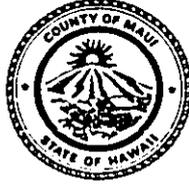


- JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

RECEIVED

March 22, 1999

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Acting 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 a New Commercial Building for Pacific Warehouse at 816 Front Street, TMK: 4-5-001:11 Lahaina, Maui, Hawaii (EA 980011)

The Maui Planning Department (Department), as the accepting authority, is transmitting for publication in the upcoming OEQC Bulletin, the Final Environmental Assessment for a new commercial building at 816 Front Street, Lahaina, for Pacific Warehouse, Inc., in which a Finding of No Significant Impact (FONSI) has been determined.

A description of the proposed action is attached to the OEQC Bulletin Publication Form and will also be sent by E-Mail from the applicant 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 Ms. Ann T. Cua, Staff Planner, of this office at 243-7735.

Very truly yours,

A handwritten signature in black ink, appearing to read "John E. Min".

JOHN E. MIN
Director of Planning

Mr. Gary Gill, Acting Director
March 22, 1999
Page 2

JEM:ATC:cmb

Enclosures

c: Clayton Yoshida, AICP, Deputy Director of Planning
Lloyd Sueda, Sueda & Associates
Ann T. Cua, Staff Planner
Project File
General File
(s:\all\ann\paciffo.nsi)

1999-04-08-MA-FEA - Front Street
Commercial Building

APR 8 1999

FILE COPY

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FINAL ENVIRONMENTAL ASSESSMENT

Proposed New Commercial Building
816 Front Street
Lahaina, Maui, Hawaii
TMK: 4-5-01:11

Prepared for:

Pacific Warehouse, Inc.
3536 Harding Ave.
Honolulu, Hawaii 96816

Prepared by:

Sueda & Associates, Inc.
905 Makahiki Way
Honolulu, Hawaii 96826

February 1999

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Chapter I

Project Overview

FINAL
ENVIRONMENTAL ASSESSMENT
PROPOSED NEW COMMERCIAL BUILDING
816 FRONT STREET
LAHAINA, MAUI

I. PROJECT OVERVIEW

District	Lahaina, Maui
Tax Map Key	4-5-01:11
Location	816 Front Street
Land Area	25,104 sq. ft.
Applicant/Architect	Sueda & Associates, Inc. Lloyd T. Sueda 905 Makahiki Way Honolulu, HI 96826 Phone: 949-6644
Land Owner	Pacific Warehouse 3536 Harding Ave. Honolulu, HI 96816
Approving Agencies	<u>Environmental Assessment</u> <u>Determination:</u> Department of Planning, County of Maui 250 S. High Street Wailuku, HI 96793 <u>Special Management Area</u> <u>Minor Permit:</u> Department of Planning, County of Maui 250 S. High Street Wailuku, HI 96793

Historic Sites Inventory:
State Historic Preservation
Office, Department of Land and
Natural Resources
33 South King Street, 6th Floor
Honolulu, HI 96813

Land Use Description

State Land Use Classification:
Urban

West Maui County Plan:
Commercial/Business

County Zoning:
Historic District No. 2

Other: National Historic
Landmark (Lahaina Town);
Special Management Area

Current Land Use

Retail Commercial

Summary

The applicant proposes to build a new addition between two existing commercial building. The new addition will add 2,250 sq. ft. to the existing structure.

The subject property is situated on Front Street in Lahaina, Maui and is zoned Historic District No. 2. This district is on both the National and State Register of Historic Places.

The project will result in a new storefront, complementing the existing adjacent buildings. The proposed action is not expected to result in additional traffic, flood hazard potential and uses incompatible with the Lahaina Historic District.

Chapter II

Consulted Agencies

II. CONSULTED AGENCIES

A. COUNTY OF MAUI

1. Department of Planning
2. Department of Public Works and Waste Management

B. STATE OF HAWAII

1. Office of Historic Preservation, Department of Land and Natural Resources.

Chapter III

Description of the Property

III. DESCRIPTION OF THE PROPERTY

A. PROPERTY LOCATION

The subject property is located at 816 Front Street, in the town of Lahaina, Island of Maui (TMK: 4-5-01:11).

B. EXISTING USES

The property, which is 25,104 square feet in size, contains two (2) one-story wooden-frame building, both facing Front Street. The building to the right, Building "A" was constructed in 1982 and the building on the left, Building "B" was built in 1990.

Building "A" has 5,175 sq. ft.
Building "B" has 2,250 sq. ft.
Total existing area - 7,425 sq. ft.

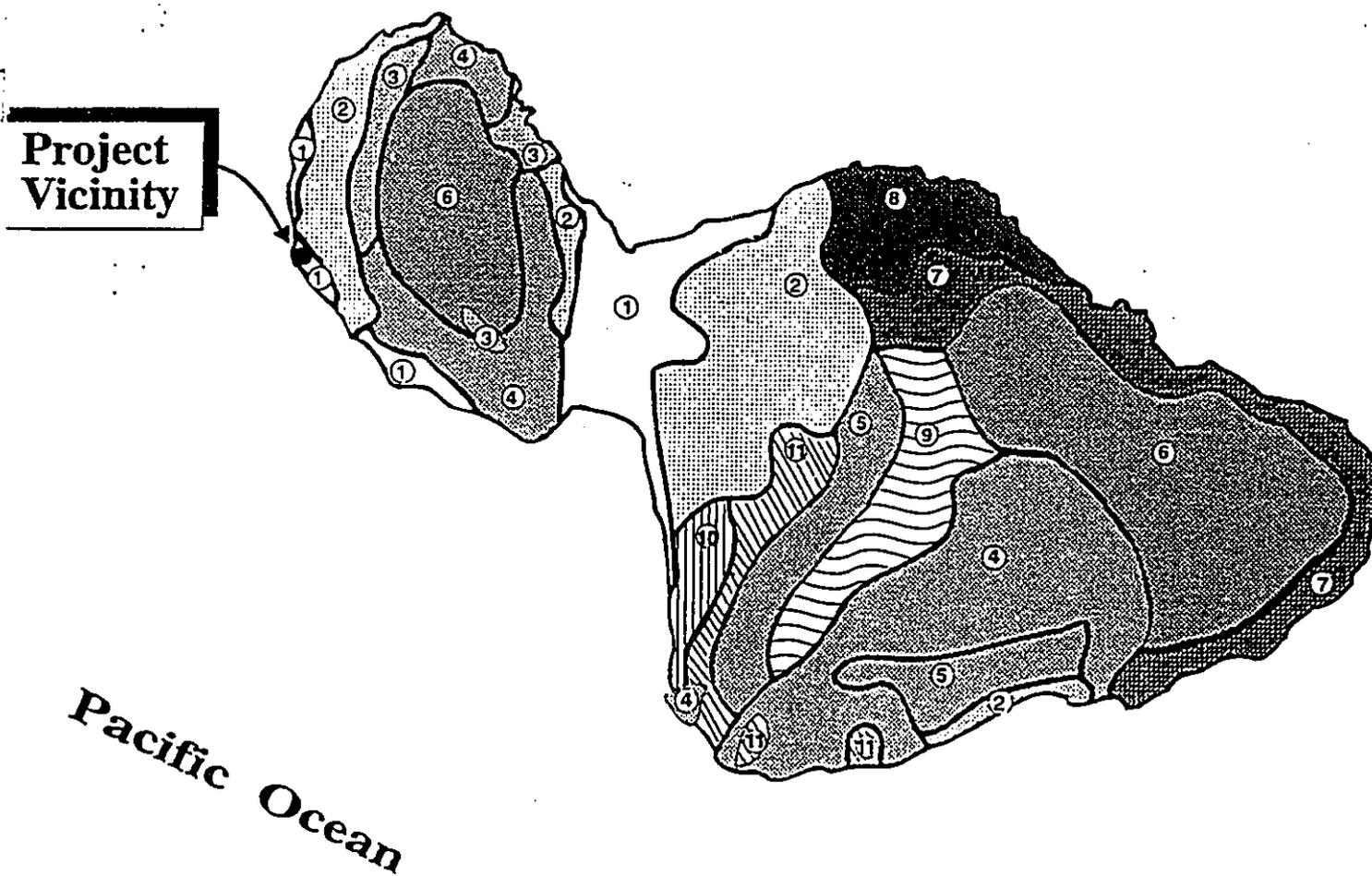
C. EXISTING LAND USE DESIGNATIONS

State Land Use Commission:	"Urban"
West Maui Community Plan:	"Commercial/Business"
County Zoning:	"Historic District No. 2"
Other Designations:	"Special Management Area"

In addition, the subject property is located within Historic Lahaina Town.

