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OFFICE OF THE MANAGING DIRECTOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

Honolulu Police Training
Academy Classrooms

RICHARD H. HAAKE
MANAGING DIRECTOR
TELEPHONE: 243-7855

July 13, 1998 '98 JUL 13 P3:26

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Mr. Gill:

RE: Final Environmental Assessment (EA) for the Lahaina Visitor
Center at TMK: 4-6-1:7 and 10, Lahaina, Island of Maui, Hawaii
(EA 980005)

The Department of Management (Department), as the accepting authority, is transmitting for publication in the upcoming OEQC Bulletin the Final Environmental Assessment for the Lahaina Visitor Center in which a Finding of No Significant Impact (FONSI) has been determined. The applicant for the project is the Lahaina Town Action Committee.

A description of the proposed action is attached to the OEQC Bulletin Publication Form and will also be sent by the applicant by electronic mail (E-Mail) to OEQC in a WordPerfect format. In addition, the Department has enclosed four (4) copies of the Final Environmental Assessment Report (prepared by the applicant).

Thank you for your cooperation. If additional clarification is required, please contact me at 243-7855.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard H. Haake".

RICHARD H. HAAKE
Managing Director

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Mr. Gary Gill, Director
July 13, 1998
Page 2

RH:ATC:cmh
Enclosures

c: Maui Planning Department
Theo Morrison, LahainaTown Action Committee
Uwe Schultz
TMK Project File (w/Enclosures)
General File
(s:\all\ann\lahvisfo.nsi)

1998-07-23-MA-FEA-Lahaina Visitor
Center

JUL 23 1998

FILE COPY

Final Environmental Assessment

Lahaina Visitor Center/ Restroom Complex

LAHAINA, MAUI, HAWAII
TMK: (2) 4-6-01:10



Applicant:

Lahaina Action Town Committee
120 Dickenson Street
Lahaina, Maui, Hawaii 96761

Planning Consultant:

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

July 1998

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I. OVERVIEW OF THE PROPOSED REQUEST

District: Lahaina, Maui, Hawaii

Location: Makai side of Front Street, between Market Street and Papelekane Street.

Tax Map Key: (2) 4-6-01: 10

Land Area: 10,025 square feet (0.23 acres)

Land ownership: The Subject Property is owned by the County of Maui.

Applicant: Lahaina Town Action Committee
120 Dickenson Street
Lahaina, Hawaii 96761

Architect/Agent: Uwe H. Schulz, A.I.A.
Uwe Schulz and Associates, Inc.
1022 Front Street
Lahaina, Hawaii 96761

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

Land Use Designations

State Land Use Commission: "Urban"

West Maui Community Plan: "Public/Quasi-Public"

County Zoning: "Historic District 1"

Other: "Special Management Area"

"Lahaina Historic District"

Summary Proposed Request:

The Lahaina Town Action Committee is requesting a Historic District Application and a Special Management Area Use Permit (SMA) in order to construct the Lahaina Visitor Center/Restroom Complex that is located between Market Street and Papelekane Street on Front Street, Lahaina, Maui, Hawaii (TMK 4-6-01: 10). The subject property is owned by the County of Maui, therefore, the project requires an Environmental Assessment. As such, this Environmental Assessment has been prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes, Chapter 200 of Title 11, State Department of Health Administrative Rules (HAR).

II. PROPERTY LOCATION, DESCRIPTION, AND PROPOSED ACTION

A. Property Location

The subject property is located on the makai side of Front Street between Market Street and Papelekane Street in Lahaina, Maui, and is further identified as Tax Map Key 4-6-01: 10. See Figure No. 1 & No.2. The property is immediately adjacent (mauka) to the Lahaina Library.

B. Property Description and Ownership

The subject property is a vacant parcel and measures approximately 10,025 square feet. The parcel, which is relatively flat, is currently landscaped with a few trees and grass. A portion of the Lahaina Library Building straddles the Subject Property's western property line.

The subject property is owned by the County of Maui. The applicant has applied for a grant lease from the County of Maui for the proposed project.

C. Project Need and Goals

The Lahaina Town Action Committee operated the Lahaina Visitor Center for three years out of the old Lahaina Courthouse. However, the Lahaina Visitor Center is currently closed due to the renovation of the old Lahaina Courthouse. When the Lahaina Visitor Center was operating, they helped support the businesses of Lahaina by providing accurate and up to date information to the visitors, which enhances their stay in Lahaina. The center also stocked all visitor publications, event flyers, and historical brochures. The Lahaina Town Action Committee also works closely with other community organizations including: the Lahaina Restoration Foundation; Hui O Wa'a Kaulua; Kaanapali Beach Resort Association, West Maui Taxpayers Association; Lahaina Rotary; Soroptimists International; Project Graduation; and various schools in the region.

In order to better service the needs of visitors to Lahaina, the Lahaina Town Action Committee is proposing the relocation and construction of a new visitor facility which would include clean public restrooms.

The two goals of the proposed project are:

- 1) To provide a full service Visitor Center/Restroom Complex in a highly visible and accessible location on Front Street which will welcome, inform, educate, and refresh the Lahaina's tourists; and
- 2) Provide an economically viable, self-funded, educational, culturally rich and informative Visitor Center/Restroom Facility with a strong Hawaiian sense of place.

E. Project Description

The applicant is proposing the construction of the Lahaina Visitor Center/Restroom Complex. The proposed project will consist of an open air patio surrounded by a Visitor Information Pavilion and a Restroom Pavilion. The Visitor Information Pavilion will measure approximately 1440 square feet and the Restroom Pavilion will measure approximately 612 square feet. See Figure 3 & 4. Both structures will be single-story. The Visitor Information Pavilion will include a retail area and office space for the Lahaina Town Action Committee. The Restroom Pavilion will include a women's restroom facility consisting of six (6) water closets and two (2) lavatories as well as a men's restroom facility which will consist of two (2) urinals, two (2) water closets, and two (2) lavatories. The "park-like" open air patio between the buildings will include park benches and landscape improvements. Landscape improvements will also be installed along the Front Street sidewalk. Three parking stalls will be located on-site, 2 of which will be handicap accessible stalls. In addition, the facility will comply with the American with Disabilities Act which requires that all places of public accommodation be accessible to people with disabilities.

The exterior building materials will be very similar to the Historic Baldwin House across the street and the Lahaina Library located immediately adjacent to the project site. The roof will be a simulated wood shake material and the walls will receive a cement plaster finish.

The proposed Visitor Center will continue to stock all visitor publications, event flyers, and historical brochures. The retail area will offer merchandise for sale which promotes Lahaina Town and will allow the Lahaina Visitor Center to be self sustaining.

III. DESCRIPTION OF ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION MEASURES.

A. Physical Environment

1. Surrounding Land Uses

Existing Conditions:

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

Specific uses and County Zoning Districts surrounding the project site include the following:

- West (makai): Abutting the subject property immediately to the west is the Lahaina Library. Further west is the shoreline. County Zoning: "Lahaina Historic District No.1".
- East (mauka): Bordering the property's eastern boundary is Front Street. Across Front Street is the Historic Baldwin House. County Zoning: "Lahaina Historic District No.1".
- North: Across Market Street is the Sunrise Cafe. County Zoning: "Lahaina Historic District No.1".
- South: Across Papelekane Street is the historic Pioneer Inn Hotel. the Lahaina Small Boat Harbor. County Zoning: "Lahaina Historic District No.1".

Potential Impacts and Mitigation Measures:

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THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

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- South: Across Papelekane Street is the historic Pioneer Inn Hotel. the Lahaina Small Boat Harbor. County Zoning: "Lahaina Historic District No.1".

Potential Impacts and Mitigation Measures:

The proposed Lahaina Visitor Center/Restroom Complex will be designed to retain the feeling of open space and a park-like atmosphere. The project will be designed to conform with the County of Maui Historic Districts Ordinance and will strive to create a Hawaiian sense of place. The architectural design of the buildings will be compatible with existing historical buildings. As such, the proposed project is expected to blend with existing surrounding uses and is not anticipated to have an adverse impact upon surrounding uses.

2. Climate

Existing Conditions:

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 about 75°F. Average monthly temperatures vary by about nine degrees between the coolest and warmest months. Rainfall at the project site averages approximately 15 inches per year.

Potential Impacts and Mitigation Measures:

The proposed project has been designed with open air patios and shade areas in order to provide relief from Lahaina's heat. The proposed project will have no adverse impacts upon existing climatic conditions.

3. Topography and Soils

Existing Conditions:

The project site slightly slopes in a westerly direction at approximately 1%. The ground elevation ranges from approximately 8 feet on the west side to approximately 10 feet along Front Street. There are no significant topographic constraints within the project site.

The soil type specific to the project site is the 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.

Potential Impacts and Mitigation Measures:

The proposed project is designed to minimize grading and utilize the existing topography to the fullest extent possible. This will minimize the potential for extensive excavation.

Erosion and silt movement should be minimal once the project is completed and landscape improvements have been installed. Erosion control measures for the project during construction will likely include:

- a. Watering by spray irrigation or water truck to mitigate dust.
- b. Install temporary dust screen around the boundary of the project limits.
- c. Install temporary silt screen along Front Street and within drainage swales along the project limits.
- d. Keep swales clear of debris at all times.
- e. Hydromulch any exposed areas upon completion of grading operations.

In summary, the project site is nearly flat and free of significant constraints in terms of existing topography as well as sub-surface soil conditions and short-term erosion impacts will be minimized.

4. Flood and Tsunami Hazard

Existing Conditions:

The Flood Insurance Rate Map designated the project site as Zone "A-4" with a base flood elevation of approximately 7.2 feet above mean sea level. See Figure No. 5.

Potential Impacts and Mitigation Measures:

The proposed location of the visitor center buildings is located at approximately 9.2 feet above mean sea level. Thus, the existing ground elevation for the proposed buildings is higher than the established base flood elevation.

5. Flora and Fauna

Existing Conditions:

The project site is currently vacant and undeveloped. Landscape improvements on the property includes grasses and weeds as well as a few shade trees. There are no rare, endangered or threatened species of plants at the site.

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

Potential Impacts and Mitigation Measures:

There are no known significant habitats of rare, endangered, or threatened species of flora and fauna located on the subject property. The proposed landscape improvements will enhance the subject property. Therefore, the proposed project will have no adverse impact upon the flora and fauna on the subject property and in the surrounding area.

6. Air Quality

Existing Conditions:

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 winds which quickly disperse concentrations of emissions. This rapid dispersion is evident during burning of sugar cane in fields located in West Maui.

Potential Impacts and Mitigation Measures:

Air quality impacts attributed to the proposed project could include dust generated by the short-term, construction-related activities. Site work

such as grading and building construction, for example, could generate airborne particulate. Dust control measures such as regular watering, sprinkling and the installation of dust screens will be implemented to minimize the potential impact from wind-blown emissions.

In the long-term, there will be no increase in the number vehicles in the vicinity as a result of the project. The proposed project will be an amenity to tourists that are already walking along Front Street. As such, the proposed project is not anticipated to be detrimental to the local air quality.

7. Noise Characteristics

Existing Conditions:

Traffic noise from Front Street is the predominant source of background noise in the vicinity of the project site. Boating activities from the Lahaina Harbor located southwest of the project site are also sources of noise in this locale.

Potential Impacts and Mitigation Measures:

In the short-term, the proposed project will have some adverse impact upon the existing conditions during construction. The ambient noise conditions from construction equipment, such as bulldozers and material-carrying trucks and trailers, would be the dominant source of noise during the construction period, however, these noise levels are expected to be minimal due the relatively minor amount of earth moving and excavation activity required for this project. In order to minimize construction related impacts to the surrounding property owners, the applicant proposes adhere to the State Department of Health's noise regulations for construction equipment. It is not anticipated that noise levels will exceed the allowable levels set forth in the Department of Health's rules and therefore a noise permit will not be required.

In the long-term, the proposed visitor center/restroom project should not have any adverse impacts upon the existing noise conditions in the Lahaina region.

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SEE FRAME(S)
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In the long-term, there will be no increase in the number vehicles in the vicinity as a result of the project. The proposed project will be an amenity to tourists that are already walking along Front Street. As such, the proposed project is not anticipated to be detrimental to the local air quality.

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In the long-term, the proposed visitor center/restroom project should not have any adverse impacts upon the existing noise conditions in the Lahaina region.

8. Visual Resources

Existing Conditions:

The subject property is located within the Lahaina Historic District. The site is not a part of a scenic or unique scenic corridor, nor does it provide valuable vantage points to scenic resources.

Potential Impacts and Mitigation Measures:

As noted earlier, the proposed Lahaina Visitor Center/Restroom Complex will be designed to retain the feeling of open space and a park-like atmosphere. The project will be designed to conform with the County of Maui Historic Districts Ordinance and will strive to create a Hawaiian sense of place. Furthermore, the exterior building materials will be very similar to the Historic Baldwin House across the street and the Lahaina Library located immediately adjacent to the project site. The roof will be a simulated wood shake material and the walls will receive a cement plaster finish. As such, the proposed project is expected to blend with existing surrounding uses and is not anticipated to have an adverse impact upon any visual resources.

9. Archaeological/Historical Resources

Existing Conditions:

Lahaina Town is registered in the National and State Registers of Historic Places and portions along the Front Street corridor 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 current site of 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 areas which have been previously undisturbed.

The subject property is currently vacant and does not appear to contain any surface archaeological or historical features.

