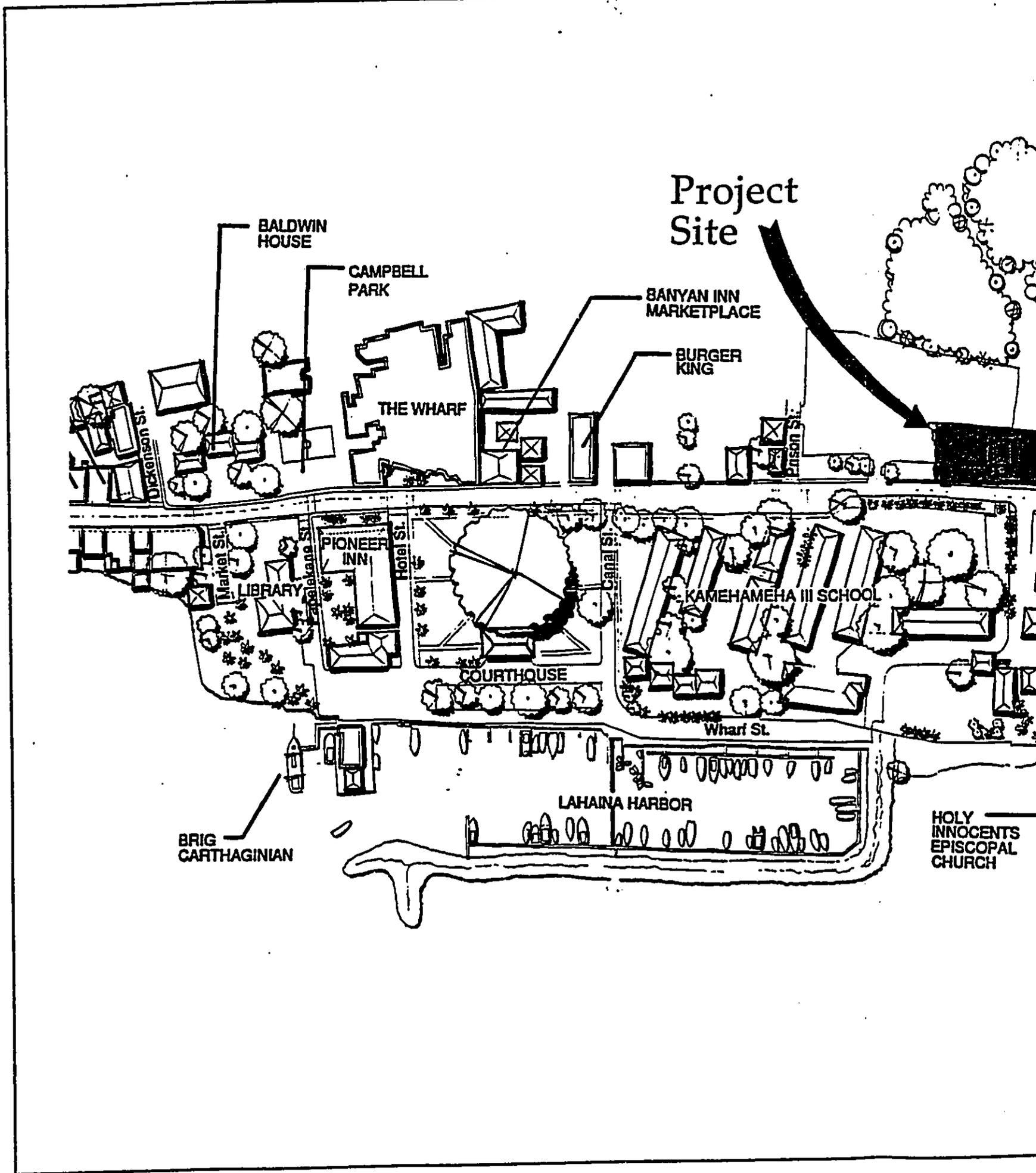


Figure 1 - Regional Location Map
 Jusdoit Property
 Lahaina, Maui, Hawaii



Scale: 1"=2000'
 Source: U.S.G.S. Map Lahaina Quadrangle



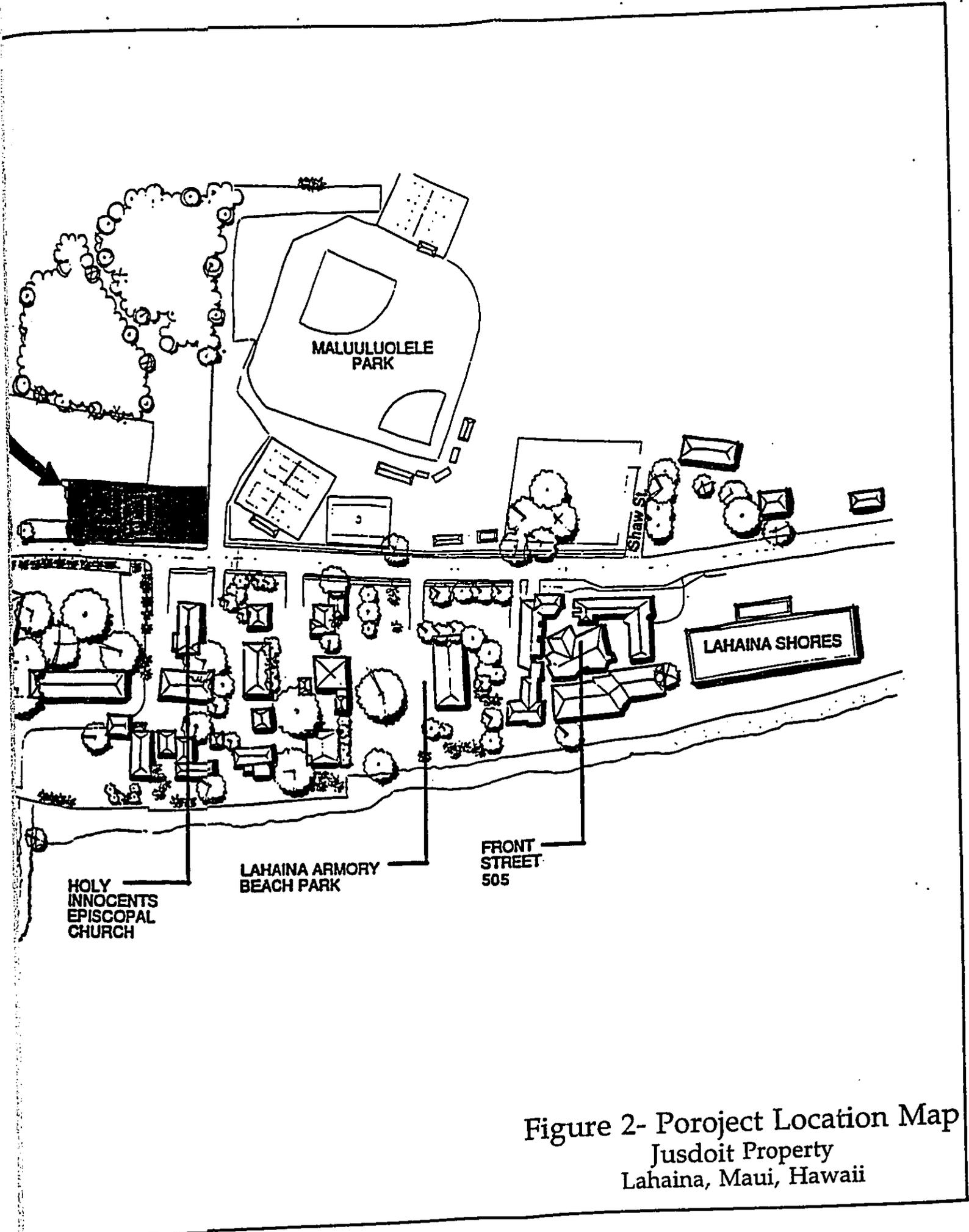


Figure 2- Porject Location Map
Jusdoit Property
Lahaina, Maui, Hawaii