LEGEND

- | | |
|--|---|
| <p>① Pulahu-Ewa-Jaucas association</p> <p>② Waiakoa-Kealua-Mofokai association</p> <p>③ Honolulu-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kula-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p> | <p>⑦ Hana-Makaulae-Kailua association</p> <p>⑧ Puhela-Haiku association</p> <p>⑨ Launala-Kaipoi-Olimela association</p> <p>⑩ Kenwaku-Makana association</p> <p>⑪ Kamaole-Oanapuka association</p> |
|--|---|



Map Source: USDA Soil Conservation Service

Figure 1

Old Lahaina Center
Soil Association Map



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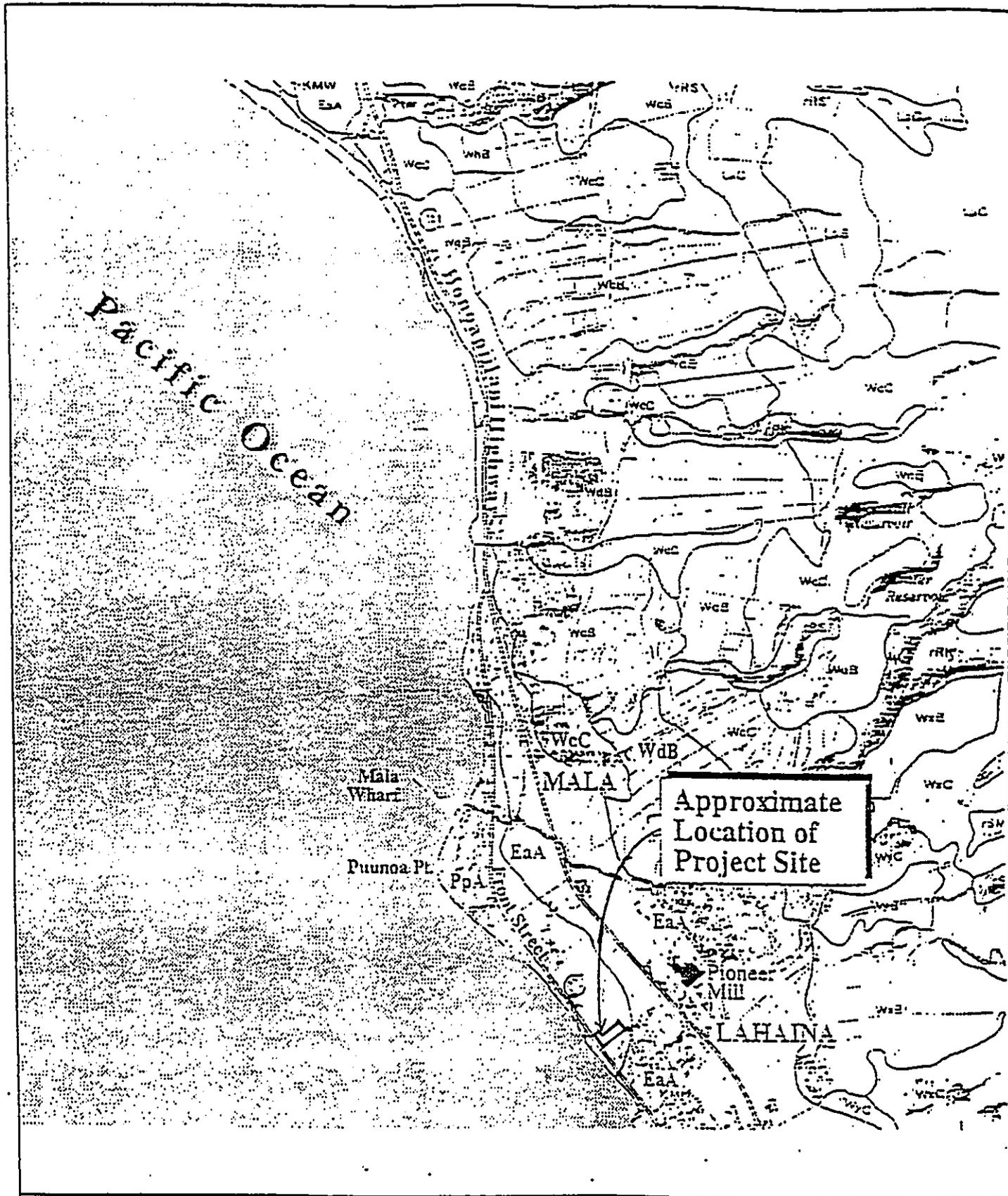
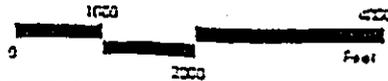
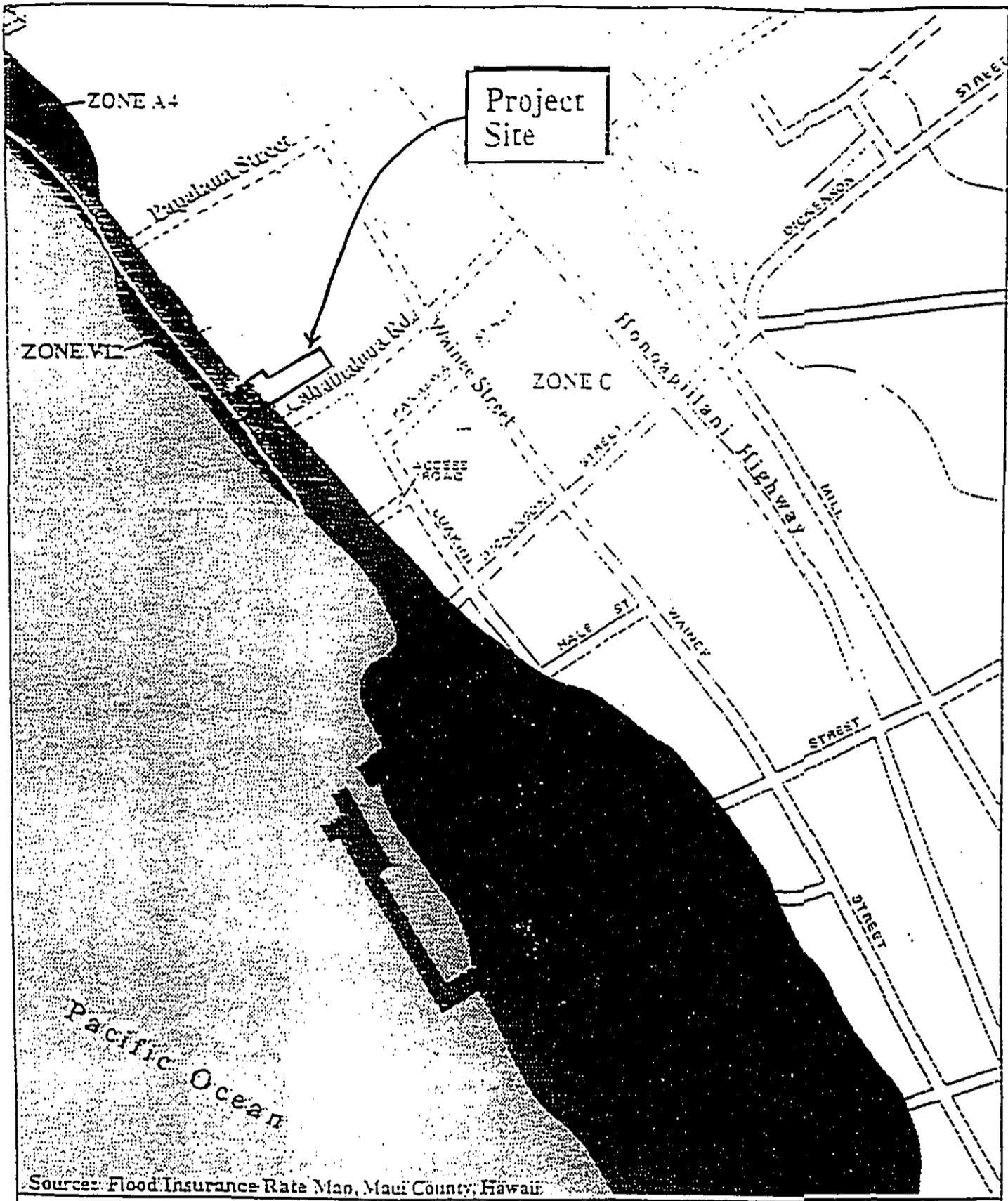


Figure 2

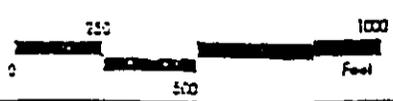
Old Lahaina Center
Soil Classifications





Source: Flood Insurance Rate Map, Maui County, Hawaii

Figure 3 Old Lahaina Center
Flood Insurance Rate Map



Chapter IV

**Description of the Proposed
Action and Need**

IV. DESCRIPTION OF THE PROPOSED ACTION AND NEED

The proposed action involves the building of a new wooden structure between two existing buildings. The proposed width of the new structure is $\pm 22'-0"$. We, therefore, will be building a storefront $22'-0"$, side wall (along the property line) approximately $55'-0"$, and a rear wall of approximately $22'-0"$.

Chapter V

Description of the Physical Environment

V. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property 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 -- its historic character, compact small-town scale, and its vitality -- are embodied in the *Front Street* environs.