Potential Impacts and Mitigation Measures:

The subject property has been previously cleared and graded. As such, it is unlikely that any significant historic or cultural remains exist the surface at the project site. Given the significance of the area during the period of the Hawaiian Kingdom, it is possible that remains of nineteenth century activities exist beneath the surface. Accordingly, the applicant will conduct archaeological monitoring during the construction phase in order to record any potential historic/cultural remains which are encountered. A monitoring plan will be submitted to State Department of Land and Natural Resources Historic Preservation Division (SHPD) for review and approval. Furthermore, the applicant is aware that if human burials are inadvertently discovered during construction, work in the area shall cease immediately and SHPD and the Maui/Lanai Burial Council will be contacted.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

Existing Conditions:

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 the 1980 population of 70,847. The population of Maui Island has exhibited even stronger growth with a 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 Districts 1980 population of 10,284.

Potential Impacts and Mitigation Measures:

The proposed project will not result in an increase in population levels.

2. Economy

Existing Conditions:

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.

Potential Impacts and Mitigation Measures:

As noted earlier, the two goals of the proposed project are to 1) provide a full service Visitor Center/Restroom Complex in a highly visible and accessible location on Front Street which will welcome, inform, educate, and refresh the Lahaina's tourists; and 2) provide an economically viable, self-funded, educational, culturally rich and informative Visitor Center/Restroom Facility with a strong Hawaiian sense of place. As such, it is anticipated that the proposed Lahaina Visitor Center/Restroom Complex will have a positive impact upon the region's economy.

C. PUBLIC SERVICES

1. Recreational Facilities

Existing Conditions:

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 Honolulu-Mokuleia Marine Life Conservation District, the D.T Fleming Park, Honokowai Beach Park, Wahikuli State Wayside, Malu'ulu o Lele Park, Puamana Beach Park, Launiupoko St. Wayside, Ukumehama Beach Park, and Papalaua State Wayside.

Potential Impacts and Mitigation Measures:

As noted earlier, the proposed visitor center will continue to help support the businesses of Lahaina by providing accurate and up to date

information to the visitors. In addition, the proposed visitor center will continue to stock all visitor publications, event flyers, and historical brochures. As such, the proposed project will have a positive impact upon recreational opportunities by offering information to visitors in order to enhance their stay in Lahaina.

2. Police and Fire Protection

Existing Conditions:

The Lahaina District Station of the Maui County Police Department has provided police protection for the 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.

Potential Impacts and Mitigation Measures:

The proposed project will not have an adverse impact upon police and fire protection services.

3. Solid Waste

Existing Conditions:

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.

Potential Impacts and Mitigation Measures:

The proposed project will not have an adverse impact upon public solid waste services.

4. Health Care

Existing Conditions:

Maui Memorial Hospital, the only major medical facility on the island, services 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.

Potential Impacts and Mitigation Measures:

The proposed project will not have an adverse impact upon health care services.

5. Schools

Existing Conditions:

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.

Potential Impacts and Mitigation Measures:

The proposed project will not have an adverse impact upon public school systems.

D. INFRASTRUCTURE

1. Roadways

Existing Conditions:

As in the rest of 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 curbing.

Access to the proposed visitor center will be via a sidewalk off of Front Street. In addition, the project will include handicap parking stalls.

Potential Impacts and Mitigation Measures:

Primary access to the property will be via the sidewalk entrance along Front Street. It is anticipated that the majority of traffic to the proposed visitor center will be pedestrian oriented and, therefore, will not have an impact upon existing roadways. Further, the County's recent Front Street Improvement project included improving the Pedestrian circulation in the area. As such, the proposed project is not anticipated to have an adverse impact upon existing pedestrian circulation.

2. Wastewater

Existing Conditions:

The County of Maui recently improved County sewer line laterals within the Front Street region. Sewage from County lines along Front Street is transported to the pump station at Mala Wharf and pumped to the wastewater treatment plant at Honokowai.

Potential Impacts and Mitigation Measures:

The proposed project is proposing to hook up to the County sewer line along Front Street. It is anticipated that the Lahaina Wastewater Reclamation Facility will have adequate capacity to handle increase in wastewater flow as a result of the proposed project.

3. Water

Existing Conditions:

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

The subject property will be serviced by the recently installed 12-inch water line located along Front Street. Fire protection for the subject property is provided by existing fire hydrants fronting the subject property along Front Street.

Potential Impacts and Mitigation Measures:

It is anticipated that the recently installed 12-inch water line along Front Street will be able to adequately service the water demand of the proposed project.

4. Drainage

Existing Conditions:

Lahaina Town is located within three major drainage basins. Fortunately, the potential for major flooding of low areas has been lessened 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'ulu o Lele Park drainage (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.

As part of the Front Street Improvement Project, the County of Maui recently installed a comprehensive drainage collection system within the Front Street corridor. These facilities were designed taking into account full buildout of the Lahaina Town area.

Presently, stormwater runoff generated within the subject property sheetflows into the landscaped areas, where it infiltrates into the ground

or it flows onto the adjacent Wharf Street right-of-way or into the improved drainage collection system along Front Street. As noted above, the runoff entering this system eventually discharges into the ocean.

Potential Impacts and Mitigation Measures:

A Preliminary Drainage & Soil Erosion Control Study was prepared for the project. See Exhibit A. The existing stormwater runoff for the property was calculated to be 1.2 c.f.s. After completion of the proposed project, the stormwater runoff for the property will increase to 1.4 c.f.s., for a net increase of 0.2 c.f.s. Therefore, since the project will result in a negligible increase of stormwater runoff, there are no drainage facilities being proposed for the project. The runoff for the property will continue to sheetflow into the landscaped areas, where it infiltrates into the ground or flow onto the adjacent Wharf Street right-of-way or into the improved drainage collection system along Front Street.

As such, the slight increase in surface runoff from the proposed Lahaina Visitor Center/Restroom Complex is not anticipated to have an adverse impact upon existing drainage facilities nor downstream properties.

5. Electrical and Telephone Systems

Existing Conditions:

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

GTE Hawaiian Telephone Company (HTCO) maintains overhead telephone lines which serve the subject property. Additional telephone system requirements generated by the project will be met by HTCO.

Potential Impacts and Mitigation Measures:

The proposed project will not have an adverse impact upon existing electrical or telephone services.

III. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES & CONTROLS

A. State Land Use District

The Hawaii Land Use Law, Chapter 205, Hawaii Revised Statutes, establishes four major land use districts in which all lands in the State are placed. These districts are designated "Urban," "Rural," "Agriculture," and "Conservation." The subject property is located within the "Urban" district. The proposed improvements are compatible with this designation.

B. General Plan of the County of Maui

The General Plan of the County of Maui (1990) update provides long term goals, objectives and policies directed toward the betterment of living conditions in the county. Addressed are social, environmental, and economic issues which influence future growth in Maui County. The following General Plan objectives are addressed by the proposed project:

Objective: To preserve for present and future generations the opportunity to know and experience the arts, culture and history of Maui County.

Policy: Encourage the rehabilitation and adaptive use and reuse of historic districts, site and buildings in order to perpetuate traditional community character and values.

Objective: To encourage exceptional and continuing quality in the development of visitor industry facilities.

Objective: To control the development of visitor facilities so that it does not infringe upon the traditional social, economic and environmental values of our community.

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

Objective: To provide an adequate supply of potable and irrigation water to meet the needs of Maui County's residents.

Policy: Develop improved systems to provide better fire protection.

Objective: To improve the quality and availability of public facilities throughout Maui County.

Policy: Encourage the development of public facilities which will be architecturally and ecologically compatible with their surroundings and foster community development.

The proposed action is in accordance with the above objectives and policies of the Maui County General Plan.

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 proposed subject property is located within the West Maui Community Plan which was recently updated and adopted by ordinance No. 2476 on February 27, 1996. The subject property is designated "Public/Quasi-Public" on the West Maui Community Land Use Map. See Figure No. 6. The proposed project is consistent with the "Public/Quasi-Public" designation and will not infringe on the area which has been designated for "Open Space" located makai of the library. In addition, the proposed project is consistent with the following West Maui Community Plan goals, objectives, and policies:

Objectives and Policies for Lahaina Town

1. The area bounded by Honoapiilani Highway and Front Street define 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.
2. Emphasize visitor amenities, regional commercial activities and facilities which convey community identity along Front Street between Baker and Prison Streets.
3. Establish, expand and maintain parks, public and private open spaces, public facilities, cemeteries, and public shoreline areas within Lahaina town.

Economic Activity

Goal

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all in a manner that will enhance both the community's quality of life and the environment.

Objectives and Policies

1. 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:
 - a. Visitor accommodations
 - b. Visitor -related service/commercial services.
 - c. Recreation-related service/commercial services.
 - d. Resident-related service/commercial services.
2. Expand light industrial and service commercial activities in appropriate locations to accommodate the regions needs.
 - a. Encourage strict compliance with the Lahaina historic District Ordinance in order to preserve and enhance the visitor experience thus maintaining economic stability within the region.
3. Maintain a stable and viable visitor industry.
 - a. Encourage the renovation and improvement of existing visitor facilities without a substantial increase in the room count. Promote activities and industries that compliment and support the use of existing visitor industry facilities, such as sporting events, eco-tourism and conferences.
4. Promote the use of local products, and encourage the employment of local residents.
 - a. Support programs that encourage visitors to purchase local products.

Cultural Resources

Goal

To preserve, protect and restore those cultural resources and sites that best represent and exemplify the Lahaina's region's pre-contact, Hawaiian Monarchy, missionary and plantation history.

Objectives and Policies

1. Foster an awareness of the diversity and importance of cultural resources and of the history of Lahaina.
2. Establish programs to restore, maintain and interpret significant cultural districts, sites and artifacts in both natural and museum settings.
3. Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.
4. Encourage cultural and educational programs to perpetuate Hawaiian and other ethnic heritage's.

Implementing Actions

1. Enforce the provisions of the Lahaina Historic District in order to preserve the cultural integrity of Lahaina town. Expand the Lahaina Historic District to include both sides of Wainee Street between Lahainaluna Road and Shaw Street and both sides of Front Street from Shaw Street to Puamana.

Urban Design

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 public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies for Lahaina Town

1. Maintain the scale, building massing and architectural character of historic Lahaina town.

2. Establish, expand and maintain parks, public and private open spaces, public facilities, cemeteries, and public shoreline areas within Lahaina town.
3. Front Street landscape planting should provide canopy shade trees, compatible in scale and subordinated to adjacent buildings. These trees should not obscure the continuous facades of the commercial district; they should allow views of shorefronts and the ocean.
4. Building Character:
 - a. 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.
 - b. 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 to two story building heights encouraged.
 - c. Building design should complement the pedestrian character of Lahaina town. Restraint and harmonious relationships with natural and man-made surroundings should characterize building form; harsh forms and shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means.
 - d. Emphasize pedestrian amenities for commercial and public facility projects. Covered, landscaped pedestrian walkways integrated within the building organization should be encouraged. Larger new complexes should include interior pedestrian circulation with shaded areas for resting and gathering.

D. Maui County Historic Districts

The proposed action is within areas covered by the Maui County Historic District Ordinance which seeks to preserve the history and culture of the county. The Ordinance created Historic Districts in which a ten member Cultural Resources Commission (CRC) reviews building permits for construction within the district and establishes regulations on buildings and uses. The Maui County Historic Districts includes Lahaina Historic District

#1, established in 1962, and Lahaina Historic District #2, established in 1967. Lahaina Historic Districts #1 and #2 together comprise an area of approximately 47 acres and includes the majority of the Front Street improvement area, extending north from Shaw Street to the northern end of the Lahaina Center property.

The preliminary plans and ideas for the proposed project were presented to the CRC at a meeting in February 1998. Mr. Jim Niess, a consultant from the CRC, volunteered to attend and represent the CRC during the Lahaina Town Action Committee's planning and design meetings. The final plans for the proposed project will be reviewed by the CRC to ensure consistency with the guidelines and the overall historic character of Lahaina Town.

E. Special Management Area Objectives and Policies

The project involves work within the County's Special Management Area (SMA) and, as such, will require an SMA permit from the Maui Planning Commission. Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

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 for recreation activities that cannot be provided in other areas;

2. Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
3. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
4. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
5. Encouraging 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 proposed project will have no impact upon the public's access to any recreational resources nor will the project have an impact upon the quality of coastal waters.

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:

As noted earlier, the subject property has been previously cleared and graded. As such, it is unlikely that any significant historic or cultural remains exist at the project site. Furthermore, the applicant is aware that if any archaeological or historical features are discovered during the construction phase of the project, the applicant will contact the State Department of Land and Natural Resources Historic Preservation Division.

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:

As noted earlier, the proposed Lahaina Visitor Center/Restroom Complex will be designed to retain the feeling of open space and a park-like atmosphere. The project will be designed to conform with the County of Maui Historic Districts Ordinance and will strive to create a Hawaiian sense of place. Furthermore, the exterior building materials will be very similar to the Historic Baldwin House across the street and the Lahaina Library located immediately adjacent to the project site. The roof will be a simulated wood shake material and the walls will receive a cement plaster finish. As such, the

proposed project is expected to blend with existing surrounding uses and is not anticipated to have an adverse impact upon any scenic and open space resources.

COASTAL ECOSYSTEMS

Objectives: Protect valuable coastal ecosystems from disruption and minimize adverse 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:

Erosion and silt movement should be minimal once the project is completed and landscape improvements have been installed. Erosion control measures for the project during construction will likely include:

- a. Watering by spray irrigation or water truck to mitigate dust.
- b. Install temporary dust screen around the boundary of the project limits.
- c. Install temporary silt screen along Front Street and within drainage swales along the project limits.
- d. Keep swales clear of debris at all times.
- e. Hydromulch any exposed areas upon completion of grading operations.

As such, shortterm erosion impacts from the proposed project will be minimized and will not result in any adverse impacts or disruptions to coastal ecosystems.