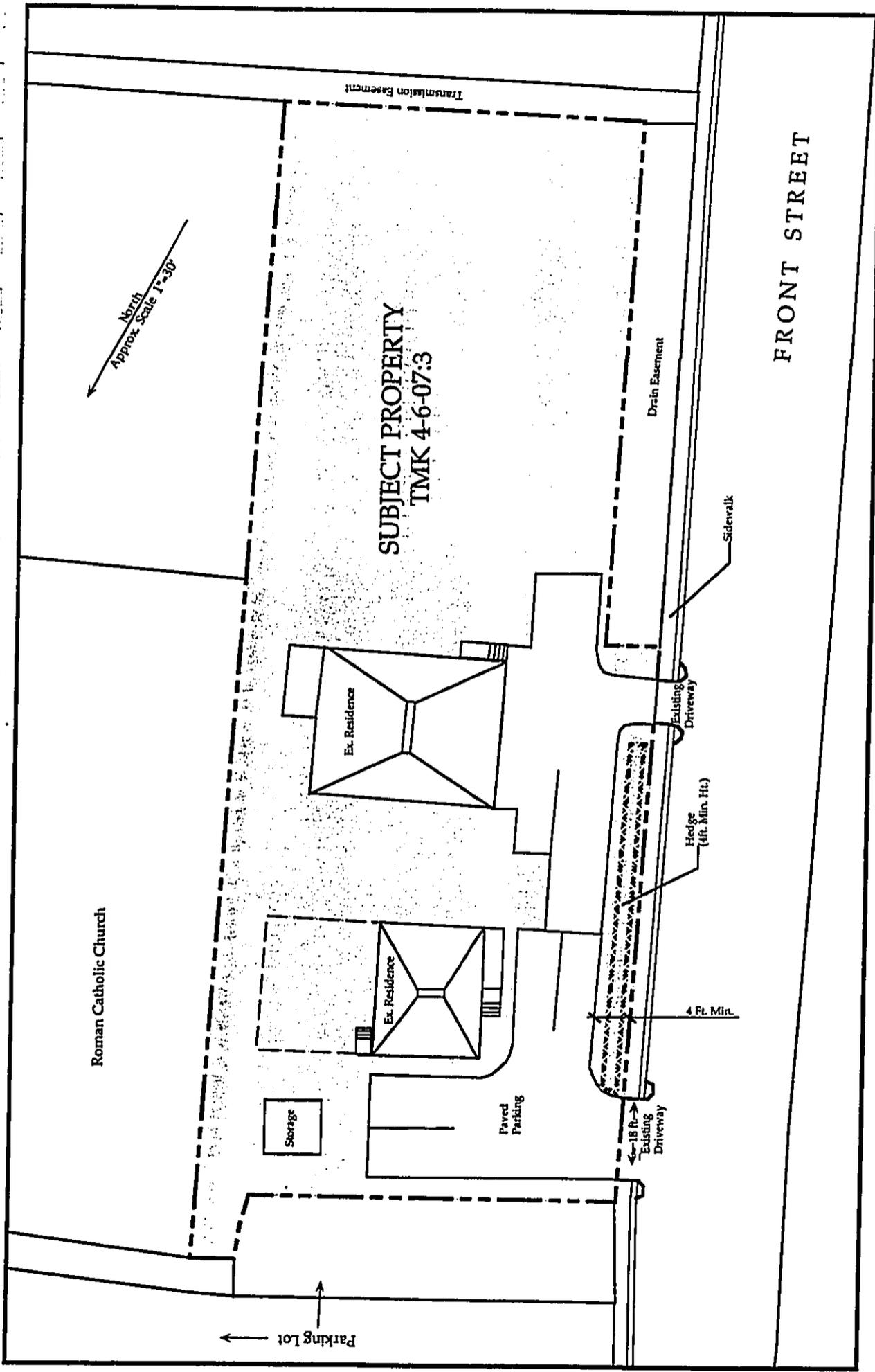


Figure 3 - Site Plan

Jusdoit, Inc.
 TMK 4-6-07:3
 Lahaina, Maui, Hawaii

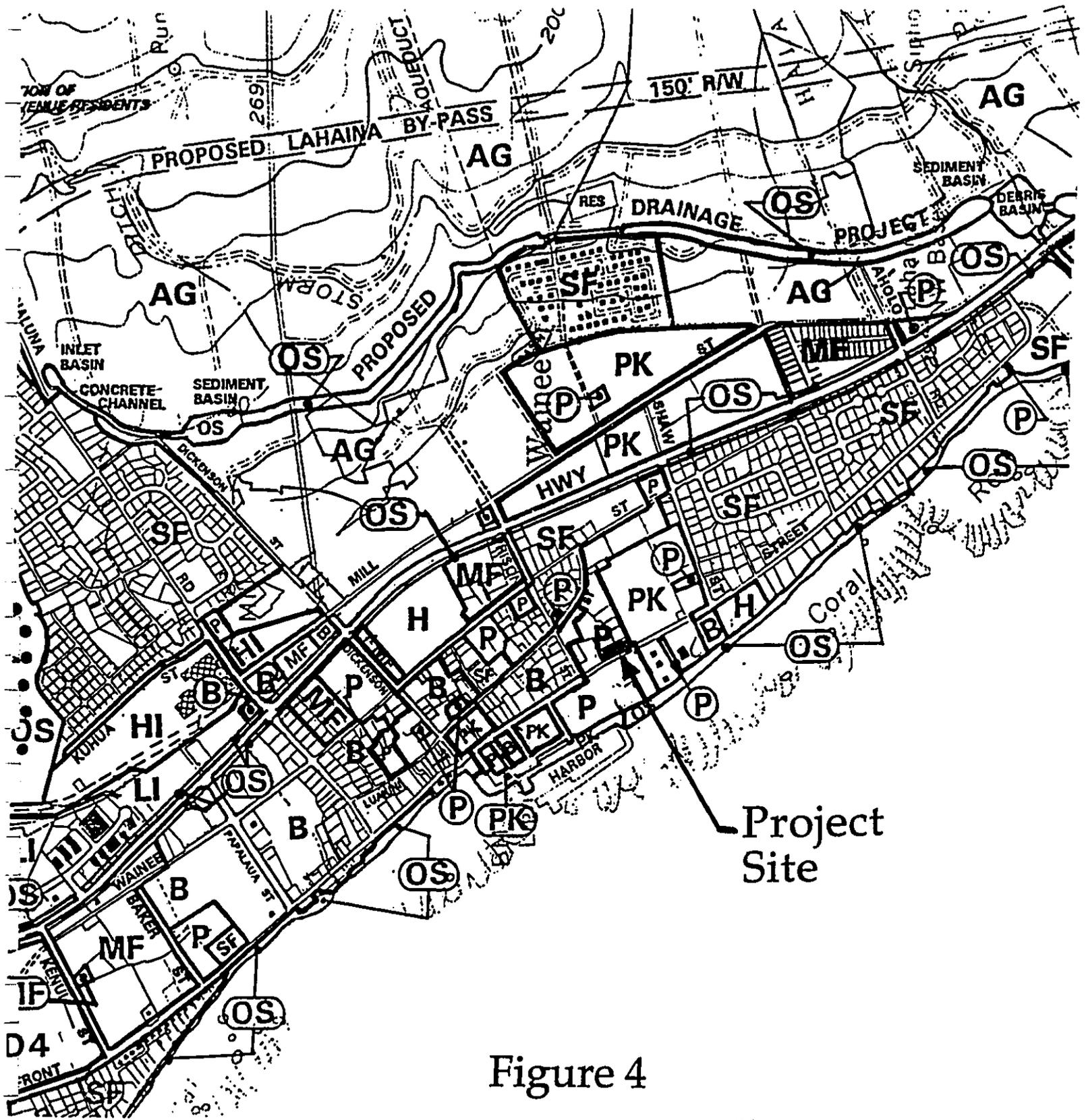


Figure 4

West Maui Community Plan
County of Maui

Detailed Map for Lahaina Town

LEGEND

- SF Single Family Residential
- MF Multi-Family Residential
- B Business/Commercial
- SBR Service Business/Residential
- BMP Business/Multi-Family
- HI Heavy Industrial
- LI Light Industrial
- H Hotel
- P Public/Quasi-Public
- PK Park (GC) Golf Course
- OS Open Space
- PD Project District
- AP Airport
- AG Agricultural
- R Rural
- C Conservation
- ● ● Bikeway