Specific uses surrounding the subject site include the following:

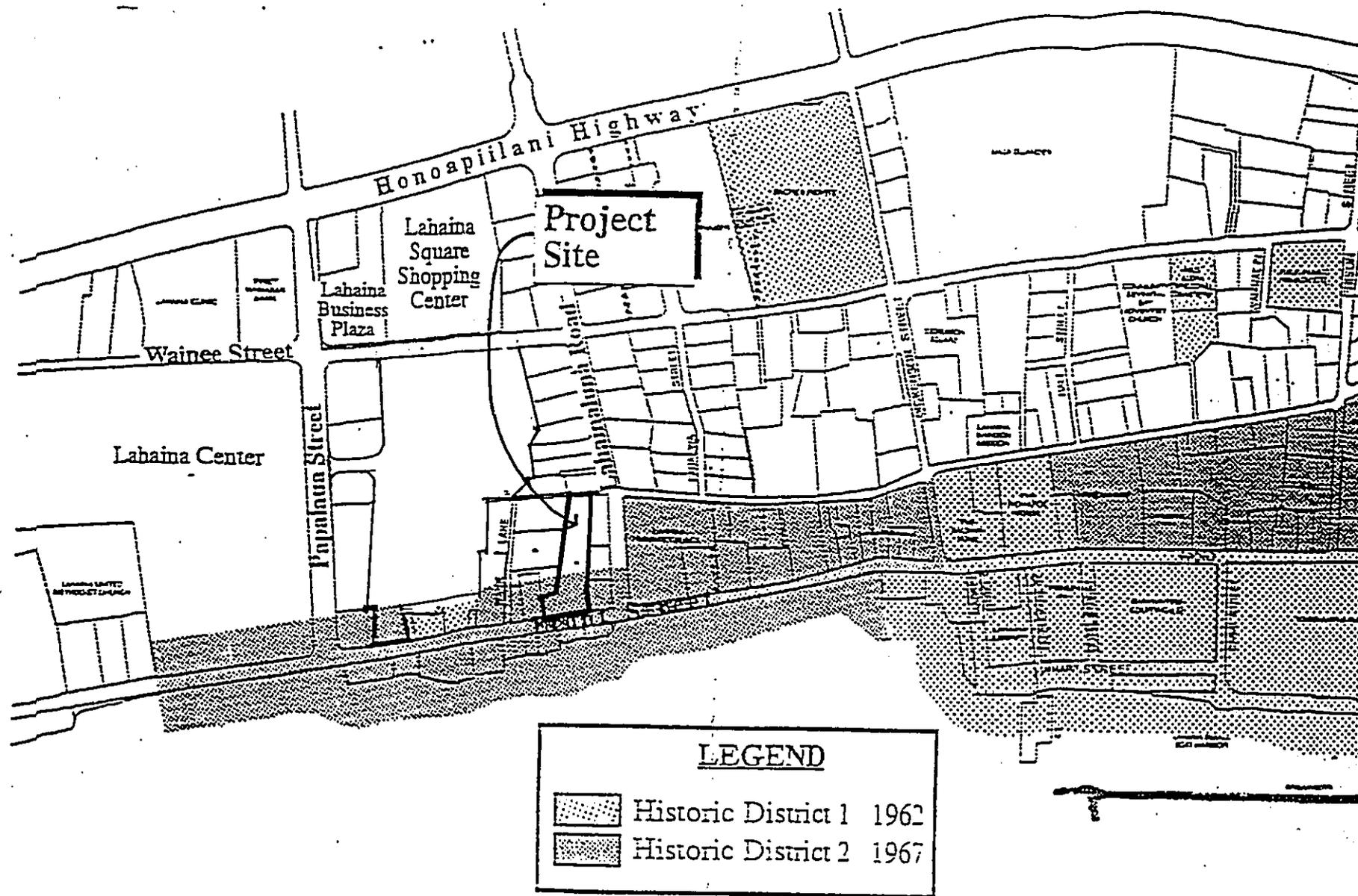
- North: Abutting the subject property on the northern boundary is a county easement and a private parking lot.
- South: Front Street.
- West: Abutting the subject property on the westerly boundary is our commercial building, Building "B", a parking area for parcels 12 and 13, and a private parking lot.
- East: Abutting the subject property on the easterly boundary is our commercial building, Bldg. "A".

2. Climate

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

3. Topography and Soils

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



Source: Belt Collins & Associates, 1992.

Figure 4

Old Lahaina Center
 County Historic Districts No. 1 and 2



Underlying the project site are the soils of the Pulehu-Ewa-Jaucas association. See Figure 1. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of this association as deep and nearly level to moderately sloping. These soils possess well-drained to excessively drained features and are further typified by moderately fine to coarse-textured subsoils. This soil type is primarily found on alluvial fans and in basins.

The soil types specific to the project site are Pulehu silt loam, 0 to 3 percent slopes (PpA) and Ewa silty clay loam, 0 to 3 percent slopes (EaA). See Figure 2.

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

4. Flood and Tsunami Zone

The Flood Insurance Rate Map (FIRM) for this area of the Island designates the project site as being within Zone "C", indicating an area of minimal flooding. See Figure 3.

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

5. Flora and Fauna

The subject property is substantially improved. Landscape improvements on the property include mature shade trees, as well as various tropical plants, and hedges. There are no rare, endangered or threatened species of plant at the site.

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

6. Air Quality

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

7. Noise Characteristics

Traffic noise from Front Street is the predominant source of background noise in the vicinity of the subject property.

8. Visual Resources

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

9. Archaeological/Historical Resources

Since the subject property is fully developed with two (2) buildings and an all-weather parking lot, there are no surface archaeological features found at the site.

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

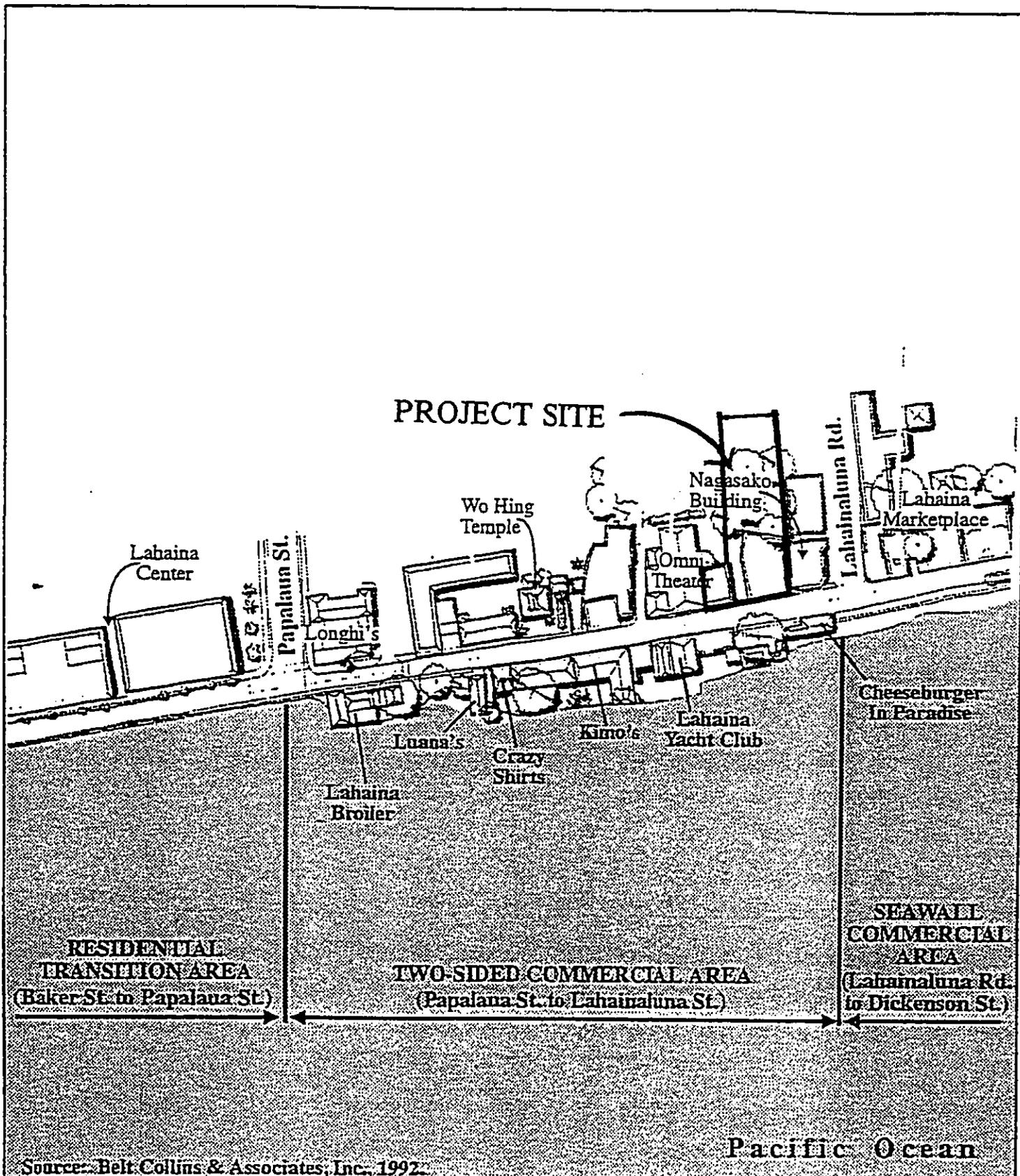


Figure 5 Old Lahaina Center
Lahaina Town Historic Subzones



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

In addition to its designation as a National Historic Landmark and listing on the National Register of Historic Places, the County of Maui established two historic districts in Lahaina. Historic District No. 1 was established in 1962. Historic District No. 2, was established in 1967, includes makai portions of the property which abut Front Street. In the vicinity of the subject property, Historic District No 2 extends approximately 100 feet mauka from the mauka curb of Front Street. See Figure 4.

