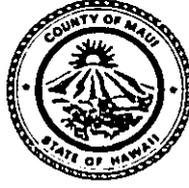


JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING RECEIVED

July 26, 1999

'99 JUL 28 11:01

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
235 S. Beretania Street, #702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Final Environmental Assessment (EA) for the Wainee Office
Building at TMK 4-5-07:04, Lahaina, Maui, Hawaii
(EA 990004)

The Maui County Planning Department (Department), as the accepting authority, is transmitting for publication in the upcoming OEQC Bulletin, the Final Environmental Assessment and Finding of No Significant Impact (FONSI) for the Wainee Office Building.

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 to the Office of Environmental Quality Control in a WordPerfect format. In addition, the Department has enclosed four (4) copies of the Final Environmental Assessment (prepared by the applicant).

Thank you for your cooperation. If additional clarification is required, please feel free to call Joe Alueta at 270-7735.

Sincerely,

Clayton I. Yoshida
for John E. Min
Director of Planning

Enclosures

cc: Glenn Tadaki, Munekiyo, Arakawa & Hiraga, Inc.
Howard Murai, Finance Realty, Ltd.
TMK Project Files (w/enclosures)
General File

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FILE COPY

Final **Environmental Assessment**

*** WAINEE OFFICE BUILDING ***

Prepared for:

Finance Realty, Ltd.