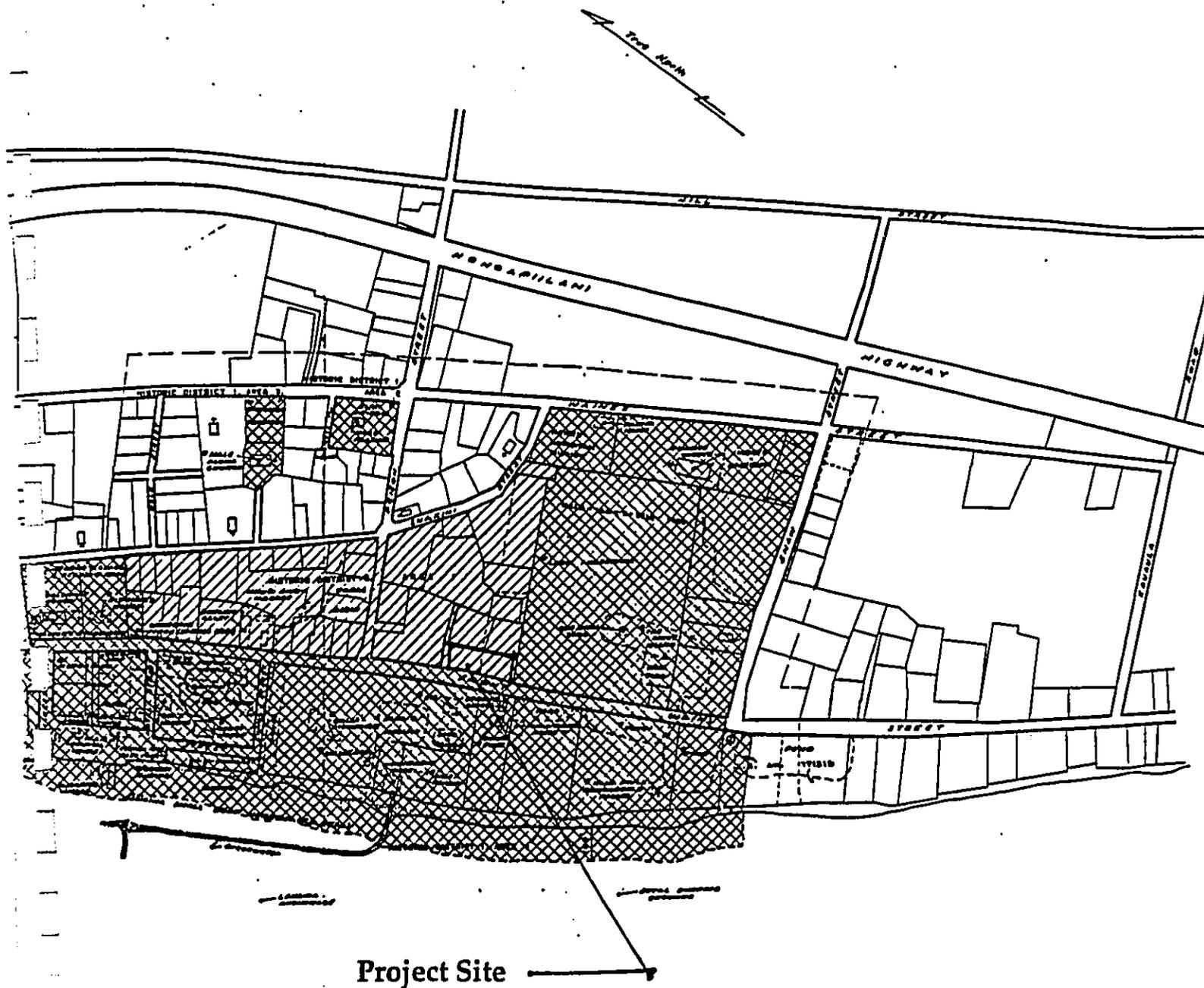
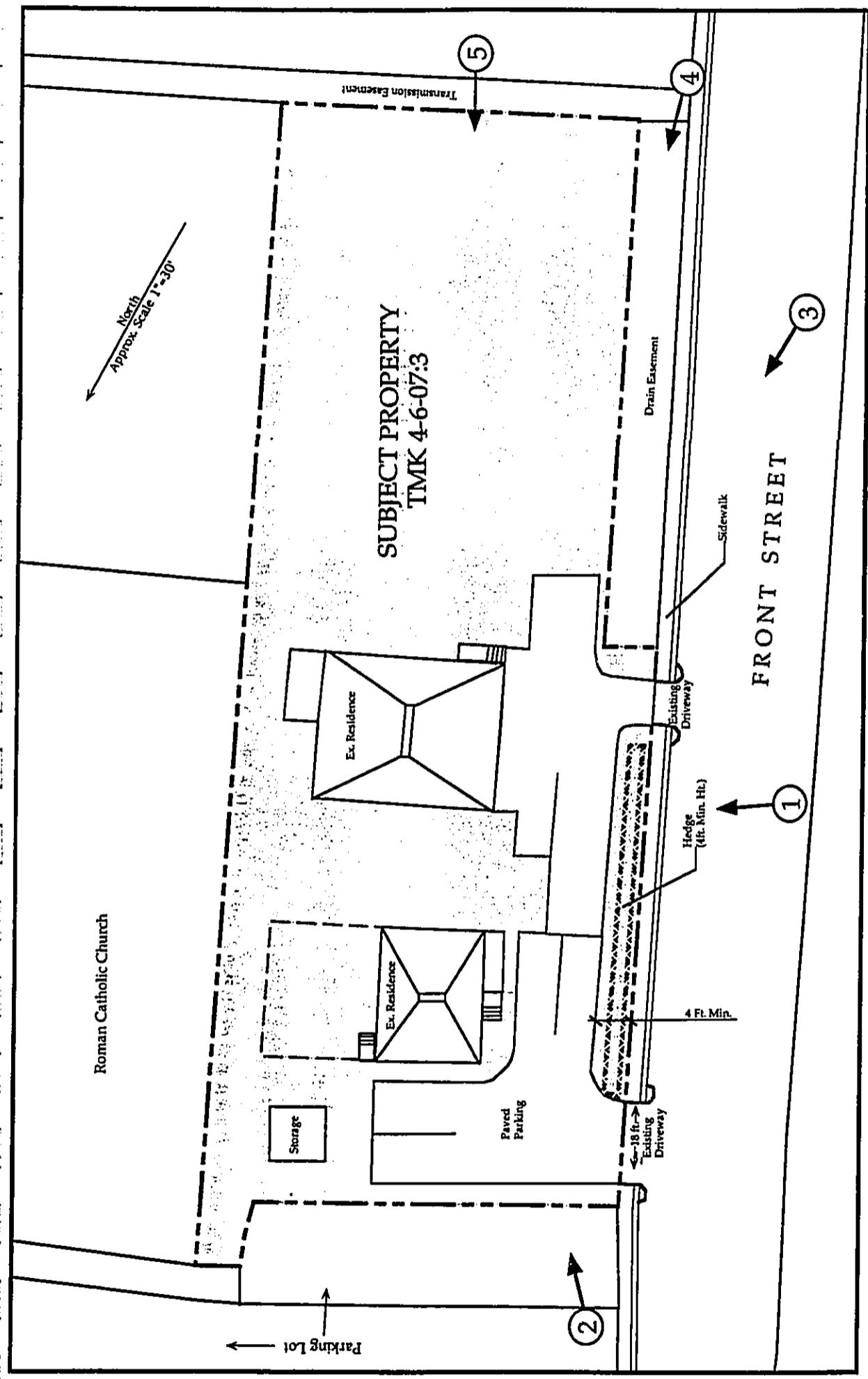