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 adverse 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:

As noted earlier, the two goals of the proposed project are to 1) Provide a full service Visitor Center/Restroom Complex in a highly visible and accessible location on Front Street which will welcome, inform, educate, and refresh the Lahaina's tourists; and 2) Provide an economically viable, self-funded, educational, culturally rich and informative Visitor Center/Restroom Facility with a strong Hawaiian sense of place. As such, it is anticipated that the proposed Lahaina Visitor Center/Restroom Complex will have a positive impact upon the region's economy.

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:

As noted above, the Flood Insurance Rate Map designated the project site as Zone "A-4" with a base flood elevation of approximately 7.2 feet above mean sea level.

The proposed location of the visitor center buildings is located at approximately 9.2 feet above mean sea level. Thus, the existing ground elevation for the proposed buildings is higher than the established base flood elevation. The proposed project is not anticipated to create any hazard to life or property from tsunami, storm waves, stream flooding, erosion and subsidence.

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:

The Lahaina Town Action Committee has established an ongoing dialogue with architects, construction managers, and planners, residents and merchants of the area in order to create a conceptual design as well as to develop a construction management plan which will seek to minimize impacts on day to day activities. In addition, the preliminary plans and ideas for the proposed project were presented to the CRC at a meeting in February 1997. Mr. Jim Niess, a consultant from the CRC, volunteered to attend and represent the CRC during the Lahaina Town Action Committee's planning and design meetings. The final plans for the proposed project will be reviewed by the CRC to ensure consistency with the guidelines and the overall historic character of Lahaina Town.

Additional opportunity for review of the proposed action is provided through the County's Special Management Area (SMA) and Historic District permitting processes. The development review process has also been streamlined by consolidating the SMA and Historic District review process.

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:

As noted above, the Lahaina Town Action Committee has established an ongoing dialogue with residents and merchants of the area in order to create a conceptual design as well as to develop a construction management plan which will seek to minimize impacts on day to day activities. In addition, the preliminary plans and ideas for the proposed project were presented to the CRC at a meeting in February 1997. Mr. Jim Niess, a consultant from the CRC, volunteered to attend and represent the CRC during the Lahaina Town Action Committee's planning and design meetings. The final plans for the proposed project will be reviewed by the CRC to ensure consistency with the guidelines and the overall historic character of Lahaina Town.

Additional opportunity for public review of the proposed action is provided through the County's Special Management Area (SMA) and Historic District permitting processes. The development review process has also been streamlined by consolidating the SMA and Historic District review process.

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:

The proposed project will not have an impact upon any beaches or shoreline areas.

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:

The proposed project will not have an impact upon any of the State's marine or coastal resources.

V. FINDINGS AND CONCLUSIONS

The project will provide a full service Visitor Center/Restroom Complex in a highly visible and accessible location on Front Street which will welcome, inform, educate, and refresh the Lahaina's tourists; as well as provide an economically viable, self-funded, educational, culturally rich and informative Visitor Center/Restroom Facility with a strong Hawaiian sense of place. As such, the proposed project will have a positive impact upon the region's economy.

As demonstrated in this Environmental Assessment, the proposed Lahaina Visitor Center/Restroom Complex should not result in significant impacts to surrounding areas, archaeological or historic resources, employment opportunities, or local population levels. Public service needs such as police, medical facilities and schools will not be significantly impacted by the project. Impacts to roadways, water, wastewater, drainage and other infrastructure systems area not considered significant.

The project has been designed to retain the feeling of open space and a park-like atmosphere. The project will be designed to conform with the County of Maui Historic Districts Ordinance and will strive to create a Hawaiian sense of place. As such, the proposed project is expected to blend with existing surrounding uses and is not anticipated to have an adverse impact upon any visual resources. The proposed action will result in positive impacts with regards to public and visitor facilities.

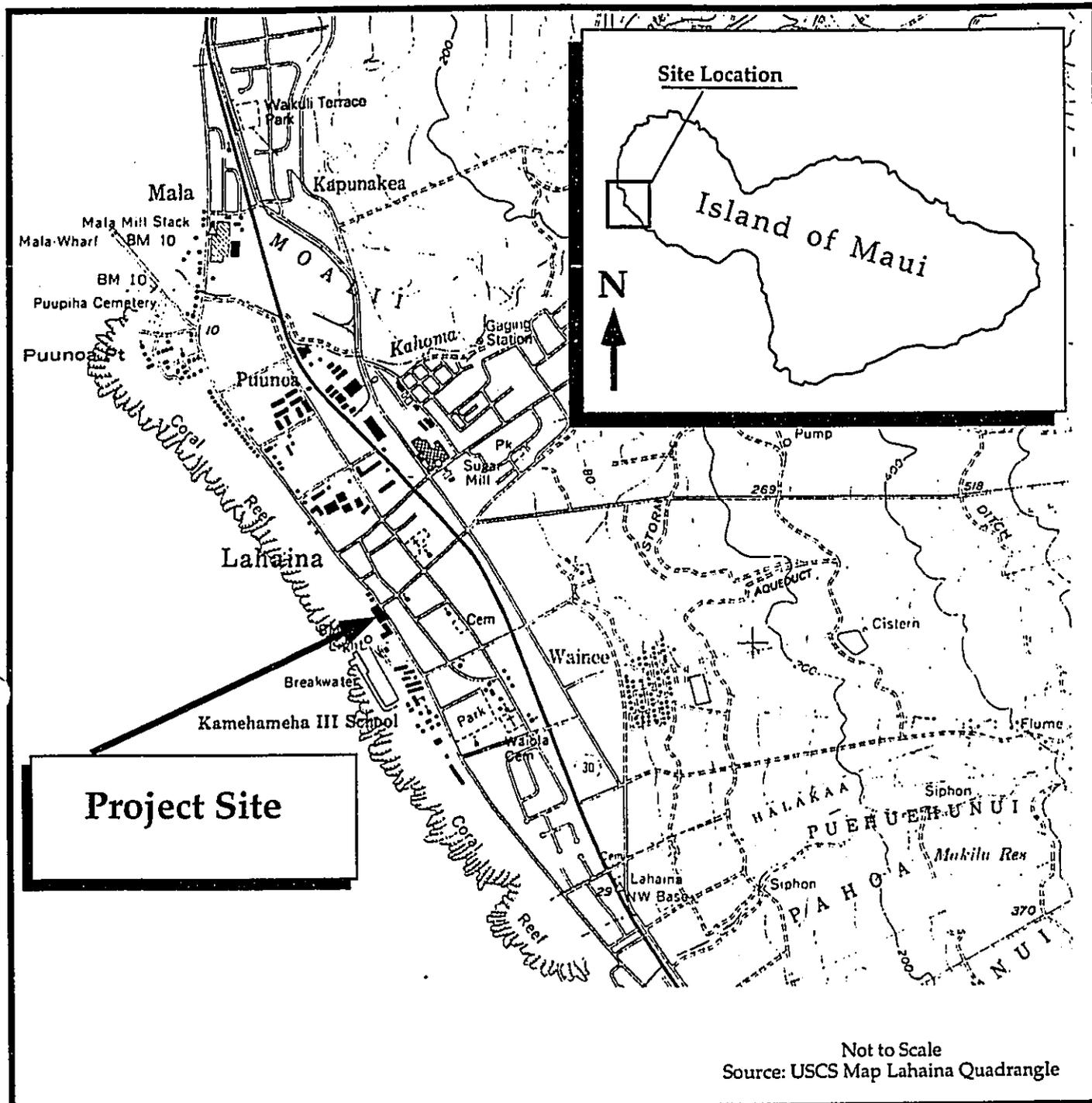
The request is consistent with applicable decision making criteria as identified in Maui County's Comprehensive Zoning Ordinance (Title 19, MCC); the rules of the State Land Use Commission (Chapter 15-15, HAR); and Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui. The request is also consistent with the objectives and policies of the West Maui Community Plan as well as the West Maui Community Plan Land Use Map Designation.

Based on the foregoing analysis and conclusion, a Finding of No Significant Impact is warranted and the applicant requests approval of the subject Special Management Area Use Permit and Historic District Application.

REFERENCES

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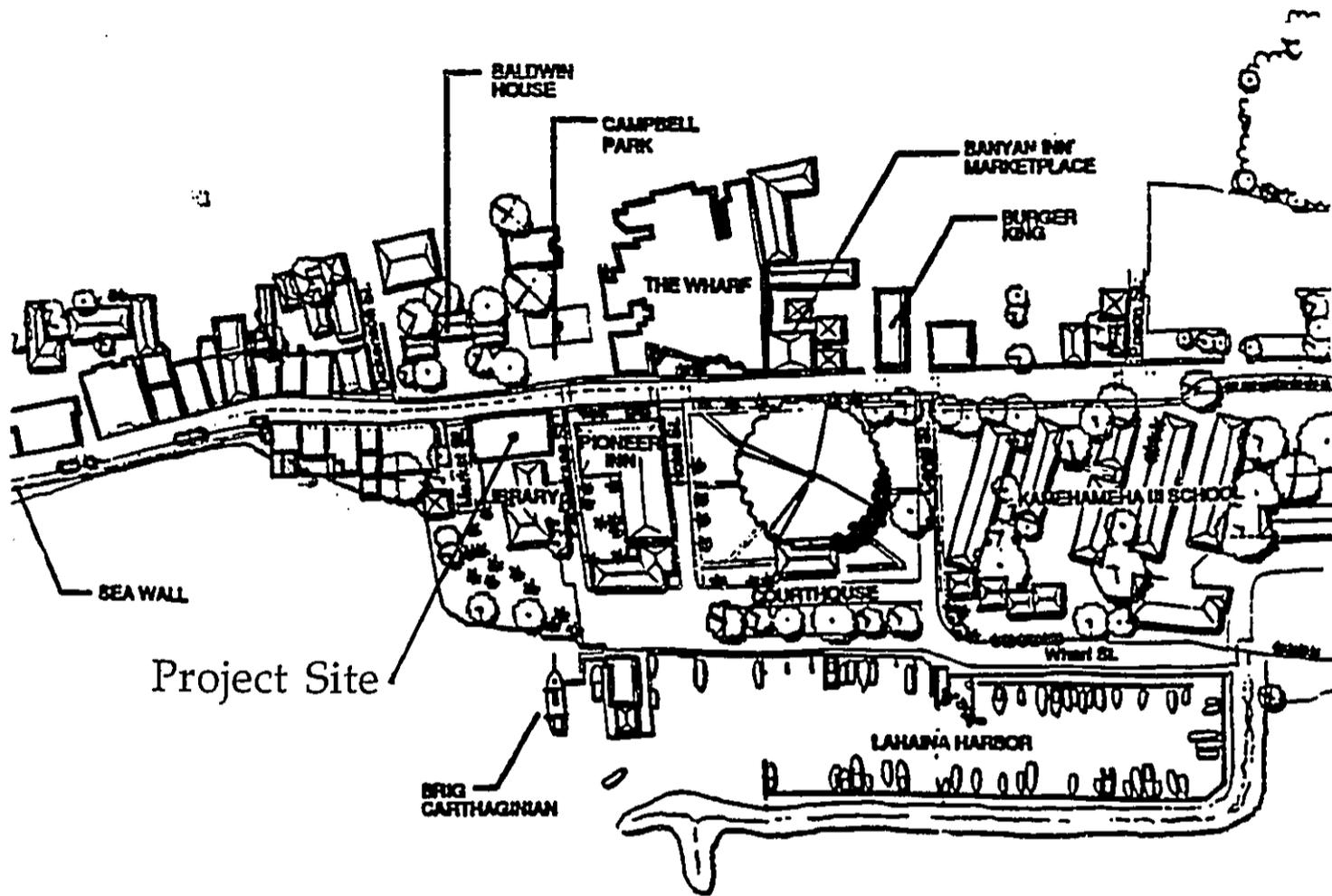
Figures



Regional Location Map
Lahaina Visitor Center and Restroom Complex
 687 Front Street
 Lahaina, Maui, Hawai'i
 TMK 4-6-01: 10