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

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

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

The area of Front Street, from Papalaua Street to Lahainaluna Road, which contains a portion of the subject property, can best be characterized by contiguous buildings on both sides of Front Street. This subzone establishes the historic character of Front Street's commercial district with its contiguous single and two-story wood vernacular buildings on both sides of the street. See Figure 5.

On the mauka side of the street, Longhi's restaurant is located within a structure with colonial-style architecture. The historical theme continues between the Ho Hing Society Cultural Center and continuing to the area around the Nagasaki Building at the corner of Lahainaluna Road.

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

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The resident population of the region surrounding the project site has increased dramatically in the last two decades. Population gains were especially pronounced in the 1970s as the rapidly developing visitor industry attracted many new residents. According to The State of Hawaii Data Book, 1991, the resident population of the Lahaina District was 14,574. A project of the resident population for the years 2000 and 2010 is approximately 18,737 and 22,924, respectively (Community Resources, Inc., 1994).

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

2. Economy

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

C. PUBLIC SERVICES

1. Recreational Facilities

Lahaina has a wide reputation as a recreational destination, particularly for ocean related activities. Ocean sports and recreation available in the Lahaina District include swimming, fishing, surfing, scuba diving, snorkeling, sailing, and para-sailing. State and County beach parks in the Lahaina District include the Honolua-Mokuleia Marine Life Conservation District, the D.T. Fleming Park, Honokowai Beach Park, Wahikuli State Wayside, Malu'ulu o Lele Park, Puamana Beach Park, Launiupoko St. Wayside, Ukumehama Beach Park, and Papalua State Wayside.

2. Police and Fire Protection

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

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

3. Solid Waste

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana Landfill. Single-family residential solid waste collection is provided by the County and taken to the Central Maui Landfill, which also accepts waste from private refuse collection companies. A convenience station is located in Olowalu to service West Maui residents. Solid wastes are transported from this convenience station to the Central Maui Landfill. Solid waste collection for 608 Front Street is provided by private companies.

4. Health Care

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

5. Schools

The Lahaina District is serviced by both private and public schools, which provide education for preschool through high school age children. Public schools in the Lahaina District include the King Kamehameha III Elementary School for children from kindergarten through fifth grade, the

Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Heart School for grades kindergarten through twelve and several preschools.

D. INFRASTRUCTURE

1. Roadways

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

The property has no access driveways along Front Street. The average right-of-way width along Front Street fronting the property is approximately 33 feet, and the pavement width is approximately 30 feet. New curbs, gutters and sidewalks were installed in 1997.

On-site parking spaces within the subject property is by way of Wahie Lane through parcel 41.

2. Wastewater Systems

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along the Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 MGD. Currently, usage is estimated at 5.75 MGD. The County, in partnership with the State Housing Finance and Development Corporation is currently upgrading and expanding the LWRF to a design capacity of 9.0 MGD. Construction of the improvements began in January 1993, with completion targeted for March 1995.

3. Water System

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

4. Drainage

Elevations on the site range from seven (7) to seventeen (17) feet above mean sea level with an average slope of 1.0 percent. Under these conditions, the lot produces runoff at a rate of 23.77 cubic feet per second (cfs). The runoff sheet flows through the parking lot through various swales. Runoff from the northern portion of the site is collected by a drain inlet located close to the project's driveway on Front Street.

Runoff from the south side of the site is collected by a 24-inch pipe located near the south corner of the lot. Both the runoff from the drain inlet and the 24-inch pipe cross Front Street and are discharged into the ocean.

5. Electrical and Telephone Service

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

Chapter VI

Potential Impacts and Mitigation Measures

VI. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The 816 Front Street complex has been established for many years. Commercial use of the property is consistent with the established pattern of commercial uses on Front Street. Adjacent uses consists of commercial businesses, and Front Street, which should not be impacted by the retail use of the property. Therefore, the proposed improvement is not anticipated to result in any significant impacts to the surrounding uses.

2. Flora and Fauna

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

3. Air Quality

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

4. Noise

The established commercial use will not increase the noise levels at the property due to any increased human traffic during daylight hours. Therefore, the proposed improvement for subject property will not have a significant impact upon the existing noise conditions.

5. Visual Resources

The site is not a part of a scenic or unique scenic corridor, nor does it provide a valuable vantage point to scenic resources. However, it is part of the man-made historic corridor of Front Street. The proposed improvement is appropriate for the surrounding area and is consistent with the scale, building massing and architectural character of Historic Lahaina Town. Therefore, the proposed improvement will not have a significant impact upon the visual character of the site and its immediate environs.

6. Historical Resources

The property is located within the Lahaina National Historic Landmark and is listed on the national Register of Historic Places.

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

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

The proposed project complements the existing design motif of Front Street. Architectural design details include wood cornices, canopy overhangs, and window dividers, in keeping with the built environment.

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

7. Archaeological Resources

The project site already contains two (2) structures and paved parking on the site. There are no surface archaeological features present on the site.

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

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

B. SOCIO-ECONOMIC ENVIRONMENT

On a long-term basis, the proposed improvement may cause a slight increase for employment opportunities in the Lahaina region. The proposed improvement will not have a significant impact upon employment opportunities, nor will it have a significant impact upon local population levels.

C. PUBLIC SERVICES

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

D. INFRASTRUCTURE

1. Roadways

The on-site parking spaces for the subject property is by way of Wahie Lane through parcel 41. All of the retail customers visiting the property will be pedestrian traffic from the Front Street commercial core. There could be a slight increase in traffic to the area, but the potential increase is considered insignificant given the existing traffic levels. Therefore, the proposed improvement will not have any significant impact upon traffic operations on the adjacent streets.

2. Wastewater

The proposed improvement will not have a significant impact upon the existing wastewater system that services the subject property.

3. Water

The proposed improvement will not have a significant impact upon the existing water system that services the subject property.

4. Drainage System

The Front Street runoff flows into the existing drainage collection system and discharges into the ocean. The drainage system is currently being upgraded as part of the Front Street Improvement project. The new drainage facilities were designed assuming full-buildout of Lahaina's urban core. Therefore, the proposed improvement will not have a significant impact upon Lahaina Town's existing drainage system or adjacent or downstream properties.

192-



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA
Michael R. Wong, AIA Associate
Byron T. Tsuruda, AIA Associate
Robert S. Nitta, AIA Associate

99 MAR 16 P 1:30

MEMORANDUM

DATE: March 12, 1999
TO: Maui Planning Department
FROM: Lloyd Sueda
RE: Proposed New Commercial Building - Alternate Methods & Modes
816 Front Street

The proposed structure is only 2,400 s.f. in area and is proposed to be built over an existing concrete driveway. Therefore, neither of the three (3) alternates are applicable.

1. Any addition on the site would be built on existing driveway or parking, therefore, not infringe on any environmental situation.
2. The proposed structure will not intrude into any significant viewplanes.
3. The new structure will not require any major excavating, at worst, a use of a backhoe.

If you have any questions, please call and we can discuss this matter.

cc: Ann Cua

NCB-Alternate

Chapter VII
**Relationship to Government Plan,
Policies, and Controls**

VII. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

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

B. GENERAL PLAN OF THE COUNTY OF MAUI

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

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

Policy:

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

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

Policy:

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

C. WEST MAUI COMMUNITY PLAN

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

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

The subject property is located within the West Maui Community Plan. As noted earlier, pursuant to Maui County Code, Chapter 2.80A, this property involves a request for a proposed improvement for the 816 Front Street property in Lahaina, Maui, Hawaii. The West Maui Community Plan was recently updated and adopted by Ordinance No. 2476 on February 27, 1996. The subject property is designated as "Commercial/Business". The proposed reconstruction is consistent with the following West Maui Community Plan goals, objectives, and policies:

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

Objectives and Policy:

- The area bounded by Honoapiilani Highway and Front Street defined as Lahaina Town. Within this core, allow higher density commercial and civic activities with lower density residential uses on the periphery to emphasize the importance of Lahaina Town as the regional service center and an attraction to residents and visitors alike.