Figure 5
LAHAINA HISTORIC DISTRICTS MAP
 SWOWING THE HISTORIC DISTRICTS 1 & 2

MAUI PLANNING COMMISSION
 COUNTY OF MAUI
 Adopted: 4-21-67
 Ordinance: No. 514

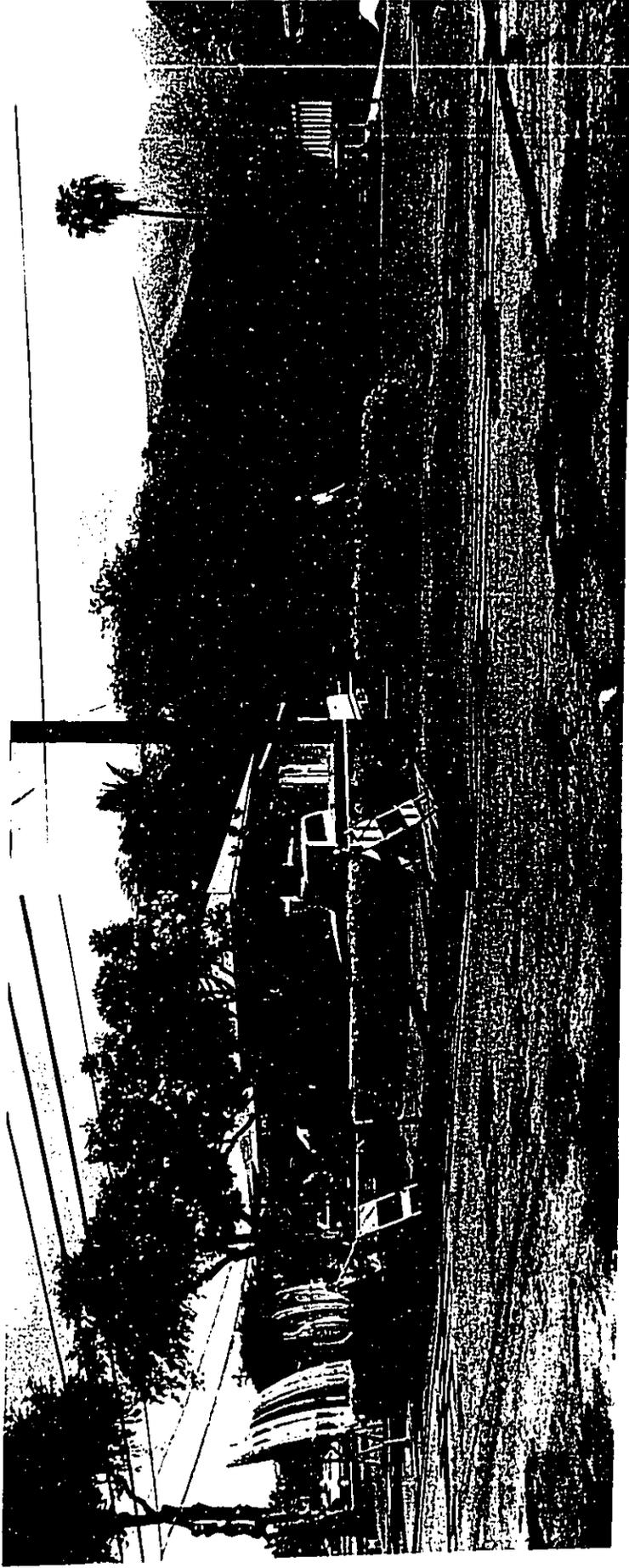
LEGEND	
	Historic District 1
	Historic District 2
	Denotes Existing Historic Site
	Denotes Location of Former Historic Site



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 Photograph Number
 and Direction
 of Photograph

Figure 6 - Photograph Reference Map
 Jusdoit Property
 Lahaina, Maui, Hawaii

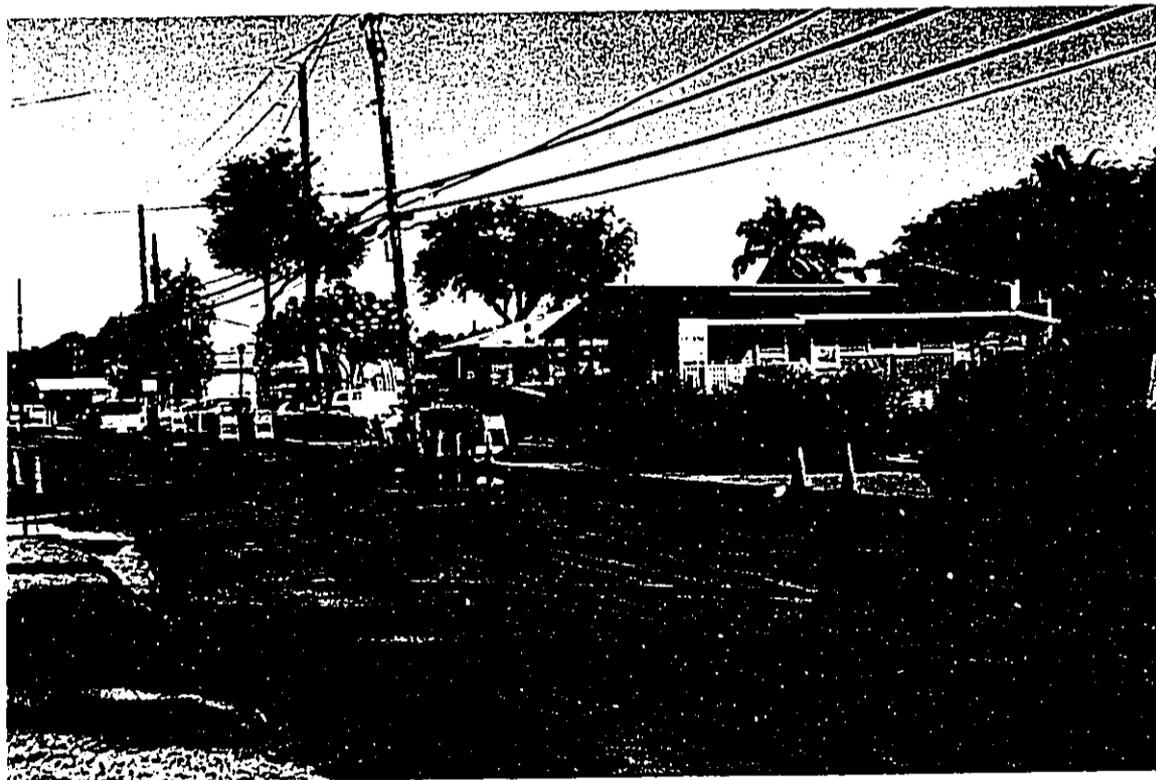
DOCUMENT CAPTURED AS RECEIVED



Photograph No.1 - View of Property from Front Street Facing West



Photograph No.2 - View of Property from North-West Corner of Lot



Photograph No.3 - View of Property from Front Street Facing North



Photograph No.4 - View of Property from South-West corner of Lot



Photograph No.5 - View of Property from South Side of Lot



ESTHER UEDA
EXECUTIVE OFFICER

36 12 20 42 54
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

December 18, 1996

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

Dear Mr. Blane:

Subject: Application for Community Plan Amendment, Jusdoit, Inc.
Inc. Commercial Complex, Lahaina, Maui, TMK
4-6-07: 3

We have reviewed the application for the subject project forwarded by your transmittal dated December 17, 1996, and have the following comments:

- 1) We confirm that the project site, as represented on the location maps, is designated within the State Land Use Urban District.
- 2) We note that on page 12 of the Draft Environmental Assessment (EA), the Agricultural District is incorrectly referenced as the Agriculture District.
- 3) We suggest that the Final EA include a map showing the project site in relation to the State Land Use Districts.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject application. Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

ESTHER UEDA
Executive Officer

EU:th



March 5, 1997

Ms. Esther Ueda, Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804-2359

Re: Draft Environmental Assessment for the Jusdoit, Inc.,
Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03).