Figure No. 1

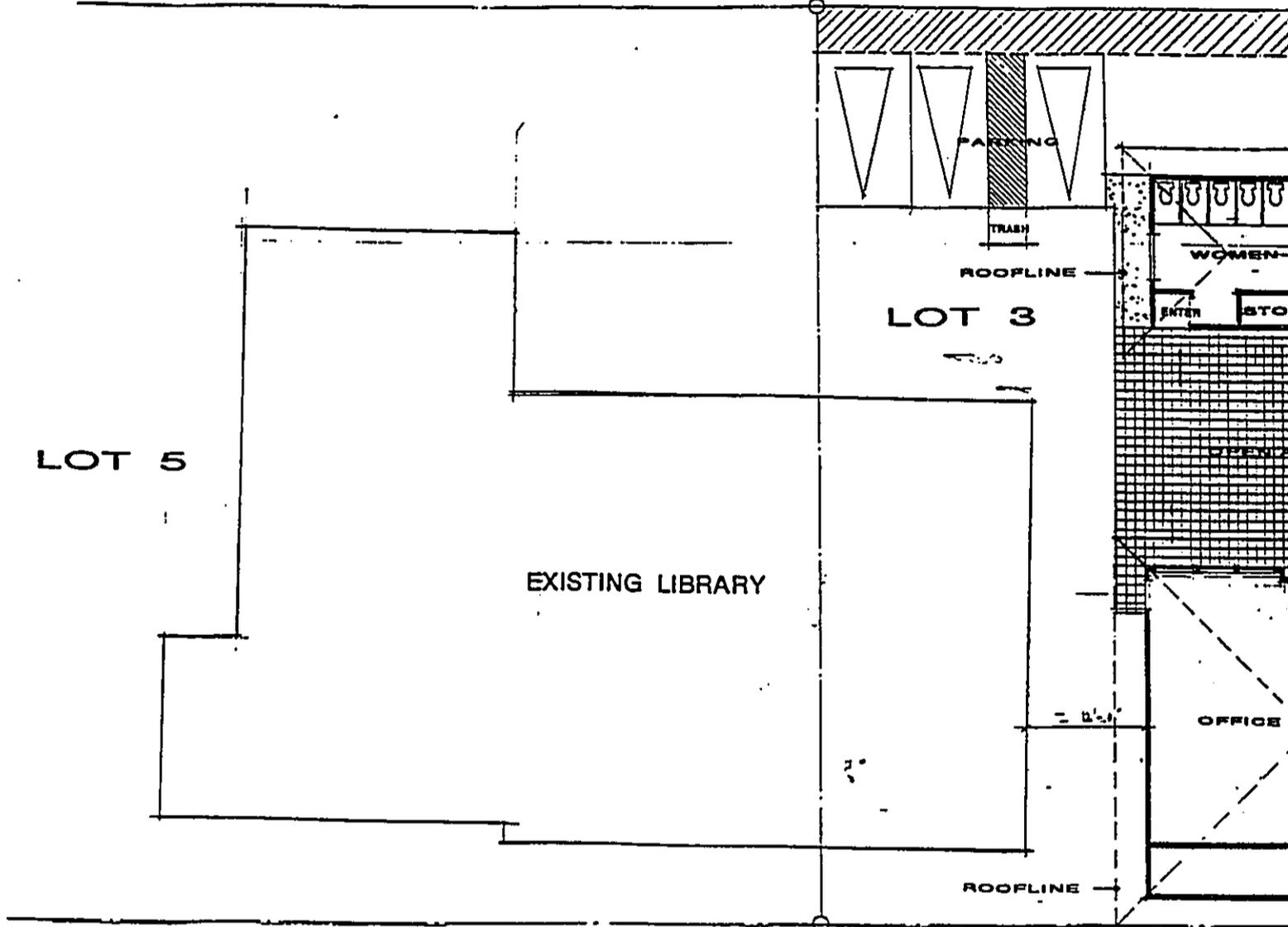


Site Location Map
 Lahaina Visitor Center and Restroom Complex
 687 Front Street
 Lahaina, Maui, Hawai`i



Figure No. 2

MARKET STREET



LOT 5

LOT 3

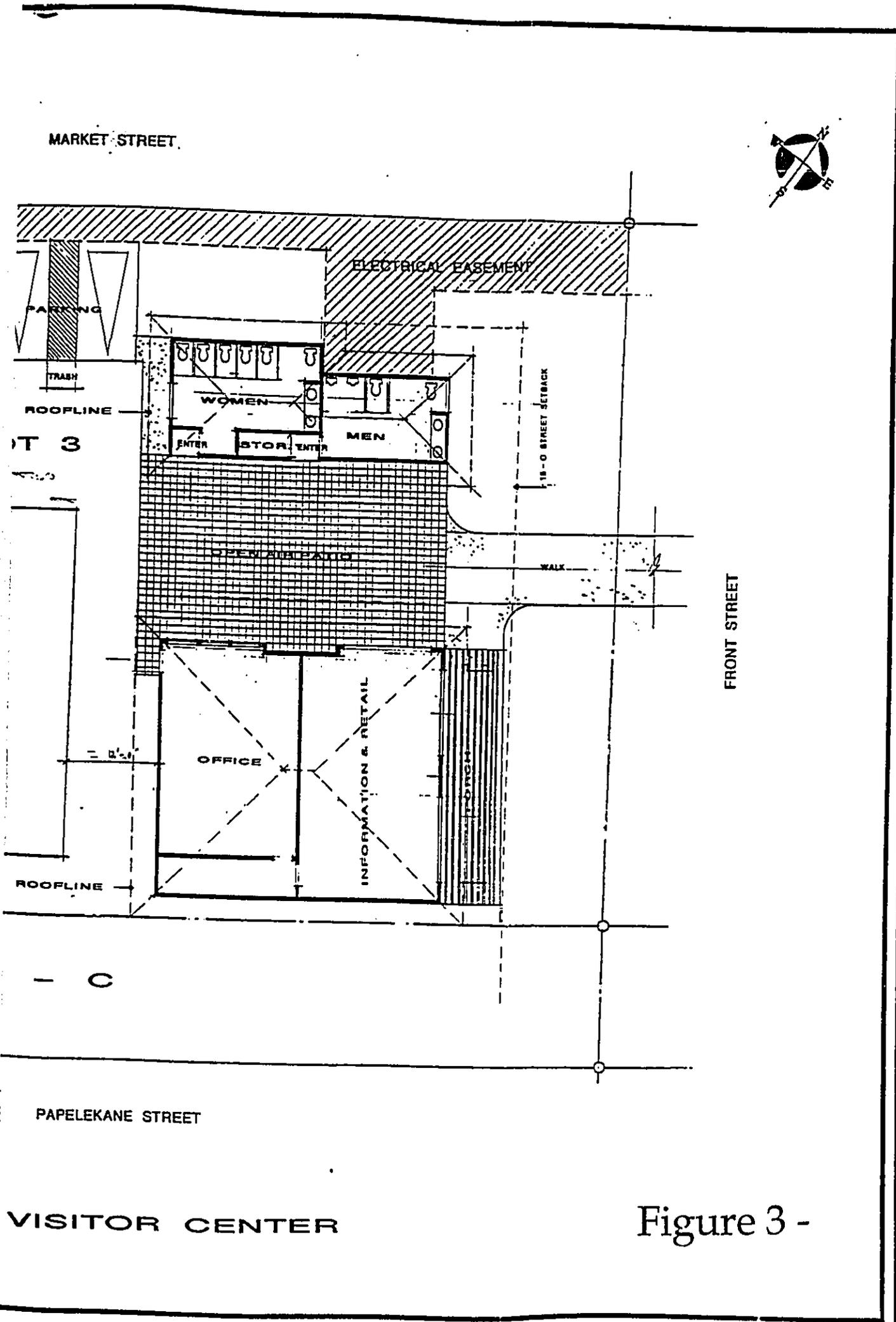
EXISTING LIBRARY

LOT 6 - C

PAPELEKANE STREET

LAHAINA VISITOR CENTER

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UWE H.H. SCHULZ AIA & ASSOCIATES, INC.
 PLANNING, ARCHITECTURE AND DESIGN CONSULTANTS
 1022 FRONT STREET, LAHAINA, MAUI, HAWAII 96761
 PHONE: (808) 661-8317 / (808) 667-7199 / FAX: (808) 667-6093

LAHAINA VISITOR CENTER

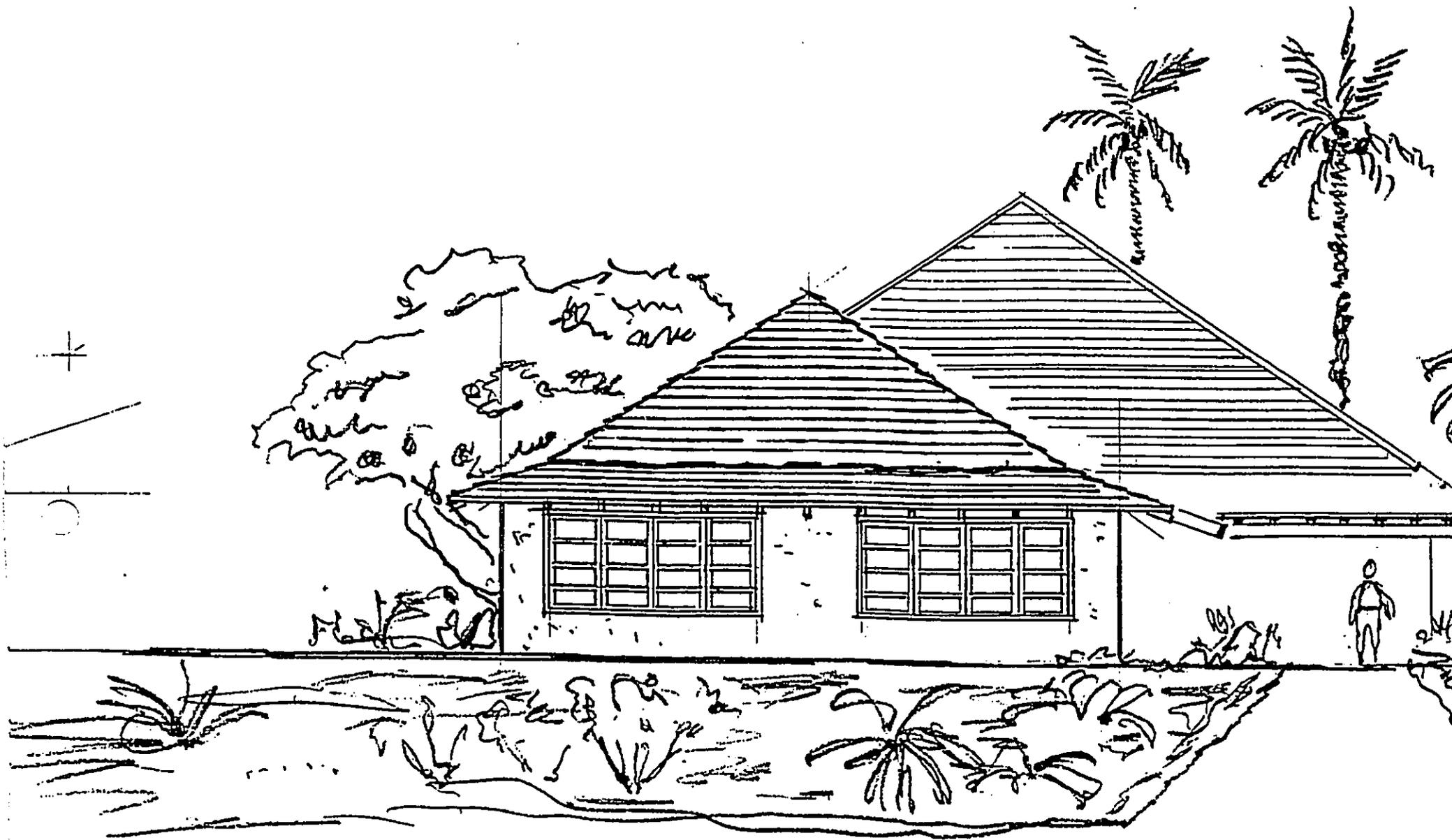
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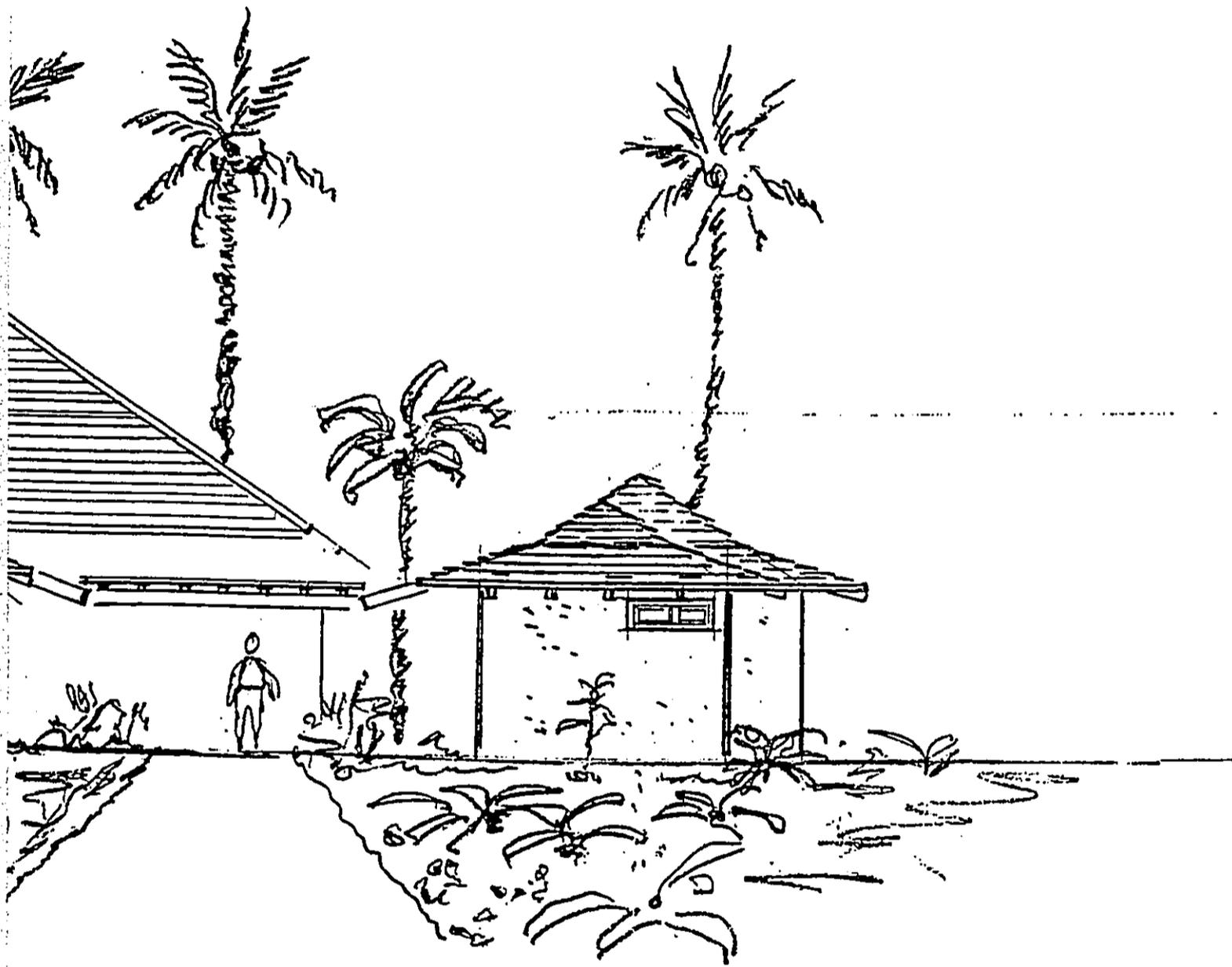
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Figure 3 -