July 1999



***Final
Environmental Assessment***

**WAINEE OFFICE
BUILDING**

Prepared for:

Finance Realty, Ltd.

July 1999



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in:city/wainee/ea.rpt

Preface

The applicant, Finance Realty, Ltd., is seeking a Change in Zoning from the "A-1, Apartment" district to the "B-2, Community Business" district for the proposed development of a two-story office building consisting of 10,000 square feet on a parcel identified by TMK 4-5-07:04 in Lahaina, Maui, Hawaii. Since the parcel is located within the limits of the Lahaina National Historic Landmark District, this Environmental Assessment (EA) has been prepared as required to document the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the significance of the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROPOSED ACTION

The applicant, Finance Realty, Ltd., is requesting a Change in Zoning for property located in Lahaina, Maui, Hawaii from the "A-1, Apartment" District to the "B-2, Community Business" District. The Change in Zoning request was filed with the Maui County Planning Department on December 21, 1998 and is subject to review and recommendation by the Maui Planning Commission and approval by ordinance by the Maui County Council.

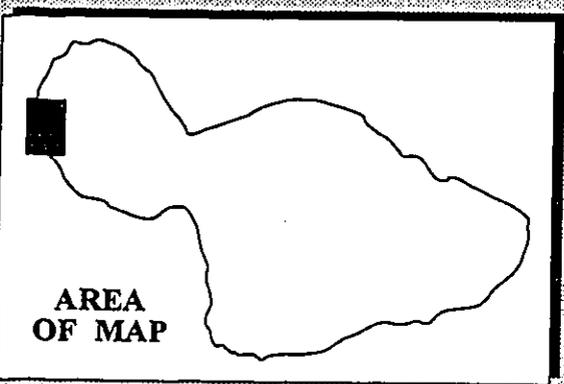
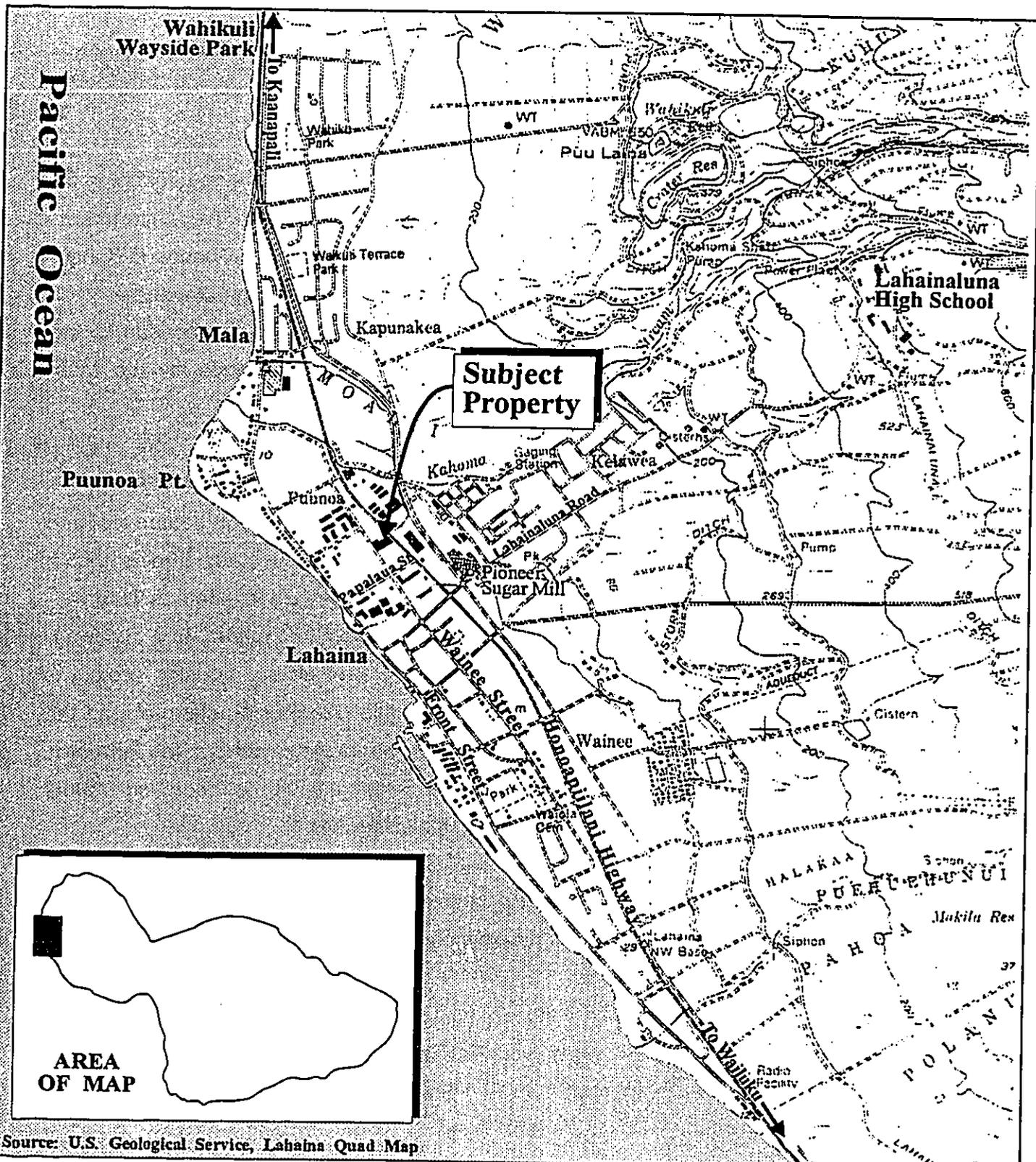
B. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