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 agriculture industries, all in a manner that will enhance both the community's quality of life and the environment.

Objectives and Policies:

- Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:

- Visitor-related services/commercial services.
- Recreation-related service/commercial service.
- Residential-related service/commercial service.

Goal: An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major roads and highways, watercourses, and at major public facilities, and recognizes the importance and traditions of the region.

Objectives and Policies:

- Maintain the scale, building massing and architectural character of historic Lahaina Town.
- New building and renovation of existing buildings in Lahaina Town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.
- Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one and two-story building heights encouraged.

D. MAUI COUNTY ZONING

The zoning for the subject property is Historic District No. 2, pursuant to Maui County Code §19.50.020 Relative to the two zoning districts created for Lahaina Town, Historic District No. 2 differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of Historic District No. 2 is to "preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina". The proposed action is consistent with this intent, since it involves the reconstruction of a building in keeping with its existing architectural style and character.

Off-street parking requirement will meet all County requirements.

Existing Building	15 stalls
New Addition	5 stalls
Total Parking Required	20 stalls
Total Parking Provided	31 stalls

E. LAHAINA TOWN DESIGN GUIDELINES

Historic District No. 2 is subject to the guidelines of The Architectural Style Book for Lahaina adopted on October 6, 1969 by the County of Maui Historic Commission (now known as the Cultural Resources Commission). This manual is a guideline for reconstruction, repair, remodeling and new construction in the Lahaina Historic Districts 1 and 2.

Prior consultation with the Maui County Planning Department was undertaken by the project architect to review the proposed construction plans. The following summarize pertinent agency comments:

- Retail use of the existing building will be allowed with required parking in the rear of the property.
- Components, such as doors and windows, and siding will conform with the design guidelines of the Lahaina Historic District.

The proposed action is to construct in a similar manner such that the exterior of the existing building will be in compliance with adopted design guidelines as follows:

- Historic Architectural Style: No change with respect to style and materials. Victorian architectural characteristics will be maintained. An existing roof shed will not be replaced, as recommended by the Planning Department;
- Color and Finish: Will conform to the Lahaina Special Design District guidelines.
- Commercial Signs: Compliance to be rendered by future tenants.

In conclusion, the proposed action will not result in any change in architectural style, and building height.

F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

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

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- Improve coordination and funding of coastal recreation planning and management; and
- Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - Protecting coastal resources uniquely suited recreation activities that cannot be provided in other areas;
 - 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;
 - Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;

- 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
- Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The subject property is located approximately 200 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. Since this is a continued business use, the partial reconstruction of the structure will have no impact on the public's use of the shoreline area or other public recreational resources.

2. **Historical/Cultural Resources**

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

Policies:

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

Response:

The proposed action will further the objectives of Lahaina Historic District No. 2 to preserve the character and charm of the area in terms of building architecture.

Given the nature of the existing on-site improvements, prior ground disturbance and the established development of the property and surrounding area, it is unlikely that the subject property would contain any significant archaeological sites. The proposed action will be further reviewed by the Office of Historic Preservation, State Department of Land and Natural Resources.

3. Scenic and Open Space Resources

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

Policies:

- Identify valued scenic resources in the coastal zone management area;
- 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;
- Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- Encourage those developments which are not coastal dependent to locate in inland areas.

Response:

The subject property is not part of a scenic corridor, nor does it provide valuable vantage points to scenic resources. The property maintains the "Lahaina Town look" and fits into the surrounding area.

4. Coastal Ecosystems

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

Policies:

- Improve the technical basis for mature resource management;
- Preserve valuable coastal ecosystems of significant biological or economic importance;
- 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
- 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:

No noted earlier, the subject property is located approximately 200 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The construction of the structure will have no impact on the region's coastal ecosystem, and there will be no significant impact on near-shore waters from point and non-point sources of pollution.

5. **Economic Uses**

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

Policies:

- Concentration in appropriate areas the location of coastal dependent development necessary to the state's economy;
- Insure that coastal dependent development such as harbors and ports, visitor facilities, and energy-generating facilities are located, designed, and constructed to minimize significant social, visual and environment impacts in the coastal zone management areas; and

- 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:
 - Utilization of presently designated locations is not feasible,
 - Adverse environmental effects are minimized, and
 - The development is important to the State's economy.

Response:

The subject property has been developed in accordance with adopted zoning and is a continuation of the established pattern of commercial uses on Front Street. In general, the Lahaina Historic District is a major visitor attraction and employment center in West Maui. To a limited extent, the newly created jobs will have a positive impact on the region's job market for Maui residents. The subject property has no significant social, visual and environmental impacts in the coastal zone management area.

6. Coastal Hazards

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

Policies:

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

Response:

The subject property has been designated as in the Federal Flood Insurance Rate Maps as "Zone A4", an area of 100 year flood hazard potential. The finished floor will be established above the base flood elevation is 7 feet.

Also since this a developed property and in consideration of county drainage improvements underway, there will not be any increase in flood impacts on downstream properties.

7. Managing Development

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

Policies:

- Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
- 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 partial reconstruction of the structure on the subject property will be conducted in accordance with applicable State and County requirements and will be subject to public and agency review during the environmental assessment determination, SMA permit, and historic sites inventory processes.

8. Public Participation

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

Policies:

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

Response:

Public review and comment is required for the Final Environmental Assessment.

9. Beach Protection

Objectives: Protect beaches for public use and recreation.

Policies:

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

Response:

As notes earlier, the subject property is located approximately 200 feet inland from the shoreline. Accordingly, the subject property has no involvement with construction of any structures within the shoreline area. The subject property will not have an impact upon any public beaches.

10. Marine Resources

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

Policies:

- Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- 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;
- 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
- Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

As noted earlier, the subject property is located approximately 200 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The partial demolition and reconstruction of the structure will have no impact on the region's coastal or marine resources, and there will be no significant impact to near-shore waters from point and non-point sources of pollution.

Chapter VIII

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

SENT BY: COUNTY MAUI PLANNING ; 2- 3-99 ; 9:39AM ;

8082437634→

808 9496707:# 1

9580

LINDA LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 243-7845
Fax: (808) 243-7855



1998 DEC -4 P 1:21
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

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

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

December 3, 1998

MEMO TO: LISA M. TUYEN, DIRECTOR OF PLANNING

FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT
PACIFIC WAREHOUSE
TMK: (2) 4-5-001:011

We reviewed the subject submittal and have the following comments.

1. The size of the property is stated as 25,104 square feet. On August 24, 1998, the lot was subdivided into two lots, placing the buildings and parking on separate lots (LUCA File No. 4.725). The two buildings are located on Lot A, which is now 12,604 square feet in size. Lot B is 12,520 square feet in size and contains the 33 stall parking lot.
2. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code Chapter 19.36. The proposed building on Lot A will require five (5) additional off-street parking stalls. These spaces shall be located on the same lot as the proposed improvement, or an off-site parking application must be approved.
3. Access to Lot B from Front Street is through Wahie Lane and Easement A over TMK: (2) 4-5-001:041. This new access and consolidation of the parking lot on Lot B and Parcel 41 may have eliminated stalls on Lot B. Please verify the total current stalls on Lot B.
 - a) Lot B provides fifteen (15) off-site parking stalls for the two existing commercial buildings on Lot A (OSP 98/0002).

Ms. Lisa M. Nuyen
December 3, 1998
Page 2

- b) Lot B provides six (6) off-site parking stalls for Aloha Cantina (OSP 95/004).
 - c) Lot B provides seven (7) off-site parking stalls for Avalon Restaurant (OSP 88/002)
 - d) A total of 28 stalls of the 33 parking stalls are accounted for on Lot B.
4. The proposed and existing buildings will block practical access to the one required loading space located on Lot .
- a) The one required loading space located on Lot A appears to only be accessible from the Front street driveway. (See 5/31/96 letter from Lloyd Lee.)
 - b) Lot A may not have access rights from Wahie Lane through TMK: (2) 4-5-001:041 and Lot B to this loading space.

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

DG:co/mt
S:\LUCA\CZM\PACIFIC.WPD

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

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

Wastewater Reclamation Division

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

ANDREW M. HIROSE
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

RECEIVED
MAR - 2 1999
SUEDA & ASSOC., INC.

February 26, 1999

Lloyd T. Sueda, AIA
SUEDA & ASSOCIATES, INC.
905 Makahiki Way, Mauka Suite
Honolulu, Hawaii 96826-2869

SUBJECT: PROPOSED PACIFIC WAREHOUSE ADDITION PROJECT
TMK (2) 4-5-001: 011

Dear Mr. Sueda:

This is in reply to your February 18, 1999, revision letter regarding departmental comments made during our review of the Draft Environmental Assessment for the subject project.

"2 All new offstreet parking and loading requirements will be placed on Lot A, which includes the 15 stalls required for the existing buildings and the 5 new additional stalls for the new retail addition."

Comment: We concur that 20 parking stalls are needed for existing and proposed uses on LOT A.

"3 The current number of stalls on Lot B is 45 stalls."