VISITOR CENTER



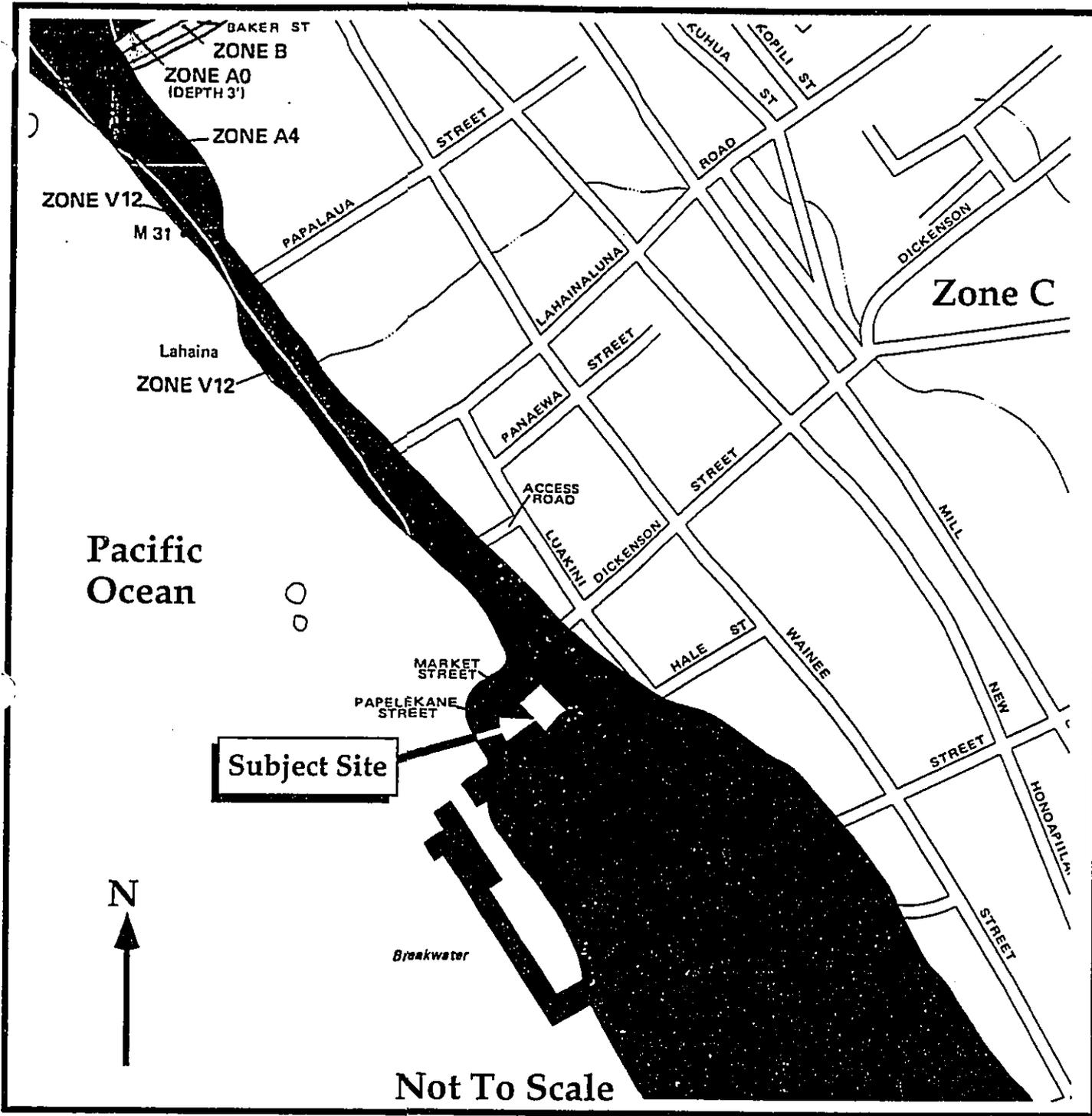
FRONT STREET ELEV



T STREET ELEVATION

FIGURE NO. 4
Lahaina Visitor Center/ Restroom Complex
Lahaina, Maui, Hawaii

Architect: Uwe Schulz, A.I.A.



Flood Insurance Rate Map
 Panel No. 150003 163 B
 Lahaina Visitor Center and Restroom Complex
 Lahaina, Maui, Hawai'i



Figure No. 5

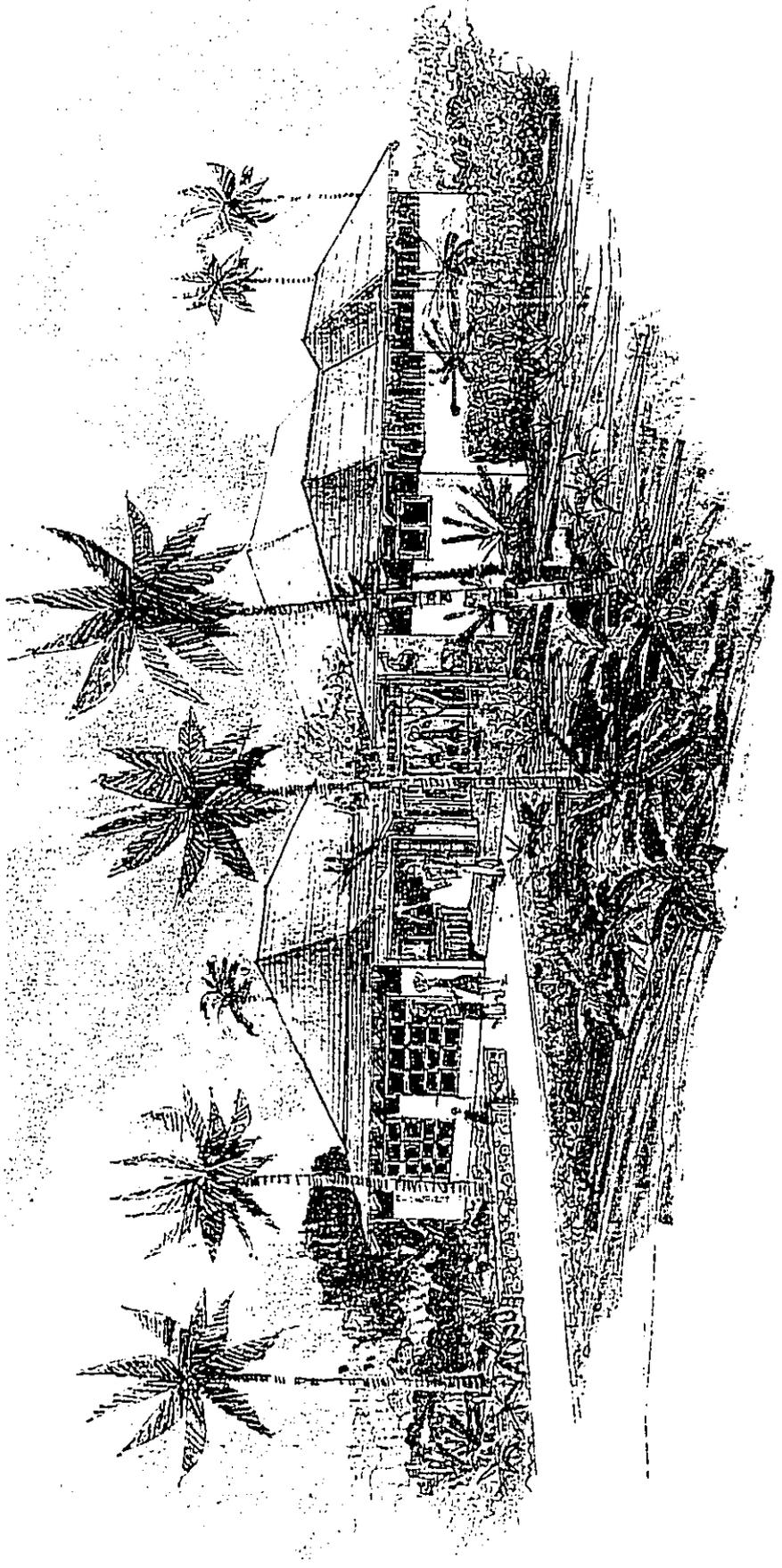


FIGURE NO. 7

PROJECT PERSPECTIVE

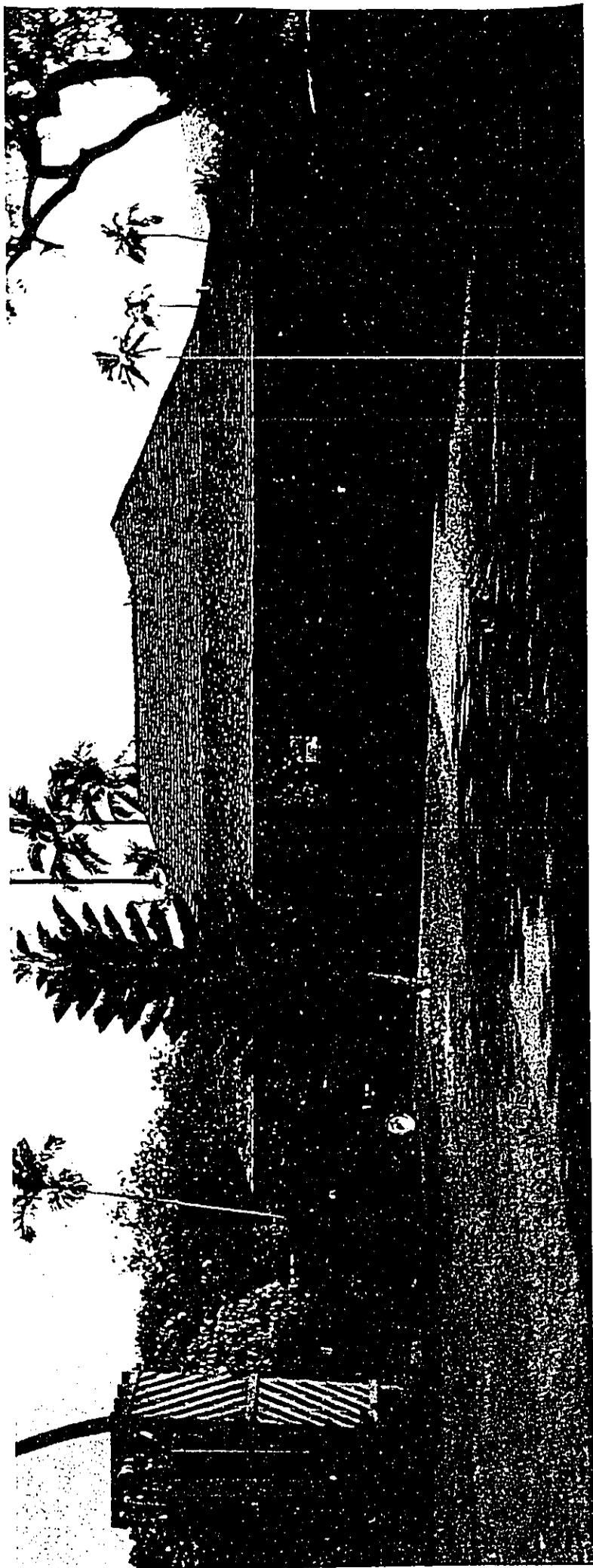
Lahaina Visitor Center / Restroom Complex
Lahaina, Maui, Hawaii



SOUTH-WEST VIEW.



MAKAI VIEW.



LIBRARY MAIN ENTRANCE
AT MAKAI SIDE.

APPENDIX - A
Preliminary Drainage &
Erosion Control

PRELIMINARY
DRAINAGE AND SOIL EROSION CONTROL STUDY
FOR
PROPOSED LAHAINA VISITOR CENTER
AT LAHAINA, MAUI, HAWAII
TAX MAP KEY: (2) 4-6-01:07 & 10

PREPARED FOR:

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PREPARED BY:

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JOB NO. 97-81

FEBRUARY 1998

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- II. EXISTING SITE & DRAINAGE CONDITIONS
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- V. PROPOSED GRADING AND DRAINAGE FACILITIES
- VI. SOIL EROSION CONTROL
- VII. SUMMARY AND CONCLUSION
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- IX. FIGURES
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 - FIGURE 2 - SITE MAP
 - FIGURE 3 - FLOOD MAP

I. SITE LOCATION:

The proposed Lahaina Visitor Center will be located at the existing Lahaina Library Site. It will be constructed between the Library building and Front Street as shown on Figure 2.

The proposed Lahaina Visitor Center consists of an open air patio surrounded by an office/information and retail building and a public restroom building.

II. EXISTING SITE & DRAINAGE CONDITION:

A. General:

The Lahaina Library site consist of Lots 3, 5 and 6-C of Land Court Application 190 with a total area of 29,052 square feet. The existing Library building occupies approximately 15 percent of the site. The remaining area is either landscaped, grassed, paved or contains minor structures appurtenant to the Library.

B. Topography:

The land slopes in a westerly direction at approximately one (1) percent. Based on a partial topographic survey of the site, the ground elevation ranges from 7.4 feet at Wharf Street to about 9.6 feet at Front Street.

C. Drainage:

Storm runoff generated on the site sheet flows onto the adjoining streets (Market, Wharf and Papelekane) and eventually surface flows into the ocean.

III. FLOOD HAZARDS:

The project site falls within the Zone "A4" designation according to the "Flood Insurance Maps" for the County of Maui [4] (Figure 3). Zone "A4" are areas of 100-year flood; base flood elevation and flood hazard factors determined.