The subject property encompasses approximately 18,638 square feet and is located on Wainee Street (between Kenui and Papalaua Streets) within the town of Lahaina. See Figure 1. The property, identified as TMK 4-5-07:04, is bordered along its mauka boundary by Honoapiilani Highway. See Figure 2. The State of Hawaii's Piilani elderly housing project is located to the north of the property, while Scaroles Restaurant and the Longhi Building are located to the immediate south of the property. Access to the property is via Wainee Street, a two-lane, improved County roadway which parallels Honoapiilani Highway.

With the exception of a few large mango trees and exotic weeds and grasses, the property is cleared and vacant.

The subject property is located within the State Land Use "Urban" district. The West Maui Community Plan currently designates the property as "Business/Commercial" and "Open Space". The parcel is presently designated "A-1, Apartment" by Maui County zoning.

The subject property is owned in fee by Finance Holdings, Ltd.

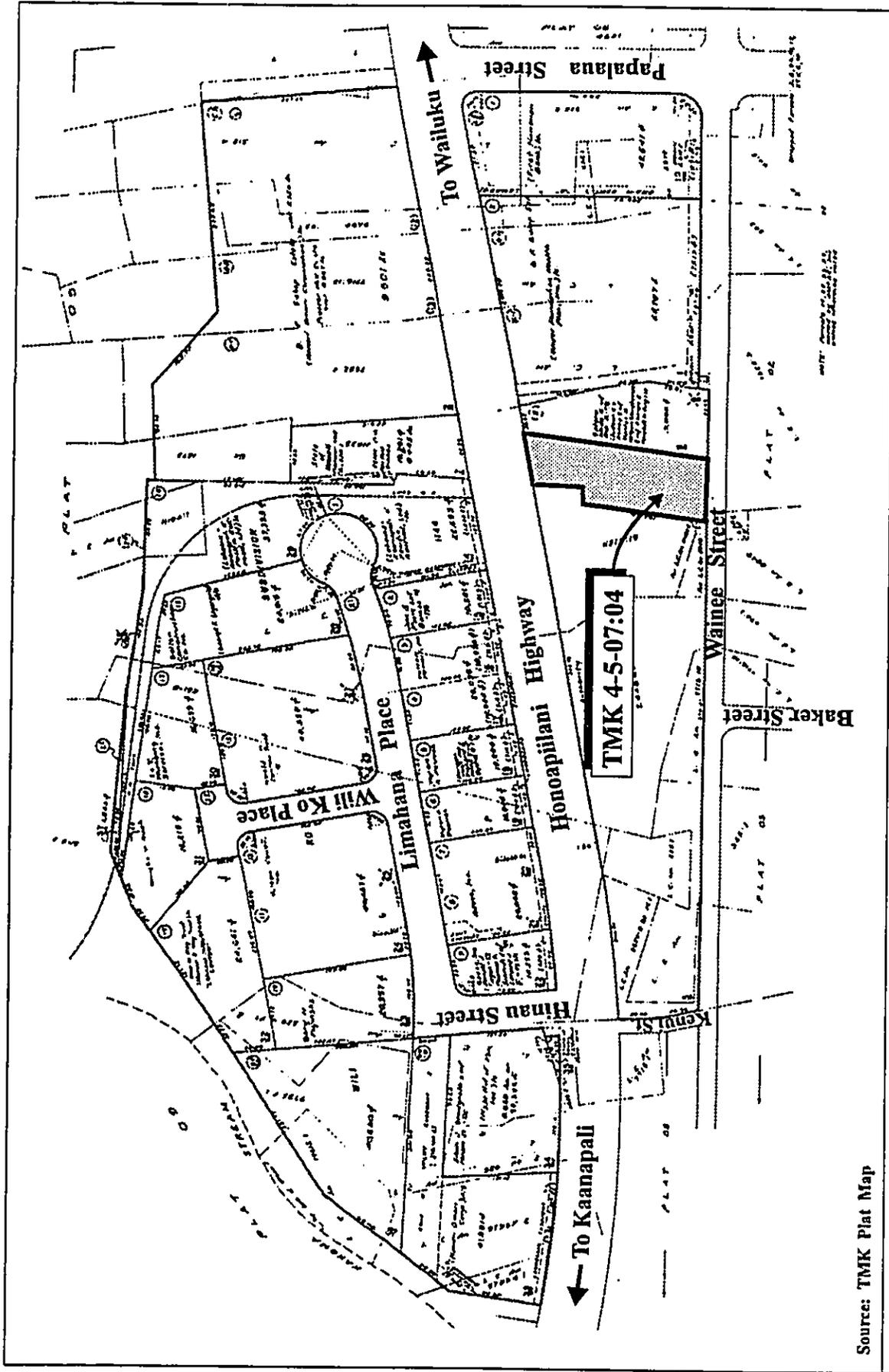


Source: U.S. Geological Service, Lahaina Quad Map

Figure 1 Wainee Office Building Regional Location Map



Prepared for: Finance Realty, Ltd.



Source: TMK Plat Map

Figure 2

Wainee Office Building
Site Location Map



Prepared for: Finance Realty, Ltd.

NOT TO SCALE

In addition to the foregoing land use designations, the parcel is within the County's Special Management Area.