Comments: The site plan (dated September 8, 1997) submitted with your letter shows only 28 parking stalls on Lot B. Where are the remaining 17 parking stalls?

"3(a) Lot B will provide the (15) stalls required."

Comments: We acknowledge that Offsite Parking Approval #OSP980002 allows 15 parking stalls on LOT B to be used to offset parking requirements on LOT A. If 20 parking stalls are required to implement your proposed project, where are the remaining 5 parking stalls?

February 26, 1999
Lloyd T. Sueda, AIA
SUBJECT: PROPOSED PACIFIC WAREHOUSE ADDITION PROJECT
TMK (2) 4-5-001: 011
Page Two of Three Pages

"3(b) If you check in the records the 6 and 7 stalls for both Aloha Connections and Avalon are now void, therefore, leaving Lot B with $45 - 15 = 30$ additional stalls. See attached memo from the Department of Planning dated May 29, 1998."

Comments: We are unable to confirm that there are 45 parking stalls on LOT B [review comments to 3 above].

"3(c) The loading for the commercial spaces will be located on Lot B through an access easement over TMK:(2)4-5-001:041. See attached drawings and letter from Department of Planning dated June 2, 1998."

Comments: Easement "A" over TMK (2)4-5-001:041 for access to LOT B was created pursuant to Subdivision #4.727 approved on June 29, 1998. We have no objections to Easement "A" being used for access to a loading zone located on LOT B. If the LOT B loading zone is being used to fulfill a loading zone requirement for LOT A, then please confirm with the Planning Department if a variance is needed to allow LOT A's required loading zone to be situated on LOT B.

"3(d) A total of $15 + 5 = 20$ stalls of the existing 45 stalls are accommodated for on Lot B."

Comments: If 5 additional parking stalls are required for your proposed project on LOT A, then offsite parking approval is needed to located those 5 additional parking stalls on LOT B [review comments to 3(a) above]. We are unable to confirm that there are 45 parking stalls on LOT B [review comments to 3 above].

Your most recent letter make reference to Planning Department correspondences dated May 29, 1998, and June 2, 1998, which were to be submitted with your letter, however, these letters were not enclosed with neither your February 11, 1999, letter nor your February 18, 1999, letter. After inquiring with the Planning Department, I obtained copies of Diamond Parking Services's May 22, 1998, letter and Planning Department's June 2, 1998, Offsite Parking Approval letter.

February 26, 1999

Lloyd T. Sueda, AIA

SUBJECT: PROPOSED PACIFIC WAREHOUSE ADDITION PROJECT

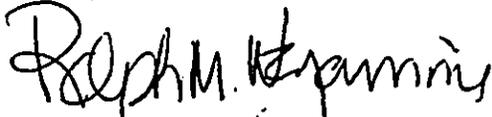
TMK (2) 4-5-001: 011

Page Three of Three Pages

To facilitate processing of your building permit application, please submit the correct documentation when applying for the building permit to construct the proposed project.

Please call Clement Enomoto at 243-7236 if you have any questions regarding this letter.

Very truly yours,



RALPH M. NAGAMINE

Land Use and Codes Administrator

RMN/CJE/MHT

S:\LUCIA\ALL\PLANEXAM\CJE\CORRESP\ZONING\45001011.MHT

c: Colleen Suyama, Planning Department



Sueda & Associates, Inc./Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 11, 1999 (Revised February 18, 1999)

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

Re: Environment Assessment
Pacific Warehouse
TMK: (2) 4-5-001:011

Dear Charles:

I. DPW Comments and Response

1. We acknowledge that the original parcel was subdivided into two (2) separate parcels:

Lot A - 12,604 s.f.	Existing two (2) buildings
Lot B - 12,520 s.f.	Existing parking
2. All new off street parking and loading requirements will be placed on Lot A which includes the 15 stalls required for the existing buildings and the 5 new additional stalls for the new retail addition.
3. The current number of stalls on Lot B is 45 stalls.
 - a. Lot B will provide the (15) stalls required.
 - b. If you check in the records the 6 and 7 stalls for both Aloha Connections and Avalon are now void, therefore, leaving Lot B with $45 - 15 = 30$ additional stalls. See attached memo from the Department of Planning dated May 29, 1998.

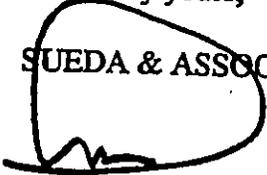
Mr. Charles Jencks
February 11, 1999 (Revised February 18, 1999)
Page 2

- c. The loading for the commercial spaces will be located on Lot B through an access easement over TMK: (2) 4-5-001:041. See attached drawings and letter from Department of Planning dated June 2, 1998.
- d. A total of 15 + 5 - 20 stalls of the existing 45 stalls are accommodated for on Lot B.

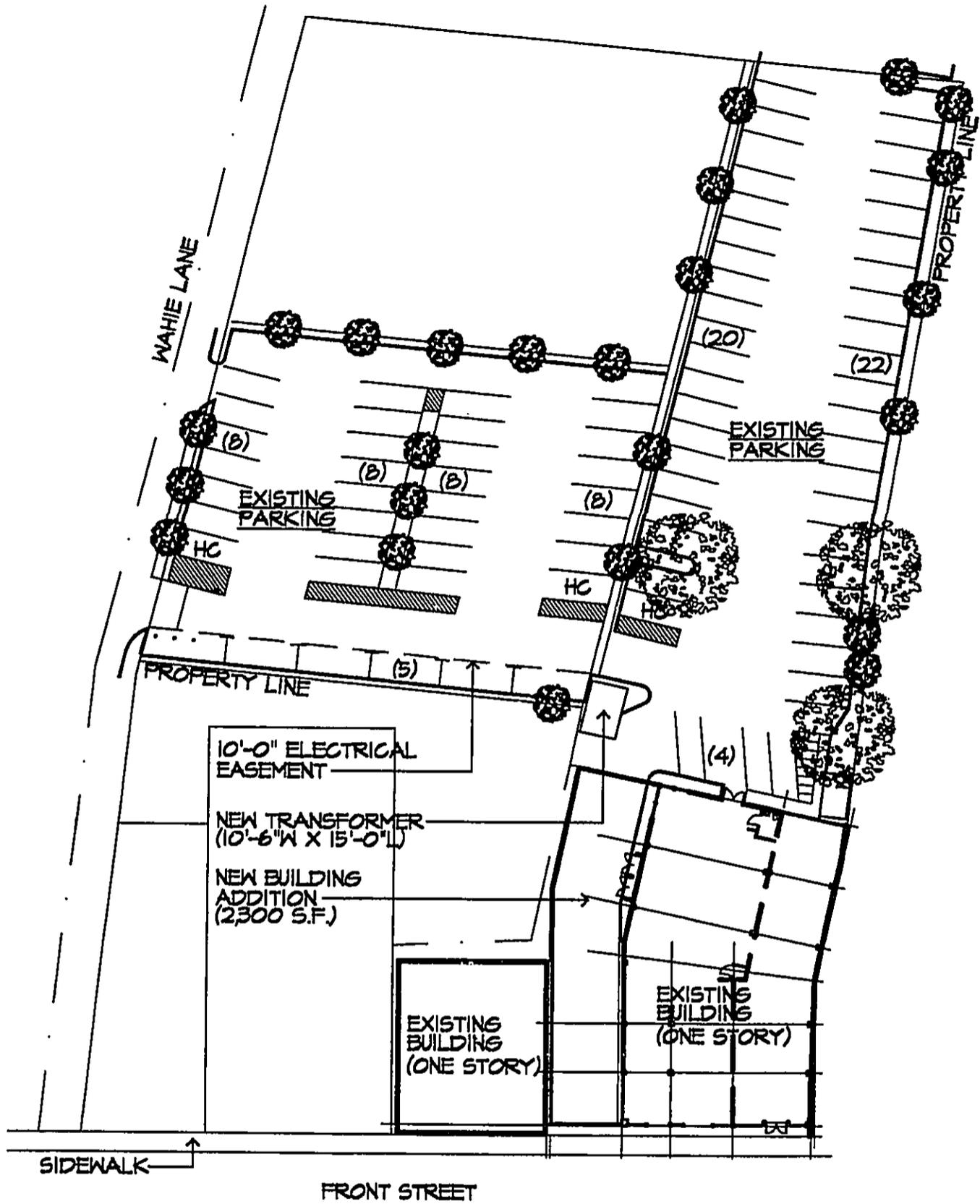
If you have any questions, please call.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda, AIA
Principal

Enc.



SITE DEVELOPMENT PLAN
 SCALE : 1" = 40'-0"
 T.M.K. : 4-5-01 : II

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

ALFRED M. ARENSORF, M.D.
District Health Officer
DISTRICT HEALTH OFFICER

STATE OF HAWAII '98 NOV 17 P3:47
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE DEPT OF PLANNING
54 HIGH STREET COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793 RECEIVED

November 13, 1998

Ms. Lisa M. Nuyen
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Ms. Nuyen:

Subject: Proposed New Commercial Building
TMK: (2) 4-5-1: 11
EA 980011

Thank you for the opportunity to comment on the proposed new building. We have the following comments:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-48, "Community Noise Control". A noise permit may be required and should be obtained prior to the commencement of work.
2. HAR, Chapter 11-48, also sets maximum allowable levels for noise from stationary sources such as air conditioning units, compressors, and generators. The attenuation of noise from these potential sources should be considered during the design phase of the project.