The approximate base flood elevation at the project area is about 7.2 feet above mean sea level (1929 NGVD). Based on the old partial topographic survey of the site, the existing ground at the proposed location of the Visitor Center building is about 9.2 feet above MSL. Thus, the existing ground is higher than the established base flood elevation.

IV. STORM FLOW:

A. Basis of Calculations:

This drainage hydrologic calculation is based on applicable formulas, charts and tables from the "Rules for the Design of Storm Drainage

Facilities in the County of Maui" [1]. The rational formula $Q = CIA$ was employed to determine storm runoff.

Where:

$Q =$ Storm Runoff (c.f.s.)

$C =$ Runoff Coefficient

$I =$ Rainfall Intensity (in./hr.)

Recurrence Interval, $T_m = 10$ years (1 hr. - rainfall = 2.0")

$A =$ Drainage Area, acre

A. Runoff Coefficient (c):

Runoff coefficient values are as follows:

Grassed, Landscaped Areas (Open Area) = 0.25

Building, Roofs, Pavements, etc.

(Impervious area) = 0.95

1. Existing (Use Weighted C)

Open Area (70%) = 0.25×0.70 = 0.18

Impervious Area (30%) = 0.95×0.30 = 0.29

$C = 0.47$

2. New Conditions (Use Weighted C)

Impervious Area (45%) = 0.95×0.45 = 0.43

Open Area (55%) = 0.25×0.55 = 0.14

C = 0.57

B. Storm Flow Calculations:

1. Existing:

Area = 0.7 acres

Slope = 1.0%

Length of Slope = 250 ft.

Tc = 16 min. (Poor grassed)

I = 3.60"

Q = CIA = $0.47 \times 3.60 \times 0.70$ = 1.2 c.f.s.

2. New:

Area = 0.7 acres

Slope = 1.0%

Length of Slope = 250 ft.

Tc = 16 min. (Poor grassed)

I = 3.60"

Q = CIA = $0.57 \times 3.60 \times 0.70$ = 1.4 c.f.s.

The expected increase in runoff due to construction of the Visitor Center is

$$1.4 - 1.2 = 0.2 \text{ c.f.s.}$$

V. PROPOSED GRADING & DRAINAGE FACILITIES:

Existing ground is flat, hence, grading at the site will be minimal. It is anticipated that grading will be done only to properly receive the proposed building and pavement structures.

There are no drainage facilities planned for this project. Runoff from the new facility will drain into the yard to join the surface waters generated by the remainder of the site. It will then sheet flow into the surrounding streets similar to the existing drainage pattern previously described in Section IIC of this Study.

VI. SOIL EROSION CONTROL:

- A. The soil of the site is classified as Ewa Silty Clay Loam (EaA) by the Soil Conservation Service of the United States Department of Agriculture [2]. This soil is characterized by very slow runoff and slight erosion hazard.

B. HESL Soil Loss for the Project During Construction:

Soil erosion is not expected to occur during construction of the building due to the level condition of the ground and minimal ground exposure (about 1/10 of an acre). It is expected that ground disturbance will be done only for the building and pavement structures. Yard excavation or backfill is not anticipated.

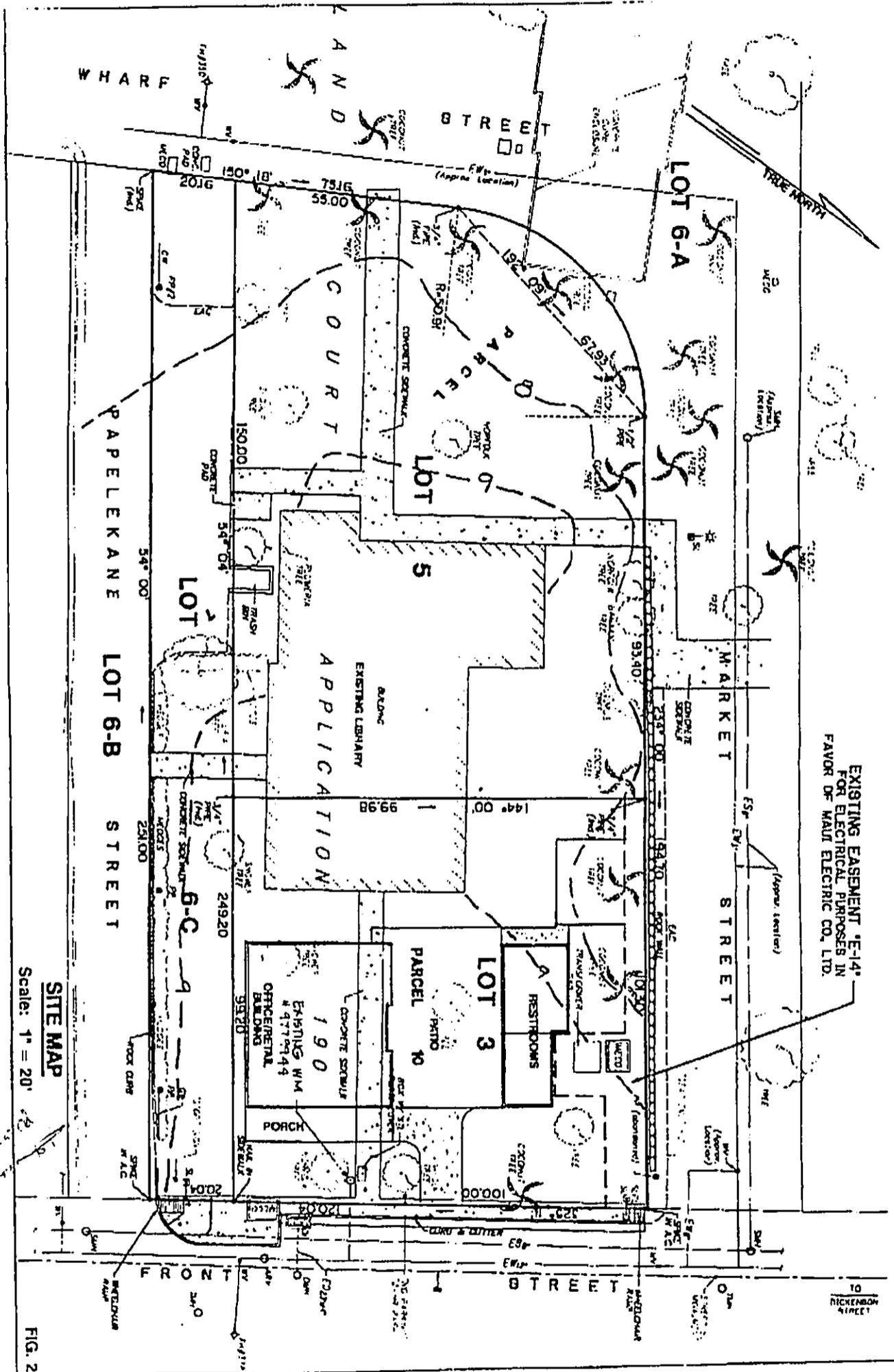
VII. SUMMARY AND CONCLUSION:

Based on this preliminary study, the construction of the proposed Lahaina Visitor Center will increase the 10-year runoff at the project site from 1.2 to 1.4 c.f.s.; an addition of 0.2 c.f.s. This increase in runoff is insignificant and existing drainage patterns will not be altered. Therefore, no adverse drainage effects on adjacent and downstream properties is anticipated.

VIII. REFERENCES:

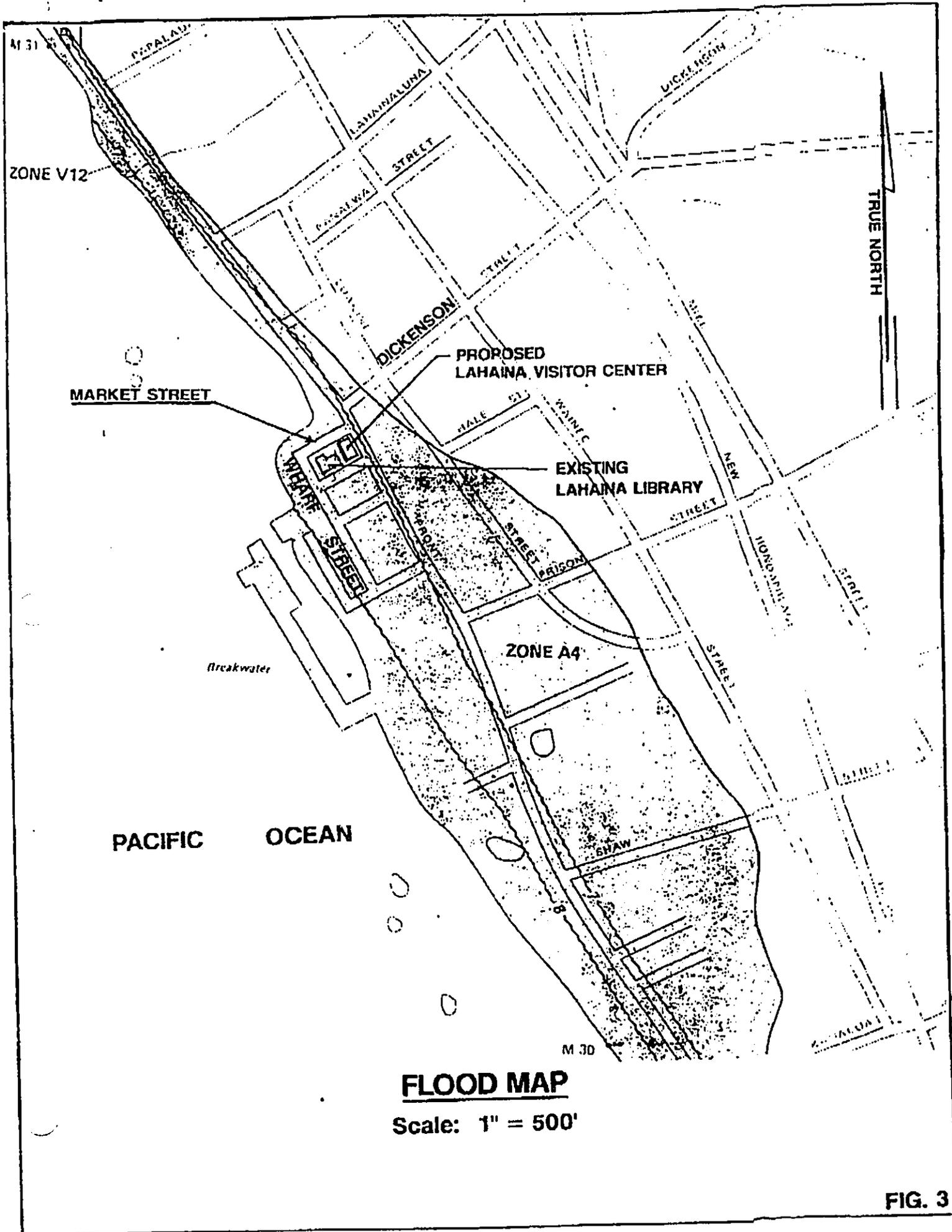
1. Rules for the Design of Storm Drainage Facilities in the County of Maui, Title MC-15, Department of Public Works and Waste Management, County of Maui, Chapter 4.
2. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, August 1972.

3. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43,
U. S. Department of Commerce, Weather Bureau, 1962.
4. Flood Insurance Rate Maps for the County of Maui, June 1981.



SITE MAP
Scale: 1" = 20'

FIG. 2



FLOOD MAP

Scale: 1" = 500'

FIG. 3

**COMMENT AND RESPONSE
LETTERS**

212 1950
061 1771

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

216 SOUTH BERFFANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4185
FACSIMILE (808) 588-4186

July 7, 1998

Mr. Theo Morrison
Lāhaina Town Action Committee
120 Dickenson Street
Lāhaina, Hawai'i 96761

Dear Mr. Morrison:

We submit for your response the following comments on a March 1998 draft environmental assessment (DEA) entitled "*Lāhaina Visitor Center/Restroom Complex*," TMK (2) 4-6-01:10, Lāhaina, Maui, Hawai'i.

1. **PHOTOGRAPHS.** Please provide photographs of the site and surrounding environment. Discuss the visual impact of the site and how the architecture will blend into the historic district.
2. **ENVIRONMENTAL BUILDING TECHNIQUES.** Please discuss building materials to be used, and special design elements to: (1) ensure the efficient use of energy (e.g. architectural features making use of prevailing wind patterns; solar energy; etc.); (2) minimize water usage; (3) use recycled materials; and, (4) promote landscaping with native Hawaiian plants.

Please submit a copy of this letter, your response, and responses to other comment letters to the Department of Management for their inclusion in the final environmental assessment and notice of determination for this project.

If there are any questions, please call Leslie Segundo, Environmental Health Specialist at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".

GARY GILL
Director

Enclosures

c: Mr. Uwe Schulz, AIA
Mr. Richard Haake, Department of Management



July 10, 1998

Mr. Gary Gill, Director
Office of Environmental Quality Control
236 South Beretania, Suite 702
Honolulu, Hawaii 96813

Subject: Response to Comment letter dated July 7, 1998 re:
Lahaina Visitor Center/Restroom Complex Draft EA
TMK (2) 4-6-01:10, Lahaina, Maui, Hawai'i

Dear Mr. Gill:

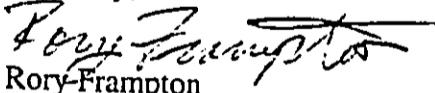
The following responses address the comments you provided regarding the above referenced Draft Environmental Assessment.