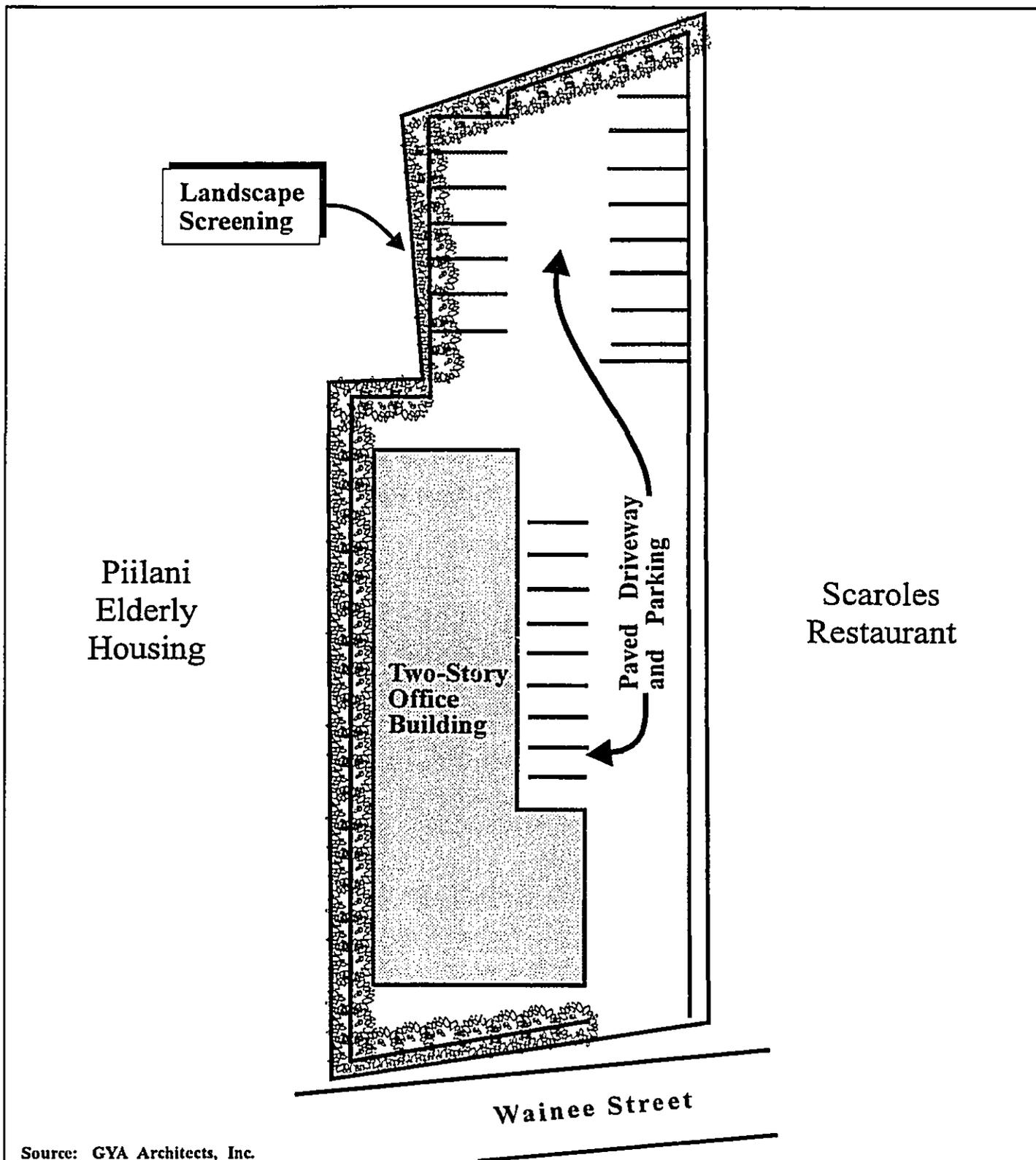
C. REASONS JUSTIFYING THE REQUEST

The project site is located within the town of Lahaina in an area of existing urban development. Business/commercial development within the vicinity of the project site is characterized by Anchor Square, West Maui Center, Lahaina Square, Lahaina Center, and the Lahaina Shopping Center. In this regard, the proposed project is intended to provide an area for business/commercial activities in the context of existing and future urban development and is in consonance with the existing urbanized lands within proximity of the project site. In addition, the proposed project will support the Lahaina business community by providing easily accessible leasable office space for professional, financial services, and related business/commercial uses.

The proposed development will provide short- and long-term benefits for the island's economy. On a short-term basis, the proposed project will provide construction employment and support construction-related services and suppliers. Upon completion, businesses located on the subject property will contribute to the long-term support of the regional economy through their contributions of property taxes, payment of employee salaries and wages, and purchases of goods and services from local merchants and service providers. In addition, purchases relating to facilities maintenance will similarly benefit the local economy.

D. PROPOSED DEVELOPMENT

Conceptually, the proposed office building will be a two-story structure with up to 10,000 square feet of floor area. See Figure 3. Approximately 23 vehicle parking spaces would be provided, along with a full



Source: GYA Architects, Inc.

Figure 3

Wainee Office Building
Conceptual Site Plan



Prepared for: Finance Realty, Ltd.

NOT TO SCALE

landscaping of the site's open and parking areas. Office tenants will include professional, financial services, and related business/commercial uses.

Cost estimates and an implementation time frame will be established in connection with the development of the project's plans and specifications.

This Environmental Assessment (EA) has been prepared as required by Chapter 343, *Hawaii Revised Statutes (HRS)*, since the subject property is located within the boundaries of the Lahaina National Historic Landmark District, an area listed on the National Register of Historic Places.