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

Sincerely,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate
Byron T. Tsuruda, AIA Associate
Robert S. Nitta, AIA Associate

February 16, 1999

Mr. Herbert Matsubayashi
State of Hawaii
Department of Health
Maui District Health Office
54 High Street
Wailuku, Maui, HI 96783

Re: Proposed New Commercial Building
TMK: (2) 4-5-1:11

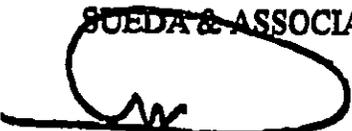
Dear Herbert:

1. The General Contractor will apply for a noise permit prior to the commencement of construction.
2. All air conditioning units as well as compressors will be shielded to minimize the transition of noise.

If you have any questions, please call and we can discuss this matter.

Very truly yours,

~~SUEDA & ASSOCIATES, INC.~~


Lloyd T. Sueda, AIA
Principal

NCB-D&H(E&T M.)

SENT BY: COUNTY MAUI PLANNING ; 2- 3-99 ; 9:41AM ;

8082437634→

808 9496707:# 5

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461



'98 NOV 13 P1:23

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 10, 1998

Ms. Lisa Nuyen
Planning Director
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Ms. Nuyen:

Subject: Proposed New Commercial Building
TMK: 4-5-1:11
I.D.: EA 980011

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted, 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
Manager, Engineering

ELR/dt:ikh



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Mr. Edward Reinhardt
Manager, Engineering
Maui Electric Company, Ltd.
210 West Kamehameha Ave.
Kahului, Maui, HI 96733-6898

Re: Proposed New Commercial Building
TMK: (2) 4-5-1:11

Dear Ed:

In response to your letter dated November 10, 1998, our electrical engineer will meet with Maui Electric to verify the project's electrical requirements.

If you have any questions, please call and we can discuss this matter.

Very truly yours,

~~SUEDA & ASSOCIATES, INC.~~

Lloyd T. Sueda, AIA
Principal

NCB-Maui Elec (EA R.)

PHONE (808) 594-1888

FAX (808) 594-1885



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 600
HONOLULU, HAWAII 96813

'98 NOV 20 P12:49

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 18, 1998

Lisa M. Nuyen
Director of Planning
County of Maui
Department of Planning
250 So. High Street
Wailuku, Hawai'i 96793

HIS 251

Re: Draft Environmental Assessment for Pacific Warehouse, Inc.'s Proposed New
Commercial Building at 816 Front Street, Lahaina, Maui, TMK: 4-5-01:11

Dear Ms. Nuyen:

Thank you for the opportunity to review the draft Environmental Assessment (DEA) for Pacific Warehouse, Inc.'s proposed new commercial building at 816 Front Street, Lahaina, Maui. The applicants propose to build a new wooden structure between two existing building.

No threatened or endangered plants exist on the property and no cultural or archaeological resources have been found. At this time, the Office of Hawaiian Affairs has no concerns with this project.

If you have any questions, or need to forward any additional information, please contact Sebastian Aloit, Land and Natural Resources Division Officer or Lynn Lee, EIS Planner at 594-1936.

Sincerely

Colin Kippen
Deputy Administrator

Sebastian Aloit
Land and Natural Resources Division Officer

cc: Board of Trustees
Maui Community Affairs Office



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Mr. Sebastian Aloit
Land and Natural Resources Division Officer
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Blvd., Suite 600
Honolulu, HI 96813

Re: Proposed New Commercial Building
TMK: (2) 4-5-01:11

Dear Mr. Aloit:

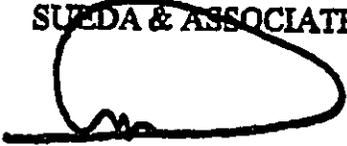
Thank you for your response regarding our new Proposed Commercial Building.

If we encounter anything during construction that seems significant, or of any archeological value, the General Contractor is to stop any excavation and contact the proper authority.

If you have any questions, please call and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda, AIA
Principal

NCB-OEA (S. Aloit)



LINDA LINGLE
MAYOR

OUR REFERENCE
TM: Fg
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-8400
FAX (808) 244-8411

'98 NOV 20 P2:40

THOMAS M. PHILLIPS
CHIEF OF POLICE

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

November 18, 1998

MEMORANDUM

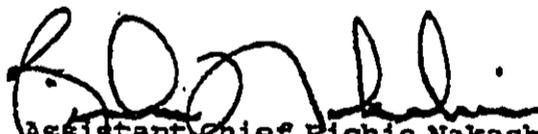
TO: MS. LISA M. NUYEN
DIRECTOR, PLANNING DEPARTMENT

FROM: THOMAS PHILLIPS, CHIEF OF POLICE

SUBJECT: TMK 4-5-1:11
Project: Proposed New Commercial Building
Applicant: Lloyd Sueda, of Sueda & Associates, Inc.
On Behalf of Pacific Warehouse

No recommendation or special condition is necessary
or desired.

Refer to attachment.


Assistant Chief Richie Nakashima
for: THOMAS PHILLIPS
Chief of Police



Sueda & Associates, Inc. / Architects and Planners

February 16, 1999

Mr. Thomas Phillips
Chief of Police
Police Department
County of Maui
55 Mahalani St.
Wailuku, HI 96793

Re: Proposed New Commercial Building
TMK: (2) 4-5-1:11

Dear Mr. Phillips:

Thank you for your response to our Proposed New Commercial Building.

If you have any questions, please call and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.

Lloyd T. Sueda, AIA
Principal

NCB-Thomas P. (Police)

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate
Byron T. Tsuruda, AIA Associate
Robert S. Nitta, AIA Associate

SENT BY: COUNTY MAUI PLANNING ; 2- 3-99 ; 9:41AM ;

8082437634-

808 9496707:# 6

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1178
HONOLULU, HAWAII 96825

KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOHIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

'98 NOV -9 P12:52
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 6, 1998

Ms. Lisa M. Nuyen, Planning Director
County of Maui, Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

Attn: Ann Cua

Dear Ms. Nuyen:

Subject: Proposed New Commercial Building, EA 98011,
TMK 4-5-1:11, Lahaina, Maui, Dated July, 1998

Thank you for the opportunity to review the subject application.
The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Daniel Ornellas at
586-3836.

Aloha,

Daniel Ornellas
for KALI WATSON, Chairman
Hawaiian Homes Commission



Sueda & Associates, Inc./Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Mr. Kali Watson, Chairman
Hawaiian Homes Commission
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

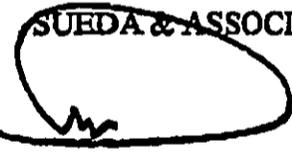
Re: Proposed New Commercial Building
TMK: (2) 4-5-1:11

Dear Mr. Watson:

Thank you for your response to our Proposed New Commercial Building.

If you have any questions, in the future, please call and we can discuss this matter.

Very truly yours,


SUEDA & ASSOCIATES, INC.

Lloyd T. Sueda, AIA
Principal

NCB-HHC (Kali W.)

177

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamehameha Boulevard
Kapolei, Hawaii 96707

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWELO

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

00 MAR -8 P1:07

March 2, 1999

Ms. Ann T. Cua
Department of Land Use and Codes
Public Works and Waste Management Administration
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 22910 ✓
DOC NO: 9902CD29

Dear Ms. Cua:

SUBJECT: Historic Preservation Review of the Draft Environmental Assessment for the Proposed New Commercial Building Located at 816 Front Street Paunau Ahupua'a, Lahaina District, Island of Maui

Thank you for the opportunity to comment on this Draft EA. Our comments are late and we apologize for any inconvenience this may cause you. Our review is based on reports and maps maintained at the State Historic Preservation Office; a field inspection was made of the subject property by Boyd Dixon (our prior Maui Archaeologist) on August 27, 1997.

The proposed project area has not undergone an archaeological inventory survey. The project area was the location of farm plots and possibly associated house sites in the mid-1800s. In addition, it falls within the Lahaina Historic District (site 3001). Subsurface archaeological remains have been located during archaeological monitoring of public utilities on Wahie Lane, just west of the subject property, as well as in other locations in Old Lahaina Town. Construction work at the intersection of Lahainaluna Road and Front Street has uncovered at least three human burials and other archaeological materials. Thus, it is possible that historic sites may be located subsurface within the project area. Such sites could contain important information on the history of pre-contact Lahaina and Lahaina the port-town of the early 1800s.