1. Photographs. A discussion of the visual impact of the project and how it conforms to the existing architecture in the Historic District has been provided on page 9 of the Final Environmental Assessment. We will include site photographs in the Final EA. A more elaborate site analysis and urban design study using photographs and perspectives has been prepared, however it has not been included in the Environmental Assessment due to production constraints. This site analysis board has been or will be used before the Maui Urban Design Review Board, the Cultural Resources Commission and Maui Planning Commission in order to present the decision makers with a complete understanding of the visual character of the area in the context of the Historic District Approval and Special Management Area Permit requests.

2. Environmental Building Techniques. (1) large roof overhangs will provide shade for exterior walls and lesson direct heating of building and the building and roof will be insulated in order to minimize energy loss, solar energy will not be used as their is not hot water in the facility; (2) all fixtures will be low flow fixtures and landscape irrigation will incorporate drip systems; (3) recycled materials will be used for amenities in the pavilion area (e.g. benches, lattice); and, (4) landscaping will utilize native Hawaiian or Polynesian introduced plants such as dry land taro.

Should you have any additional comments or questions please contact Mr. Uwe Schultz the project architect at 661-8317.

Sincerely,


Rory-Frampton
Planner

cc: Ann Cua, Planning Department
Uwe Schultz, AIA
Theo Morrison, LTAC

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

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

'98 MAY 28 A9:59

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

May 26, 1998

DEPT OF HEALTH
RECEIVED



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

Dear Mr. Blane:

Subject: Lahaina Visitor Center/Restroom Complex
TMK: (2) 4-6-1: 7 and 10
SM1 980010, EA 980005, HDC 980005

Thank you for the opportunity to comment on the use applications.

We have the following comments:

The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained prior to the commencement of work.

Should you have any questions, please call me at 984-8230.

Sincerely,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief



CHRIS
HART
& PARTNERS

July 10, 1998

Mr. Herbert S Matsubayashi
District Environmental Health Program Chief
State Department of Health
54 High Street
Wailuku, Hawaii 96793

Subject: Response to Comment letter dated May 26, 1998 re:
Lahaina Visitor Center/Restroom Complex Draft EA
TMK (2) 4-6-01:10, Lahaina, Maui, Hawai'i

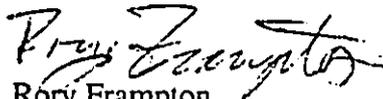
Dear Mr. Matsubayashi:

The following response addresses the comment you provided regarding the above referenced Draft Environmental Assessment.

1. We do not anticipate that noise created during the construction phase of the project will exceed the maximum allowable levels as set forth in the "Community Noise Control" rules. The contractor will consult with the Department of Health prior to initiation of construction to determine if a noise permit will be required.

Should you have any additional comments please contact Mr. Uwe Schultz the project architect at 661-8317.

Sincerely,


Rory Frampton
Planner

cc: Ann Cua, Planning Department
Uwe Schultz, AIA
Theo Morrison, LTAC

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 308-242-1955 • FAX: 308-242-1956



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala St.
Suite 209
Wailuku, HI
96793-2100

Our People...Our Islands...In Harmony
98 MAY 19 PM 2:52

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
DATE: May 18, 1998

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

Ray

Dear Mr. Blane,

SUBJECT: Lahaina Visitor Center/Restroom Complex
SM1 980010, EA 980005, HDC 980005
TMK: 4-6-01: 7, 10

The project site is very close to the surrounding streets, whereby, many of the tourist walk throughout Lahaina town. I would recommend that some type of a barrier be placed around the construction site for safety and health reasons.

Thank you for the opportunity to comment.

Sincerely,
Neal S. Fujiwara
Neal S. Fujiwara
District Conservationist

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER



CHRIS
HART
& PARTNERS

July 10, 1998

Mr. Neal S. Fujiwara
District Conservationist
Natural Resources Conservation Service
210 Imi Kala St., Suite 209
Wailuku, Hawaii 96793-2100

Subject: Response to Comment letter dated May 18, 1998 re:
Lahaina Visitor Center/Restroom Complex Draft EA
TMK (2) 4-6-01:10, Lahaina, Maui, Hawai'i

Dear Mr. Fujiwara:

The following response addresses the comment you provided regarding the above referenced Draft Environmental Assessment.

1. Appropriate safety barriers will be placed around the project site in order to keep pedestrians and the general public from entering the project site during construction.

Should you have any additional comments please contact Mr. Uwe Schultz the project architect at 661-8317.

Sincerely,


Rory Frampton
Planner

cc: Ann Cua, Planning Department
Uwe Schultz, AIA
Theo Morrison, LTAC



DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT

CONVEYANCES
FORESTRY AND WILDLIFE

HISTORIC PRESERVATION
DIVISION

LAND DIVISION
STATE PARKS
WATER AND LAND DEVELOPMENT

'98 JUN -3 P1:03

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

RECEIVED
May 28, 1998

Rory

Mr. David Blanc, Director
Department of Planning 250 South High Street
Wailuku, Hawaii 96793

LOG NO: 21555 ✓
DOC NO: 9805BD16

Dear Mr. Blanc:

**SUBJECT: Chapter 6E-42 Historic Preservation Review of an EA, SMA, and HDC
for the Proposed Lahaina Visitor Center / Restroom Complex
Kuia Ahupua'a, Lahaina District, Island of Maui
TMK 4-6-1: 7 and 10 (EA 980005, SM1 980010, HDC 980005)**

This letter is a Historic Preservation review of an EA, SMA, and HDC for the proposed Lahaina Visitor Center / Restroom Complex located in Kuia Ahupua'a. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field check was conducted of the subject property.

The subject property seems likely to have once been the location of pre-Contact agricultural fields and housing, perhaps with scattered burials. The proposed visitor's center is also located on Front Street within the Lahaina Historic District (State Site 50-50-04-3001), across from the Mission House. While modern landscaping has altered the surface of the property, it is likely that significant remains of nineteenth century residential construction still exist beneath the surface.

We therefore recommend that archaeological monitoring be conducted of any ground-altering construction (i.e. building footings, underground utilities, tree planting, *lo'i* reconstruction) associated with the visitor center. Before beginning construction, a monitoring plan should be submitted to SHPD for our approval, outlining what sort of subsurface remains are to be expected on the property and what measures will be implemented to ensure their proper recording.

It should also be noted that if human skeletal remains are inadvertently uncovered during construction, all work should cease in the vicinity and the contractor should immediately contact the State Historic Preservation Division in Wailuku and on O'ahu (Mr. Kai Markell at 587-0009), and the Maui / Lana'i Island Burial Council.

If you have any questions please contact Boyd Dixon at 243-5169.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

BD:jcn

cc. Ralph Nagamine, Maui County Department of Public Works (fax: 243-7972)



July 10, 1998

Mr. Don Hibbard, SHPD
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Subject: Response to Comment letter dated May 28, 1998 re:
Lahaina Visitor Center/Restroom Complex Draft EA
TMK (2) 4-6-01:10, Lahaina, Maui, Hawai'i

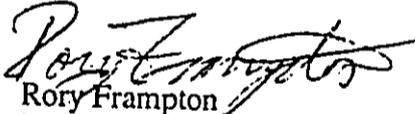
Dear Mr. Hibbard:

The following response addresses the comments you provided regarding the above referenced Draft Environmental Assessment.

1. **Archaeological Monitoring Plan.** We concur with your recommendation to conduct archaeological monitoring during construction. Accordingly, we will prepare an archaeological monitoring plan and will submit it to your office for review and approval. In addition, in the event that human skeletal remains are inadvertently uncovered during construction, all work in the vicinity will cease immediately and the SHPD office and the Maui/Lanai burial council will be contacted.

Thank you for providing comments on the Draft Environmental Assessment. Should you have any additional comments or questions please contact myself or Mr. Uwe Schultz the project architect at 661-8317.

Sincerely,


Rory Frampton
Planner

cc: Ann Cua, Planning Department
Uwe Schultz, AIA
Theo Morrision, LTAC



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5249
PHONE (808) 594-1888
FAX (808) 594-1865

'98 MAY 20 P4:00

DEPT OF HAWAIIAN AFFAIRS
RECEIVED

May 14, 1998

Mr. David W. Blane
Director of Planning
County of Maui
250 South High Street
Wailuku, Maui 96793
Attention: Ann Cua

Boyu

Re: I.D.: SM1 980010, EA 980005, HCD 980005, Lahaina Visitor Center/Restroom
Complex. Lahaina Town Action Committee - Theo Morrison, TMK: 4-6-1:7 and 10

Dear Mr. Blane:

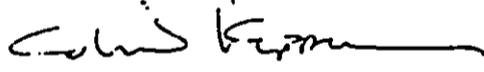
Thank you for the opportunity to review the Draft Environmental Assessment for the above-referenced project. The applicant, Lahaina Action Town Committee proposes to build a visitor center and restrooms on Front Street in Lahaina Maui.

Current information indicates that there will be no adverse impacts from this project. The EA indicates that no surface archeological features exist but does acknowledge that the area was significant to the reigns of Kamehameha I, II and III. It is extremely likely then that subsurface archeological features exist. Therefore, we strongly urge the county to require that the applicant have an archeological monitor on the site during all times of ground disturbance.

Should you have any questions concerning our comments please contact Colin Kippen, Land and Natural Resources Division Officer or Lynn Lee, EIS Planner, at 594-1936.

Sincerely,


Randall Ogata
Administrator


Colin Kippen
Land and Natural Resources Division Officer

cc: Board of Trustees
Maui CAC



July 10, 1998

Mr. Randall Ogata, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813-5249

Subject: Response to Comment letter dated May 14, 1998 re:
Lahaina Visitor Center/Restroom Complex Draft EA
TMK (2) 4-6-01:10, Lahaina, Maui, Hawai'i

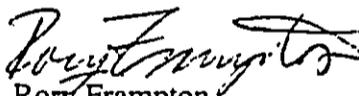
Dear Mr. Ogata:

The following response addresses the comments you provided regarding the above referenced Draft Environmental Assessment.

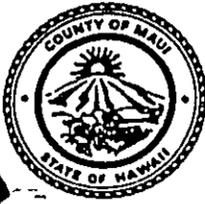
1. **Archaeological Monitoring Plan.** We concur with your recommendation to conduct archaeological monitoring during construction. Accordingly, we will prepare an archaeological monitoring plan and will submit it to the State Historic Preservation Division for review and approval. In addition, in the event that human skeletal remains are inadvertently uncovered during construction, all work in the vicinity will cease immediately and the SHPD office and Maui/Lanai burial council will be contacted.

Thank you for providing comments on the Draft Environmental Assessment. Should you have any additional comments or questions please contact myself or Mr. Uwe Schultz the project architect at 661-8317.

Sincerely,


Rory Frampton
Planner

cc: Ann Cua, Planning Department
Uwe Schultz, AIA
Theo Morrison, LTAC



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

LINDA LINGLE
Mayor

HENRY OLIVA
Director

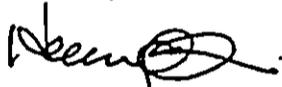
ALLEN SHISHIDO
Deputy Director

'98 JUN -2 P3:05 (808) 243-7230
FAX (808) 243-7934

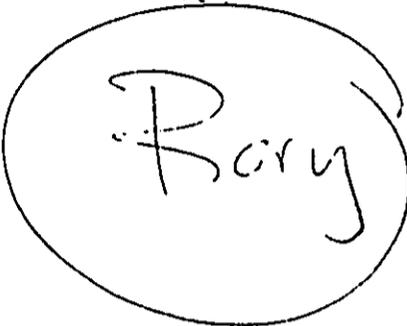
June 1, 1998

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

MEMO TO: Lisa Nuyen, Director of Planning


FROM: Henry Oliva, Director of Parks & Recreation

SUBJECT: Lahaina Visitor Center/Restroom Complex



We have reviewed the Draft Environmental Assessment, Drainage Report and Preliminary Plans for the above-referenced project and find that the following were not addressed:

1. It is our understanding that the property is owned by the county. Has the property been leased or is there a grant for the use of this property? If so, please provide information relative to this issue.
2. What arrangements have been made for the maintenance and operation of this complex?
3. What provisions have been made for parking for the complex users?

Should you have any questions, please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387.

LahainaTown
Action
Committee

P.ory

June 5, 1998

Department of Parks and Recreation
1580-C Kaahumanu Ave.
Wailuku, HI 96793
ATTN: Henry Oliva

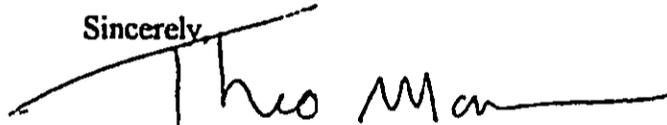
Re: Lahaina Visitor Center/Restroom Complex
Lease, maintenance, parking

Dear Mr. Oliva,

- **Lease:** LahainaTown Action Committee has completed and delivered a grant lease application for the subject property to Mark Percell at the Department of Housing and Human Concerns. The grant was recommended for approval by the grants review committee.
- **Maintenance:** LahainaTown Action Committee has stated in its grant application that it will be assuming all responsibilities for regular maintenance and upkeep of the complex, including restroom maintenance, facility cleaning and grounds keeping. LahainaTown Action Committee will also be managing and operating this facility.
- **Parking:** see enclosed letter from Uwe Schulz, architect.

If you have any further questions, please do not hesitate to contact me.

Sincerely,



Theo Morrison
Executive Director



134

LINDA LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director



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

EASSIE MILLER, P.E.
Wastewater Reclamation Division

'98 JUN -9 P3:21 LLOYD P.C.W. LEE, P.E.
Engineering Division

Telephone: (808) 243-7845
Fax: (808) 243-7955

COUNTY OF MAUI DEPT OF P. W. & M.
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

June 4, 1998

MEMO TO: LISA NUYEN, DIRECTOR OF PLANNING

F R O M: *for* CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT *Charles Jencks*

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT APPLICATION,
ENVIRONMENTAL ASSESSMENT AND HISTORIC DISTRICT
APPROVAL
LAHAINA VISITOR CENTER/RESTROOM COMPLEX
TMK (2) 4-6-001:007 & 010
SM1 98/010, EA 98/005 & HDC 98/005

We reviewed the subject application and have the following comments.