Chapter II

***Description of
Existing Environment***

II. DESCRIPTION OF EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

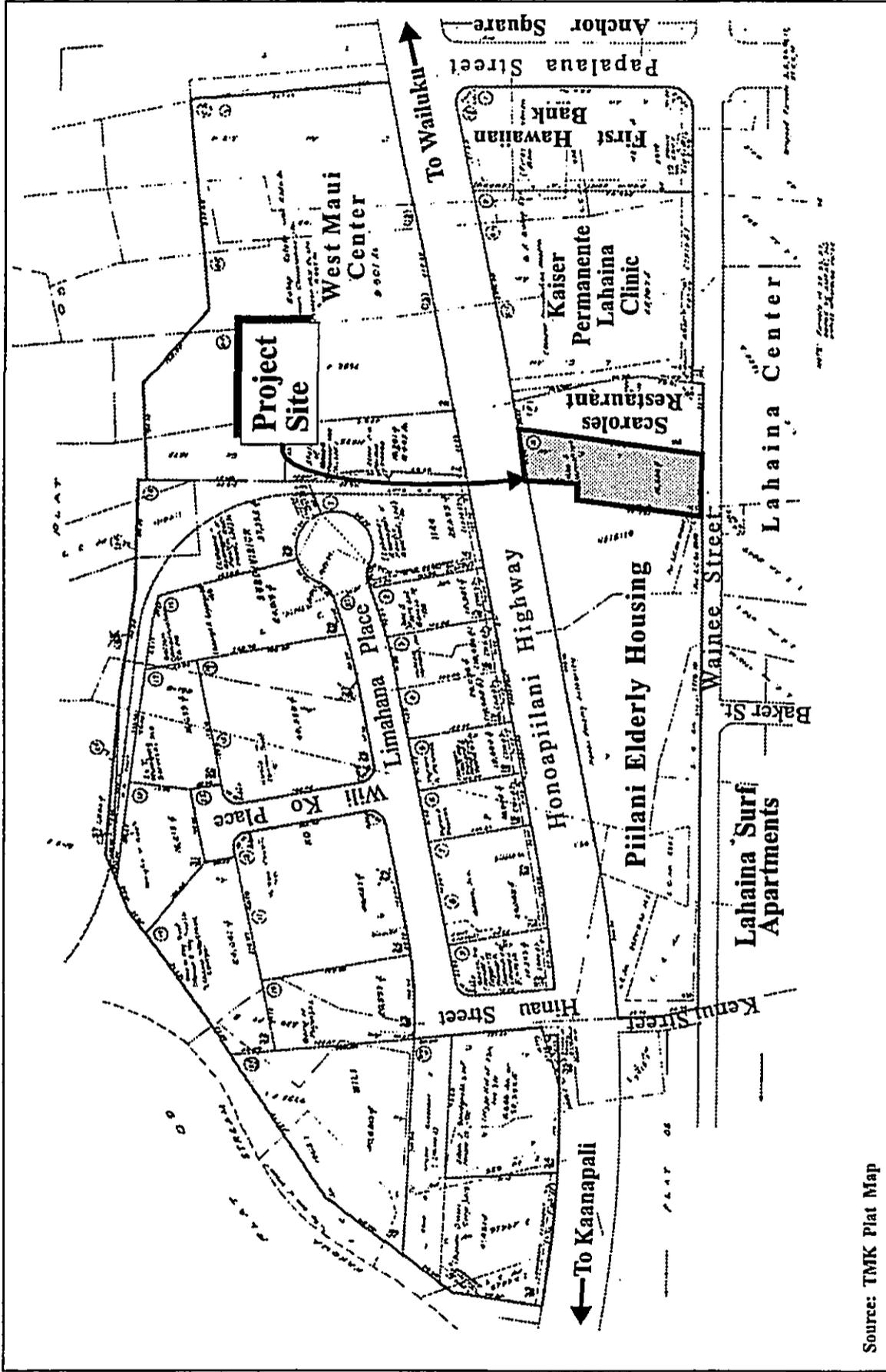
1. Surrounding Land Use

The project site is situated at the fringe of Lahaina's business/commercial district. Numerous retail and office commercial complexes are located in close proximity to the property. To the immediate south of the property, along Wainee Street, are Scaroles Restaurant and the Longhi (Commercial) Building, Kaiser Permanente's Lahaina Clinic, and First Hawaiian Bank's Lahaina Branch. See Figure 4. The Lahaina Center is located across the subject property, at the corner of Wainee Street and Papalaua Street. Honoapiilani Highway and the West Maui Center lie to the east of the property, with numerous commercial outlets fronting the highway north of Pioneer Mill Company Ltd.'s sugar mill. In addition, Anchor Square, Lahaina Square, and the Lahaina Shopping Center are located along Wainee Street, to the south of its intersection with Papalaua Street. The State of Hawaii's Piilani elderly housing complex borders the property to the north, with Hale Mahaolu's Lahaina Surf apartment complex located to the north of the Lahaina Center parking lot.

2. Climate

Like most areas of Hawaii, Lahaina's climate is relatively uniform year-round. Lahaina's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions, then, is largely left to local terrain.

Average temperatures in Lahaina range between 60 degrees and 88 degrees Fahrenheit. August is historically the warmest month,



Source: TMK Plat Map

Figure 4

Wainee Office Building
Surrounding Land Uses



Prepared for: Finance Realty, Ltd.



NOT TO SCALE

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

while January and February are the coolest.

Rainfall at Lahaina is highly seasonal, with most precipitation occurring between the months of October and April. Situated on the leeward side of the West Maui Mountains, this region receives most of its rainfall in late afternoon and early evening, after seabreezes take moisture upslope during the day. Precipitation data collected at the Wahikuli Station (#364) show that on average January is the wettest month, while June is the driest. The average annual total is 18.5 inches (Environmental Impact Study Corp., 1979).

The winds in the Lahaina area are also seasonal, although northeasterly tradewinds are predominant. Wind patterns also vary on a daily basis, with tradewinds generally being stronger in the afternoon.

3. **Flood and Tsunami Zone**

The Flood Insurance Rate Map (FIRM) for this area of the island designates the project site as being within Zone "C". See Figure 5. Zone "C" indicates an area of minimal flooding. The entire site is located mauka of coastal flood zones.

4. **Topography and Soils**

The subject property is relatively flat, with a smooth and level terrain. The existing ground elevations range from approximately 26-feet at the mauka property line, to approximately 20-feet along Wainee Street. This elevation differential represents an average ground slope of approximately 2% from northeast to southeast.