Dear Ms. Ueda:

In response to your comment letter dated December 18, 1996 regarding the Draft Environmental Assessment for the Jusdoit, Inc., Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03), we have the following responses:

- 1) Thank you for confirming the State Land Use designation of the subject property, which is located within the State Land Use Urban District.
- 2) We will correct the referenced Agriculture District to read the "Agricultural" District in the Final Environmental Assessment.
- 3) The subject site is located in the middle of the Lahaina Town's Urban District, which extends from above Honoapiilani Highway to the ocean and from the Puamana Park to just north of Mala. This will be noted in the Final Environmental Assessment. The West Maui Community Plan Map, illustrated in Figure 4 of the Environmental Assessment clearly depicts the proximity of the Agricultural District to the subject property. The Community Plan "Agricultural" designation corresponds to the State Land Use "Agricultural" District Boundary just above the Honoapiilani Highway. Furthermore, the Community Plan map presents an

Ms. Esther Ueda, Executive Officer
Land Use Commission
1000 Ala Moana Center
March 5, 1957
Page 2

clear illustration the range of uses planned within the Lahaina's Urban core. For these reasons, we feel that Figure 4 presents an adequate depiction of land use in the Lahaina Town vicinity.

Thank you for your time and consideration. If you have any questions or need additional information, please contact myself, Mr. Ted Ion or Mr. Rory Frampton of our office at 244-1955.

Sincerely,



Christopher L. Hart, ALSA
Landscape Architect - Planner

cc: Mr. Stephen Gatchell.
Mr. Donald A. Schneider, Planning
Project File

BENJAMIN J. CAYETANO
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

238 SOUTH KULUWAHUA STREET
SUITE 703
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

GARY GILL
DIRECTOR

RECEIVED
FEB 10 1997

February 7, 1996

Mr. Stephen Gatchell, JDI Limited Partners
834 Front Street, 2nd Floor
Lahaina, Hawaii 96761

Dear Mr. Gatchell:

We submit for your response (required by Section 343-5(c), Hawaii Revised Statutes) the following comments on an October 1996, draft environmental assessment (DEA) prepared by Chris Hart & Partners and entitled "Jusdoit, Inc., Commercial Complex, Lahaina, Maui, Hawaii, TMK 4-6-07:3". The document was submitted by a December 16, 1996, letter to our office from Mr. David W. Stone, Director of Planning, County of Maui. Notice of availability of this draft environmental assessment was initially published in the January 8, 1997, edition of the *Environmental Notice*.

1. As required by Section 11-200-10, Hawaii's Administrative Rules, please provide to the County for their inclusion in the final environmental assessment: a list of all permits and approvals required for the project to be implemented; and, identify (in a list) agencies, citizen groups and individuals consulted in making the assessment.
2. Please provide to the County of Maui for their inclusion in the final environmental assessment a discussion on the reasons why the property was originally designated public/quasi-public, followed by a discussion on the direct, indirect and cumulative impacts of redesignating the property as business/commercial.

Please submit a copy of this letter and your response to the County of Maui, Planning Department for their inclusion in the final environmental assessment for this project. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist at 586-4185. Thank you.

Sincerely,


GARY GILL
Director

c: → Hon. David Blane, Director of Planning, County of Maui
→ Mr. Chris Hart, Chris Hart & Partners



March 5, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Suite 702
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment for the Jusdoit, Inc.,
Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03).

Dear Mr. Gill:

In response to your comment letter dated February 7, 1997 regarding the Draft Environmental Assessment for the Jusdoit, Inc., Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03), we have the following responses:

- 1) Thank you for your comments referring to the lists of all permits and approvals required for the project. A separate list will be included in the Final Environmental Assessment. The project is within the Lahaina Historic District (LHD), Special Management Area (SMA), and is within the Lahaina Town Historic Landmark Area. The LHD and SMA require development permits and the Historic Landmark designation could potentially trigger an additional Environmental Assessment. For your information, the SMA and Historic Review process were discussed in Sections III.D.4 and IV.E.4 in the Draft Environmental Assessment. However, we will include a separate section listing all potential development permits. Furthermore, the Final Environmental Assessment will include a list of all agencies, citizen groups, and individuals consulted in making this assessment.

LANDSCAPE ARCHITECTURE AND PLANNING

1055 MAUNAPUEHLE DRIVE, SUITE 200, LAHAINA, MAUI, HAWAII 96761, PHONE: 586-2171, FAX: 586-2172

Mr. Gary Gill, Director
Office of Environmental Quality Control
Lusdott, Inc., Commercial Complex, Lahaina, Maui, Hawaii
March 5, 1997
Page 2

2) In the December 1983 Lahaina Community Plan, the subject property was designated as Public/Quasi-Public as was the adjacent Prison Street public parking lot. The plan's text recommended that public parking south of Prison Street between Front, Luakini, and Wainee Streets be expanded. (pg. 22) Thus, the apparent intent of designating the property public/quasi public was for public parking lot expansion.

The West Maui Community Plan was recently revised (adopted 2/27/96), however, the language in reference to expanded parking south of Prison Street remained. Although the property has been designated Public/Quasi Public since 1983 and has been offered for sale, the County has not taken the opportunity to purchase the property for additional parking space. It appears that the County has no intention of purchasing this property and converting it to public parking.