1. Submit a detailed and final drainage report and a Best Management Practices Plan (BMP) with the proposed grading plans for review and approval prior to issuance of building permits. The drainage report should include hydrologic and hydraulic calculations and the schemes for disposal of runoff waters. It must comply with the provisions of the "Rules for Design of Storm Drainage Facilities in the County of Maui" and should provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The BMP shall show the location and details of structural and non-structural measures to control erosion and sedimentation to the maximum extent practicable.
2. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code Chapter 19.36.
3. Public Law 101-336, Americans with Disabilities Act -- Title III, requires all places of public accommodation and commercial facilities be accessible to people with disabilities.

Ms. Lisa Nuyen
June 4, 1998
Page 2

4. Authorization to encroach over the electrical easement is required prior to obtaining building permits.

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

DG:co/mt
S:\LUCA\CZMLAHVIS.

January 15, 1998

Rory

Maui Electric Company
210 West Kam Ave.
Kahului, HI 96732

Attention: Ron Fukushima, Customer Planner

RE: Lahaina Visitor Center and Restroom Complex

Dear Ron,

Let me thank you again for taking the time to meet with Kirk Tanaka and myself yesterday.

It is my understanding that Maui Electric Company has no objection to have the roof overhang of the Public Restroom protrude 36" into the electrical easement.

Mahalo,



Uwe Schulz, A.I.A.
US/ks

cc: Theo Morrison
Kirk Tanaka

June 18, 1998

Land Use & Codes
250 High St.
Wailuku, HI 96793
ATTN: Clement Enomoto

Rory

Subject: Lahaina Visitor Center

Dear Clement,

Thank you for taking the time to review the Parking requirements for the Lahaina Visitor Center with me.

According to your interpretation of the code, three parking stalls are required. I have changed my drawings accordingly and we are now providing three parking stalls on site.

Thank you again for your cooperation.

Mahalo & Aloha,



Uwe Schulz, A.I.A.

cc: Ann Cua
Theo Morrison

LINDA LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 243-7845
Fax: (808) 243-7955



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

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

EASSIE MILLER, P.E.
Wastewater Reclamation Division

'98 JUN 15 AIC:99
ROYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

June 10, 1998

Memo To: Lisa Nuyen, Director of Planning

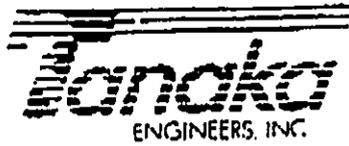
From: David Goode, Deputy Director, Department of Public Works and Waste Management *David Goode*

Subject: Lahaina Visitors Center, SMA 98-0010, HDC 98-0005, EA 98-0005
TMK 4-6-001:007 and 010

We wish to add to our previous comment letter on the subject application to note that drainage was not discussed to a level acceptable to the department.

At a minimum, the applicant should determine additional flows generated as a result of the project and a scheme to handle these flows.

cc: Land Use and Codes Administration



CIVIL & STRUCTURAL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT & INSPECTIONAL SERVICES
(via Fax - 1 Page)

June 23, 1998

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

Attention: Ms. Lisa Nuyen
Director of Planning

Re: Lahaina Visitor Center
At Lahaina, Maui, Hawaii
TMK: (2) 4-6-01:07 & 10

ATTN:
Theo
From: Uwe

Rary

Ladies & Gentlemen:

Pursuant to a memo dated June 10, 1998 from Mr. David Goode of the Department of Public Works and Waste Management, regarding drainage from the subject site, the following is additional information and clarification regarding the project.

As discussed with Mr. Goode and as described in the Drainage Study, the drainage runoff from the project site sheet flows off the property toward the ocean onto the adjacent Wharf Street right-of-way and eventually finds its way to the ocean, similar to the existing drainage pattern in the area.

The additional anticipated 0.2 c.f.s. (10-year storm) post-development runoff is negligible and no adverse effect to adjacent and downstream properties is anticipated.

Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Kirk T. Tanaka, P.E., L.S.
President

KTT:sh
cc: Mr. David Goode (via Fax)
Mr. Uwe Schulz (via Fax)

BENJAMIN J. CAYETANO
GOVERNOR



HERMAN M. AIZAWA, Ph.D.
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P O. BOX 2360
HONOLULU, HAWAII 96804

'98 JUN -2 P12:40

DEPT OF EDUCATION
COUNTY OF MAUI
RECEIVED
May 21, 1998

OFFICE OF THE SUPERINTENDENT

Bary

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

Dear Mr. Blane:

Subject: Lahaina Visitor Center/Restroom Complex
SM1 980010, EA 980005, HDC 980005

The Department of Education has no comment on the proposed visitor center complex.

Thank you for the opportunity to respond.

Sincerely,

Handwritten signature of Herman M. Aizawa in cursive script.

Herman M. Aizawa, Ph.D.
Superintendent

HMA:hy

cc: A. Suga, OBS
R. Murakami, MDO

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

BENJAMIN J. CAYETANO
GOVERNOR



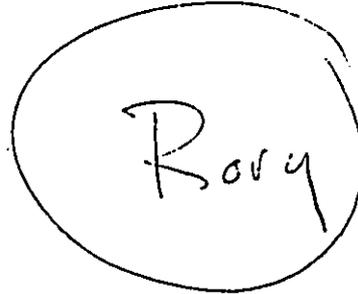
RAYMOND SATO
~~XXXXXXXX~~
COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P. O. BOX 119
HONOLULU, HAWAII 96810

'98 MAY 28 P12:25 FILE NO. _____

DEPT OF ACCOUNTING
RECEIVED

May 27, 1998



MEMORANDUM

TO: Mr. David W. Blane, Planning Director
Maui County Planning Department

ATTN.: Ms. Ann Cua, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D. No.: SM1 980010, EA 980005, HDC 980005
TMK: 4-6-1:7 and 10
Project Name: Lahaina Visitor Center/Restroom Complex
Applicant: Lahaina Town Action Committee-Theo Morrison

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor



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

REPLY TO
ATTENTION OF

May 22, 1998

'98 MAY 26 P1:28

Civil Works Branch

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

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

Ray

Dear Ms. Cua:

Thank you for the opportunity to review and comment on the Application and Environmental Assessment (EA) for the Lahaina Visitor Center and Restroom Complex, Lahaina, Maui, Hawaii (TMK 4-6-1: 7 and 10). The following comments are provided in accordance with U.S. Army Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, a DA permit will not be required for the project.

b. The flood hazard information provided on page 6 of the EA is correct.

Sincerely,

Paul Mizue, P.E.
Chief, Civil Works Branch



May 19, 1998

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

Dear Mr. Blane:

Subject: Lahaina Visitor Center/Restroom Complex
TMK: 4-6-1:7 and 10
I.D.: SM1 980010, EA 980005, HDC 980005

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. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Edward L. Reinhardt
Edward L. Reinhardt
Manager, Engineering

ELR/dt:lh



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

'98 MAY 27 P1:15

BENJAMIN J. CAYETAN
GOVERNOR
SEIJI F. NAY
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
RICK EGGER
DIRECTOR OFFICE OF PLANNING

Tel.: (808) 587-2844
Fax: (808) 587-2822

Ref. No. P-7457

May 20, 1998

DEPT. OF PLANNING
COUNTY OF MAUI
RECEIVED

Rovv

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

Dear Mr. Blane:

**Subject: Lahaina Visitor Center and Restroom Complex - Draft Environmental
Assessment and Drainage Report - TMK 4-6-01:10**

We do not have any comments to offer on the proposed Lahaina Visitor Center and Restroom Complex project relative to our plans and programs.

If there are any questions, please contact Christina Meller of our Coastal Zone Management Program at 587-2845.

Sincerely,

Rick Egger
Director
Office of Planning



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

STATE OF HAWAII '98 MAY 27 P1:17

DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809
May 26, 1998

DEPT OF LAND & NATURAL RESOURCES
COUNTY OF MAUI
RECEIVED

LD-NAV
Ref.: EA980005.RCM

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

Rory

Dear Mr. Blane:

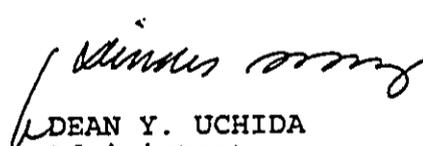
SUBJECT: Review : Draft Environmental Assessment
Applicants: Lahaina Town Action Committee
Project : Lahaina Visitor Center/Restroom Complex
I. D. Nos.: EA 980005, SM1 980010 and HDC 980005
Location : Lahaina, Island of Maui, Hawaii
TMK : 2nd/ 4-6-01: Parcel 97 and 10

Thank you for the opportunity to review and comment on the subject Draft Environmental Assessment.

The Department of Land and Natural Resources has no comments to offer on the subject matter at this time.

Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division's Support Services Branch at 1-808-587-0438.

Very truly yours,


DEAN Y. UCHIDA
Administrator

c: Maui Land Board Member
At Large Land Board Member
Maui District Land Office

COUNTY OF MAUI
OFFICE OF THE MANAGING
DIRECTOR
200 S. HIGH ST.
WAILUKU, 96732

6/15/98

RE: LAHAINA VISITOR
CENTER - 4-6-01:7 & 10

DRAFT EA
MAUI NOTICE
JUNE 08, 1998

APPLICANT - Lahaina
Town Action Committee

Please reject this application for a Visitor Center -
Office - Retail Store - Restroom complex at this
location. Office, retail space, & visitor information
abound in the area. If more public toilets are
needed, nearby restrooms can be expanded,
monitored, listed, & mapped. Both public &
private.

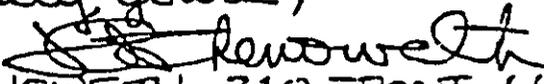
This proposal strains our Maui County General Plan
& our State & County SMA laws. Our citizens
developed and the county approved our W. Maui
Community Plan. It clearly specifies that this
area is to be open.

I am sure that you are aware of W. Maui residents
extreme irritation with open space loss. In
view of public efforts to procure & purchase
lands for preservation & protection, this proposal
seems self defeating.

This site was a capitol of the Hawaiian Kingdom.
Great Chiefs and important missionaries resided
here. Kamehameha the Great had a compound
& landing here. The first lighthouse in the Pacific
was here. The Hau-ola stone is here.

This is no place for development.

Very truly yours,


DAVE CHENOWETH, 340 FRONT, 661-8317

REF: HRS. 205A, MAUI COUNTY ORDINANCES 2039 & 2476.
SMA. RULES & REGULATIONS OF THE COUNTY OF MAUI,
SECTIONS. 12-202 - ETC.

COPY: COUNCIL MEMBER Sol Kahō'ohalahala
COPY - THEO MORRISON, LTAC. 
COPY - GARY GILL, S.O.E.Q.C.

-this is #30

10 Sec.



July 10, 1998

Mr. David Chenowith
340 Front Street
Lahaina, Hawaii 96793-2100

Subject: Response to Comment letter dated June 16, 1998 re:
Lahaina Visitor Center/Restroom Complex Draft EA
TMK (2) 4-6-01:10, Lahaina, Maui, Hawai'i

Dear Mr. Chenowith:

The following responses address the comments you provided regarding the above referenced Draft Environmental Assessment.

1. **Project Need.** As discussed on page 3 of the Environmental Assessment, the two goals of the project are:

- 1) To provide a full service Visitor Center/Restroom Complex in a highly visible and accessible location on Front Street which will welcome, inform, educate, and refresh the Lahaina's tourists; and
- 2) Provide an economically viable, self-funded, educational, culturally rich and informative Visitor Center/Restroom Facility with a strong Hawaiian sense of place.

These project goals are supported by statements in the West Maui Community Plan regarding Lahaina Town which call for enhanced pedestrian and visitor amenities and expanded public facilities. We feel that it is important to enhance the visitor experience on Front Street, a belief which is shared by members of the Lahaina Town Action Committee and the Administration of the County of Maui.

2. **Community Plan Policies.** As noted above, policies in the West Maui Community Plan support the provision of visitor amenities in Lahaina town and recommend enhancement of the pedestrian experience within the Front Street environs. These policies have been identified in the Environmental Assessment. The plan contains specific language which states:

"Preserve the area makai of Front Street between Market and Papelekane for the continued location of the library and open space."

The plan's Land Use Map accordingly designates the mauka portion of this area as Public/Quasi Public and the makai portion as Open Space. The proposed project is in the mauka area that is designated as Public/Quasi-Public and is therefore consistent with the Land Use Map. It will not impact the area designated for Open Space. Taken in context with the other supporting language in the Plan we feel that the project is consistent with this planning document.

Mr. David Chenowith
Re: Lahaina Visitor Center
July 10, 1998

3. Historic Sites. The Environmental Assessment notes the significance of this area for the Hawaiian Kingdom. However, there are no surface features remaining at the project site. In order to retrieve any potential historical/cultural information which may be encountered during construction activities, an archaeological monitoring plan will be developed and approved by the State Historic Preservation Division. The plan will outline the archaeological monitoring requirements to be implemented at the site during construction.

Thank you for providing comments on the Draft Environmental Assessment. Should you have any additional comments or questions please contact myself or Mr. Uwe Schultz the project architect at 661-8317.

Sincerely,


Rory Frampton
Planner

cc: Ann Cua, Planning Department
Uwe Schultz, AIA
Theo Morrison, LTAC
Richard Haake, Mayor's Office