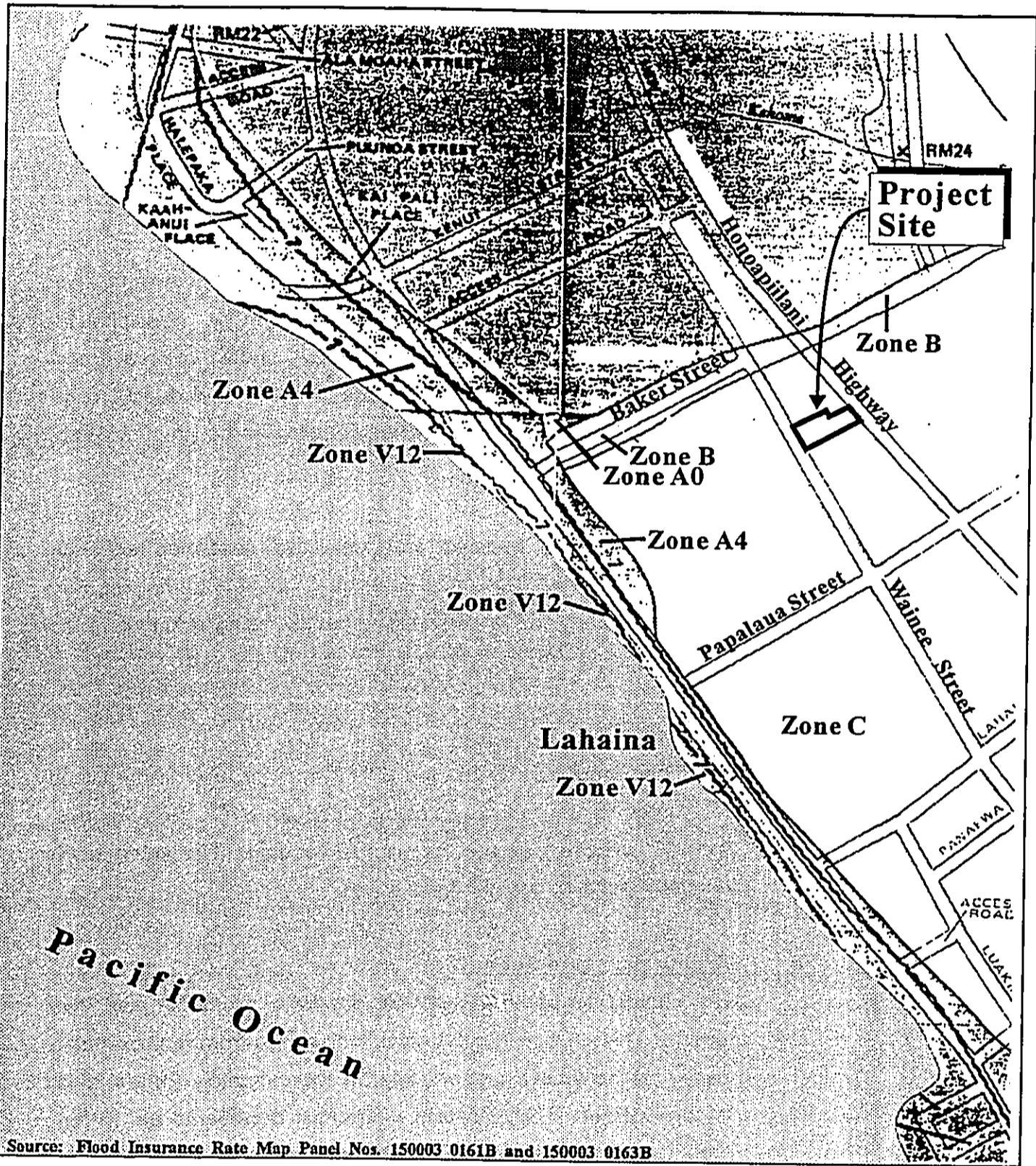


Figure 5

Wainee Office Building
Flood Insurance Rate Map



Prepared for: Finance Realty, Ltd.



Soils at the project site belong to the Pulehu-Ewa-Jaucas association. See Figure 6. The specific soil type at the project site consists of the Ewa Series' Ewa silty clay loam (EaA). See Figure 7. The Ewa silty clay loam is characterized by slopes from 0 to 3 percent, as well as having very slow runoff and very slight erosion hazard. Vegetation normally associated with this series include fingergrass, kiawe, koa haole, klu and uhaloa.

5. **Flora and Fauna**

The site has been previously cleared and, with the exception of a few mature mango trees, is sparsely vegetated with exotic weeds and grasses. There are no rare, threatened or endangered species of plants found at or in the vicinity of the property.