At present, the County zoning, which is Historic District No. 2, allows the property to be used for commercial/business uses. The new owners have modernized the old residential structures and changed the use to commercial with County building and occupancy permits. Thus, since the property is currently in business use and no development is proposed at this time, there will be no direct or indirect impacts if the request is approved. Any future development requests will be assessed through the SMA and LHD review process.

In terms of cumulative or secondary impacts, often times a Community Plan Map amendment has the potential to stimulate similar requests by neighboring properties. In this instance, the property does not have similar neighbors (with direct access to Front Street). In addition, it would appear that Malu'ulu o Lele Park represents a logical southern boundary to the Front Street commercial district. This reflected in the Historic District Zoning (see Figure 1). Thus, it is unlikely that approval of this request would lead to additional requests to expand the front Street Business corridor.

Thank you for your time and consideration. If you have any questions or

Mr. Gary Gill, Director
Office of Environmental Quality Control
Lusdott, Inc., Commercial Complex, Lahaina, Maui, Hawaii
March 5, 1997
Page 3

need additional information, please contact myself, Mr. Ted Ion or Mr. Rory Frampton of our office at 244-1955.

Sincerely,



Christopher L. Hart, ALSA
Landscape Architect - Planner

cc: Mr. Stephen Gatchell
Mr. Donald A. Schneider, Planning
Project File

LINDA CROCKETT LINGLE
Mayor
CHARLES JENCKS
Director
DAVID C. GOODE
Deputy Director
AARON SHIMOTO, P.E.
Chief Staff Engineer



97 FEB 18 AM 10:09

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT, L.L.C.
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH MAGAMBE, 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
BRIAN HASHIRO, P.E.
Highways Division
Solid Waste Division

February 13, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING
FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT
SUBJECT: COMMUNITY PLAN AMENDMENT
JUSDOIT, INC
TMK: (2) 4-6-007:003
96/CPA-004

We reviewed the subject application and have the following comments.

1. Page 6 the Draft Environmental Assessment Report states that "solid waste collection for Jusdoit Commercial Complex is provided by private companies."

We request that private companies with recycling capabilities be used so that recyclables are collected separately from the waste stream.

If you have any questions, please call David Goode at 243-7845.

DG:mt
cc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division
e:\waste\juskidit.cpa



March 5, 1997

Mr. Charles Jencks, Director
Department of Public Works & Waste Management
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Re: Draft Environmental Assessment for the Jusdoit, Inc.,
Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03).

Dear Mr. Jencks:

In response to your comment letter dated February 13, 1997 regarding the Draft Environmental Assessment for the Jusdoit, Inc., Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03), we have the following response:

There is no recycling occurring on the site at this time. Presently, the amount of solid waste produced on site is such a small amount that pick-up only occurs once a month and that is with the smallest garbage container available. If the situation changes and more solid waste is generated, a recycling program will be considered.

Thank you for your time and consideration. If you have any questions or need additional information, please contact myself, Mr. Ted Iton or Mr. Rofy Frampton of our office at 244-1955.

Sincerely,

Christopher L. Hart, ALSA
Landscape Architect - Planner

cc: Mr. Stephen Gatchell
Mr. Donald A. Schneider, Planning
Project File

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET SUITE 200 - WAILUKU MAUI HAWAII 96793-1706 - PHONE 908-237-1955 - FAX 908-237-1956

LYNDA CROCKETT LINGLE
Mayor
CHARLES JENCKS
Director
DAVID C. GOODE
Deputy Director
AARON SHIMOTO, P.E.
Chief Staff Engineer



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

97 FEB 18 AM 10:09
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

February 13, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING
FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT
SUBJECT: COMMUNITY PLAN AMENDMENT
JUSDOIT, INC
TMK: (2) 4-6-007:003
96/CPA-004

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We request that private companies with recycling capabilities be used so that recyclables are collected separately from the waste stream.

If you have any questions, please call David Goode at 243-7845.

DG:mt
cc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division
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March 5, 1997

Mr. Charles Jencks, Director
Department of Public Works & Waste Management
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Re: Draft Environmental Assessment for the Jusdoit, Inc.,
Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03).

Dear Mr. Jencks:

In response to your comment letter dated February 13, 1997 regarding the Draft Environmental Assessment for the Jusdoit, Inc., Commercial Complex, Lahaina, Maui, Hawaii (TMK 4-6-07: 03), we have the following response:

There is no recycling occurring on the site at this time. Presently, the amount of solid waste produced on site is such a small amount that pick-up only occurs once a month and that is with the smallest garbage container available. If the situation changes and more solid waste is generated, a recycling program will be considered.

Thank you for your time and consideration. If you have any questions or need additional information, please contact myself, Mr. Ted Ion or Mr. Rory Frampton of our office at 244-1955.

Sincerely,

Christopher L. Hart, ALSA
Landscape Architect - Planner

cc: Mr. Stephen Gatchell
Mr. Donald A. Schneider, Planning
Project File

LANDSCAPE ARCHITECTURE AND PLANNING
1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1700 • PHONE 808-242-1955 • FAX 808-242-1956

"THE COSTLY DRIP"



Slowly Dripping
Spigot Wastes
15 Gallons a day.



1/32" Leak Wastes
25 Gallons a day.



1/16" Stream Wastes
100 Gallons a Day.



1/8" Stream Wastes
400 Gallons a day.



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

97 FEB -6 P2 56

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February 5, 1997

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

Re: I.D.: 96/CPA-0004
TMK: 4-6-07-003

Project Name: Jusdot, Inc., Commercial Complex

Dear Mr. Blane,

Thank you for the opportunity to comment on this application. The Board of Water Supply has no objections to the approval of the community plan amendment. We are attaching a water conservation checklist for commercial buildings for the applicant's use and reference.

Sincerely,

Ellen W. Coffey
For: David Credler
Director

wef

attachments:

"A Checklist for Water Conservation Ideas for Commercial Buildings"
"The Costly Drip"

"Be Water. All Things Good Ltd."

A Checklist of Water Conservation Ideas
For

Commercial Buildings

This checklist provides water conservation tips successfully implemented by industrial and commercial users. This list has been revised from the original copy first published and distributed by the Los Angeles Department of Water and Power.