Given the above information, we recommend that an archaeological inventory survey with subsurface testing be done to determine if significant historic sites are present. This survey should include review of historic documents for land use of the parcel in the 1800s. Subsurface testing will determine if significant remains of these prior uses still survive. If

Mr. Ann T. Cua
Page 2

testing cannot be feasibly done with the standing buildings, please have our office contacted, so some form of phased survey can be developed. An acceptable report will need to be submitted to our office in order to evaluate findings.

We are not sure where this application is in your planning process. If a decision on the application has not yet been made, we recommend deferral of the decision until the archaeological survey is done. At that point, we can advise your agency whether significant historic sites are present and what appropriate mitigation conditions might be.

If significant sites are identified, mitigation work may be needed in the form of archaeological data recovery work (and possibly preservation, depending on what is found).

Please call Cathleen Dagher at 692-8023 if you have any questions.

Aloha,


Don Hibbard, Administrator
State Historic Preservation Division

CD:jen



FAXED
3/12/99

Lloyd T. Sueda, AIA
Michael R. Wang, AIA Associate
Byron T. Tsunoda, AIA Associate
Robert S. Nitta, AIA Associate

Sueda & Associates, Inc. / Architects and Planners

March 12, 1999

Mr. Don Hibbard, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Boulevard
Honolulu, HI 96707

Dear Mr. Hibbard:

Your report is very late. Your department once asked for an extension after being three months late, then you waited another month before this report was generated. You are not being fair with the developers.

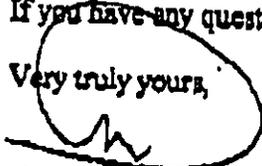
Anyway, just to give you some in-site of the proposed development -

- a. The proposed addition is only 2,400 s.f.
- b. The proposed site is 22'-0" wide and is presently a concrete driveway.
- c. A year ago, the County dug up 10'-0" of the driveway to install electrical lines to the new transformer to their Front Street Redevelopment. To my knowledge, no significant findings were encountered. The transformer is for other businesses on Front Street.
- d. Our new addition will not re-excavate the existing 10'-0" easement and in fact do very little in terms of physically excavating the driveway. The addition is a one-story single post and truss building.

We feel that an archaeological inventory survey with subsurface testing should not be required. If any, that requirement should have been placed on the County, and not after the fact to the developers. We would, however, agree to notify the right authority if we should encounter any archaeological findings during construction.

If you have any questions, please call and we can discuss this matter.

Very truly yours,


Lloyd T. Sueda, AIA
Principal

cc: Ann Cua
NGB-DLNR

Chapter IX

Environmental Assessment Consultation



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Niffa, AIA Associate

March 1, 1999

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

Re: New Commercial Building - Environmental Assessment
816 Front Street
TMK: 4-5-01:11

Dear Ann:

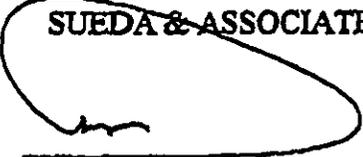
On August 25, 1998, I met with George "Keoki" Freeland, Executive Director of Lahaina Restoration Foundation, to discuss our proposed new addition to the existing Front Street building, explaining the closing of the existing driveway, the electrical easements and the parking consolidation access through Wainee Lane.

I also left a set of drawings for them to review. If they had any concerns on this matter, it should be brought up with the Maui Planning Department.

Keoki Freeland did not have any objection to this project.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda, AIA
Principal

NCE-Proclad



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

March 1, 1999

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

Re: New Commercial Building - Environmental Assessment
816 Front Street
TMK: 4-5-01:11

Dear Ann:

On August 25, 1998, I met with Theo Morrison, Executive Director of Lahaina Town Action Committee, to discuss our proposed new addition to the existing Front Street building, explaining the closing of the existing driveway, the electrical easements and the parking consolidation access through Waivee Lane.

I also left a set of drawings for them to review. If they had any concerns on this matter, it should be brought up with the Maui Planning Department.

Theo Morrison said she would review these drawings and respond.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda, AIA
Principal

NCP-Morrison



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA
Michael R. Wong, AIA Associate
Byron T. Tsuruda, AIA Associate
Robert S. Nitta, AIA Associate

February 16, 1999

Mr. Rick Ralston
Ralston Development Corporation
99-969 Iwaena
Aiea, HI 96701

Re: Proposed New Commercial Building
TMK: (2) 4-5-01:11
Front Street

Dear Rick:

Pacific Warehouse, Owner of the existing commercial buildings abutting your property is proposing to construct a \pm 2,400 s.f. addition to the existing buildings.

As part of our environmental assessment application, we are required to notify all property owners adjacent to the proposed development.

Enclosed is a copy of the drawings that has been submitted to the Planning Department. If you have any comments regarding the above, please notify the Planning Department in writing or please call me at 949-6644 if you have any questions and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.

Lloyd T. Sueda, AIA
Principal

Enc.

NCB-24Property Owners



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Mr. Richard Nagasako
Nagasako Family Hui
Old Lahaina Center
Lahaina, Maui 96761

Re: Proposed New Commercial Building
TMK: (2) 4-5-01:11
Front Street

Dear Richard:

Pacific Warehouse, Owner of the existing commercial buildings abutting your property is proposing to construct a ±2,400 s.f. addition to the existing buildings.

As part of our environmental assessment application, we are required to notify all property owners adjacent to the proposed development.

Enclosed is a copy of the drawings that has been submitted to the Planning Department. If you have any comments regarding the above, please notify the Planning Department in writing or please call me at 949-6644 if you have any questions and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.

Lloyd T. Sueda, AIA
Principal

Enc.

NCB-10Property Owners



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Mrs. Florence Nagamine-Shimomura
1787 Wili Pa Loop
Wailuku, Maui 96793

Re: Proposed New Commercial Building
TMK: (2) 4-5-01:11
Front Street

Dear Mrs. Nagamine-Shimomura:

Pacific Warehouse, Owner of the existing commercial buildings abutting your property is proposing to construct a ±2,400 s.f. addition to the existing buildings.

As part of our environmental assessment application, we are required to notify all property owners adjacent to the proposed development.

Enclosed is a copy of the drawings that has been submitted to the Planning Department. If you have any comments regarding the above, please notify the Planning Department in writing or please call me at 949-6644 if you have any questions and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.

Lloyd T. Sueda, AIA
Principal

Enc.

NCE-21Property Owners



Sueda & Associates, Inc./ Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Messrs. Glenn and Bruce Kajihara
732 Twin View Drive
Honolulu, HI 96817

Re: Proposed New Commercial Building
TMK: (2) 4-5-01:11
Front Street

Gentlemen:

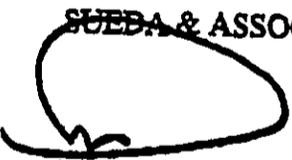
Pacific Warehouse, Owner of the existing commercial buildings abutting your property is proposing to construct a $\pm 2,400$ s.f. addition to the existing buildings.

As part of our environmental assessment application, we are required to notify all property owners adjacent to the proposed development.

Enclosed is a copy of the drawings that has been submitted to the Planning Department. If you have any comments regarding the above, please notify the Planning Department in writing or please call me at 949-6644 if you have any questions and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda, AIA
Principal

Enc.

NCB-14 Property Owners



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

February 16, 1999

Kurisu & Fergus
Pauahi Tower
1001 Bishop St., Suite 2325
Honolulu, HI 96813-3423

Re: Proposed New Commercial Building
TMK: (2) 4-5-01:11
Front Street

Gentlemen:

Pacific Warehouse, Owner of the existing commercial buildings abutting your property is proposing to construct a \pm 2,400 s.f. addition to the existing buildings.

As part of our environmental assessment application, we are required to notify all property owners adjacent to the proposed development.

Enclosed is a copy of the drawings that has been submitted to the Planning Department. If you have any comments regarding the above, please notify the Planning Department in writing or please call me at 949-6644 if you have any questions and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.

Lloyd T. Sueda, AIA
Principal

Enc.

NCB-12Property Owners

Chapter X

Conclusions

IX. CONCLUSIONS

1. The proposed action is consistent with the adopted West Maui Community Plan, zoning provisions of Historic District No. 2.
2. The proposed action will not change the architectural character of the existing building and will be designed to comply with adopted design guidelines for Historic Lahaina Town and current building, electrical and plumbing codes.
3. The proposed action will not have an adverse impact upon surrounding areas, significant archaeological or historic sites, employment opportunities, flood hazard potential, nor will it have a significant impact upon local population, public services such as police, medical facilities and schools, and public infrastructure relative to roadways, water, wastewater, drainage, and other infrastructure.
4. The proposed action is consistent with the objectives, policies and guidelines, pursuant to the Hawaii Coastal Zone Management Act, HRS Chapter 205A.
5. The proposed action will not have a significant effect on the environment relative to Significance Criteria, pursuant to §11-200-12, Environmental Impact Statement Rules, Department of Health.

Chapter XI

References

X. REFERENCES

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

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

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

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

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

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

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

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

Community Planning, Inc., Lahaina Historical Restoration and Preservation, May 1961.