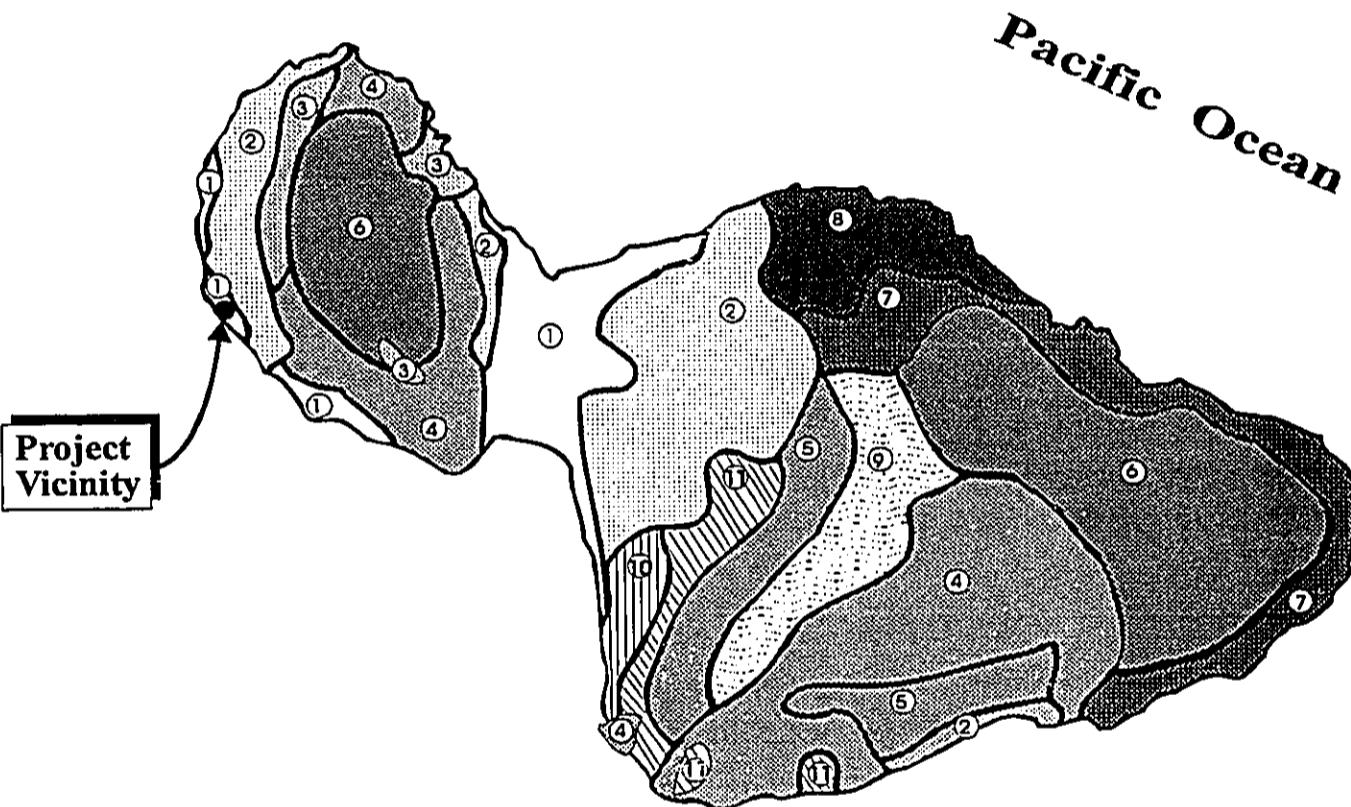
Animal life which may be found in this area is typical of the urbanized regions of West Maui. Domestic mammals found in the area include dogs and cats. Avifauna commonly found in this area include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known endangered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

6. **Air Quality**

The subject property in general does not experience adverse air quality conditions. Airborne pollutants that do exist can largely be attributed to automobile exhaust from Honoapiilani Highway and other surrounding roadways. Other sources include emissions from the Pioneer Mill and smoke from sugar cane burning and operations from nearby sugar fields and pineapple operations. These sources are intermittent, however, and the prevailing tradewinds will disperse particulates generated by these temporary

LEGEND

- | | |
|--|--|
| <p>① Pulehu-Ewa-Jaucas association</p> <p>② Wainkoa-Keahua-Molokai association</p> <p>③ Honolulu-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kula-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p> | <p>⑦ Hana-Makanalae-Kailua association</p> <p>⑧ Pauwela-Haiku association</p> <p>⑨ Laumain-Kaipoi-Olinda association</p> <p>⑩ Keawakapu-Makena association</p> <p>⑪ Kamaole-Oonapuka association</p> |
|--|--|



Source: U.S. Department of Agriculture, Soil Conservation Service

Figure 6 **Wainee Office Building**
Soil Association Map



Prepared for: Finance Realty, Ltd.