General suggestions

- Increase employee awareness of water conservation.
- Install signs encouraging water conservation in employee and customer restrooms.
- When cleaning with water is necessary, use budgeted amounts.
- Determine the quantity and purpose of water being used.
- Read water meter weekly to monitor success of water conservation efforts.
- Assign an employee to monitor water use and waste.
- Seek employee suggestions on water conservation; put suggestion boxes in prominent areas.
- Determine other methods of water conservation.

Building maintenance

- Check water supply for leaks.
- Turn off any unnecessary flows.
- Repair dripping faucets and showers and continuously running or leaking toilets.

- Install faucet aerators where possible.
- Reduce toilet water use by adjusting flush valves or installing dams and flapper mechanisms.
- As appliances or fixtures wear out, replace them with water-saving models.
- Shut off water supply to equipment rooms not in use.
- Minimize the water used in cooling equipment in accordance with manufacturers' recommendations. Shut off cooling units when not needed.

Cafeteria area

- Turn off continuous flow used to clean the drain trays.
- Turn off dishwasher when not in use. Wash full loads only.
- Use water from steam tables to wash down cooking area.
- Do not use running water to melt ice or frozen foods.
- Use water-conserving ice makers.

Maul Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahala, Maui, HI 96732-0398 • (808) 871-84



January 6, 1987

Mr. David W. Blane
Planning Director
Maul Planning Department
250 S. High Street
Waikuku, HI 96793

Dear Mr. Blane:

Subject: Jusdot, Inc. Commercial Complex
TRMC 4-6-07-003
I.D. No.: 98/CPA-004

Thank you for allowing us to comment on the subject project. In reviewing the information transmitted and our records, we have no objection to the subject project. If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Edward Reinhardt

Edward Reinhardt
Manager, Engineering
ER:rt

97 JAN 10 12:20

BERNARD J. CANTLAND
GOVERNOR OF HAWAII



97 JUL 27 9 122
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL E. WELSH, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
ROBERT COLMAN-ADAMS
AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
RESTORATION
RECREATION IMPROVEMENT
CONTRACTS
FOREST AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND AND NATURAL
RESOURCES
STATE PARKS
WATER AND LAND DEVELOPMENT



LINDA CROCKETT LINGLE
MAYOR
OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI
53 MAHALANI STREET
WAILUKU, HAWAII 96793
AREA CODE (808) 244-6400
FAX NO. (808) 244-6411
January 13, 1997

HOWARD H. TAGOMORI
CHIEF OF POLICE
THOMAS PHILLIPS
DEPUTY CHIEF OF POLICE

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

Dear Mr. Blane:

SUBJECT: Jusdoit, Inc. Commercial Complex
Application for Community Plan Amendment
TMK 4-6-07:03, Lahaina, Maui

LOG NO: 18772
DOC NO: 9701co10
Architecture

MEMORANDUM

TO : DIRECTOR, PLANNING DEPARTMENT
FROM : HOWARD H. TAGOMORI, CHIEF OF POLICE
SUBJECT : I.D. No.: 96/CPA-0004
TMK: 4-6-007:003
Project Name: JUSDOIT, INC. COMMERCIAL COMPLEX
Applicant: JDI LIMITED PARTNERS

97 JUN 14 10 55

Thank you for the transmittal dated December 17, 1995, regarding the Jusdoit, Inc. Commercial Complex request for plan amendment. Since there will be no impact to any known historic sites and review of any development or improvements to the site will require compliance with the Historic District Ordinance and Special Management Area permit, we believe that the granting of this request will have 'no effect' on any known historic sites.

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

Aloha,

[Signature]
DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

No recommendation or special condition is necessary or desired.
Refer to attachment(s).

[Signature]
Assistant Chief Charles Hal
for: HOWARD H. TAGOMORI
Chief of Police

3034

SENAJUMAJI CAYETANO
COMMISSIONER



97 JUN -6 19:30

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU MAUI HAWAII 96793

LAWRENCE MINKY
DIRECTOR OF HEALTH
LAWRENCE MINKY, M.D., M.P.H.
DISTRICT HEALTH OFFICE

SENAJUMAJI CAYETANO
COMMISSIONER



96 SEP 27 12:30

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
889 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

KAZU HAYASHIDA
DIRECTOR
INSPECTION
JERRY M. MATSUDA
GLENN M. OKUMOTO

REPLY RETURN TO
STP 8.7673

December 23, 1996

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

Dear Mr. Blane:

Subject: JUSDOIT, INC. COMMERCIAL COMPLEX
TMK: (2) 4-6-007:003
I.D.: 96/CPA-0004

Thank you for the opportunity to review and comment on the application. We have no comments to offer at this time. Should you have any questions, please contact me at 894-8230.

Sincerely,

Herbert S. Matsubayashi
HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

HM:km

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

Dear Mr. Blane:

Subject: Jusdoit, Inc. Commercial Complex
Community Plan Amendment 96/CPA-0004
TMK: 4-6-07: 3

Thank you for your transmittal of December 17, 1996.

The proposed community plan amendment is not anticipated to have an adverse impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

Kazu Hayashida
KAZU HAYASHIDA
Director of Transportation

1767



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96848-5440

LIMIT THE CIRCULATION
STANDARD AVIATION
MARKET CELL
Library Director



DEPARTMENT OF HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

200 SOUTH HIGH STREET, MAUI, HAWAII 96793 • PHONE: (808) 244-7805 • FAX: (808) 244-7829
96 Dec 23 12:55

January 10, 1997

97 JAN 13 12:49

Planning and Operations Division

TO: Mr. David Blane
Director of Planning

FROM: Ms. Stephanie Aveiro
Director of Housing & Human Concerns

SUBJECT: I.D. 96/CPA-0004
TMK: 4-6-007:003
Project Name: Jusdoit, Inc. Commercial Complex
Applicant: JDI Limited Partners

Mr. Don Schneider, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Schneider:

Thank you for the opportunity to review and comment on the Environmental Assessment and Application for a Community Plan Amendment for the Jusdoit Commercial Complex, Lahaina, Maui (TMK 4-6-7: 3). 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.

We have reviewed the Subject application and wish to inform you that we have no comments to offer.
Thank you for the opportunity to comment.

ETO:hs

xc: Housing Administrator

a. Based on the information provided, a DA permit will not be required for the project (file number 970000058).

b. The flood hazard information provided on page 3 of the environmental assessment is correct.

Sincerely,

Paul Mizue, P.E.
Acting Chief, Planning
and Operations Division