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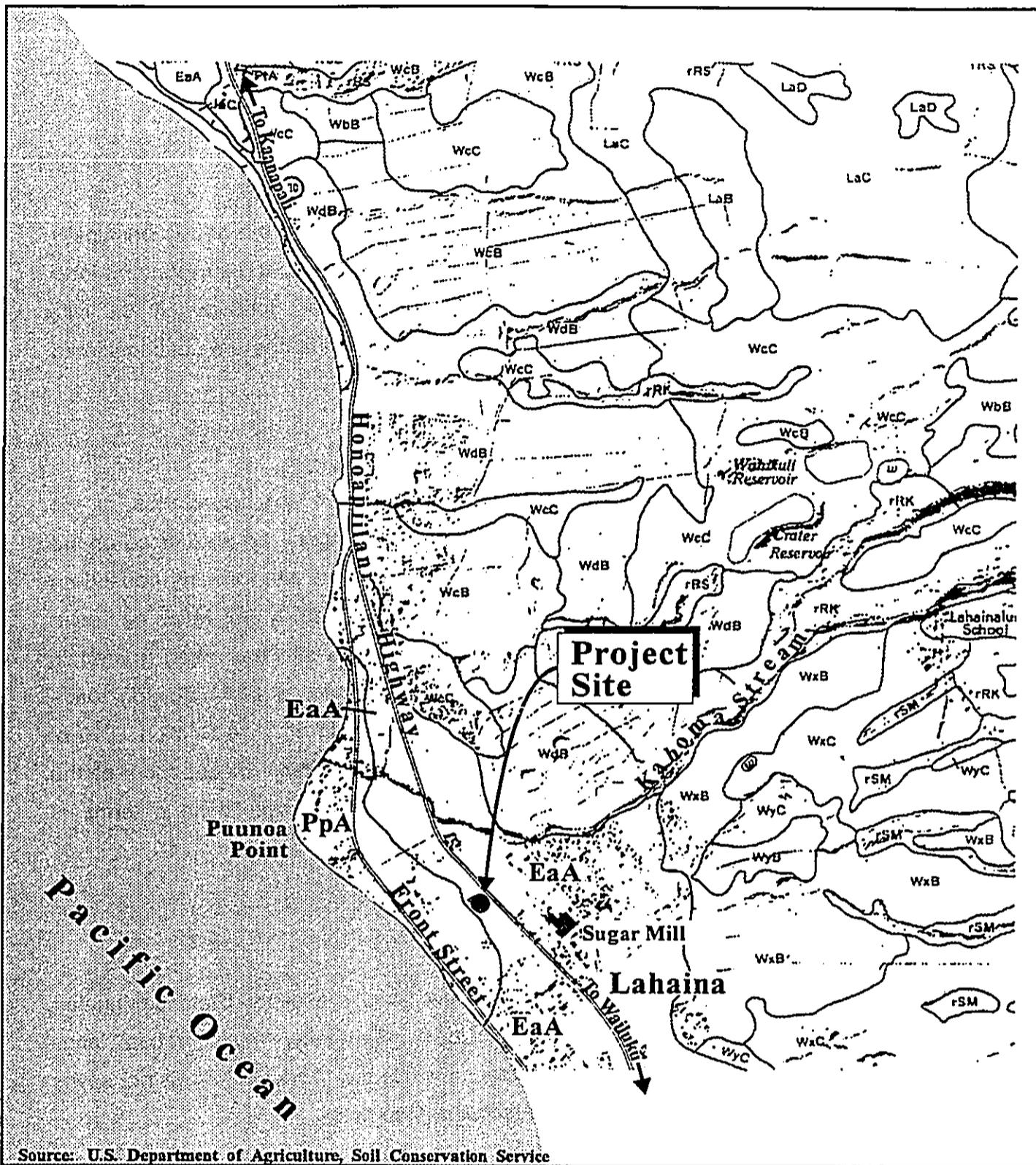
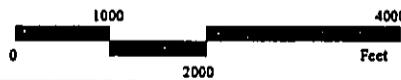


Figure 7

Wainee Office Building
Soil Classification Map



Prepared for: Finance Realty, Ltd.



sources.

7. **Noise**

Existing background noise in the vicinity of the site is principally attributed to traffic on Honoapiilani Highway and surrounding local roadways. While Pioneer Mill is located approximately 0.2 mile from the site, noise resulting from its operations are not considered to adversely impact the subject property.

8. **Archaeological and Historical Resources**

The subject property is located within the boundaries of the Lahaina National Historic Landmark District, an area listed on the National Register of Historic places. The site formerly housed an old (20 to 30 years old) single-family dwelling unit which has been cleared from the site. In addition, the site has been graded to match grades of the surrounding properties and adjoining roads and to accommodate offsite surface run-off (see Section D.10 of this chapter). Given the extensive surface disturbance at the property, the property is not considered significant in terms of historic and cultural resource value.

B. SOCIO-ECONOMIC ENVIRONMENT

1. **Regional Setting**

The majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the foothills of the West Maui Mountains.

"Urban" designated lands occupy the lower elevations along the coast and include the communities of Kahana-Napili-Kapalua and

Kaanapali. These resort communities include several hotels and visitor-oriented condominiums. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial, and agricultural zones prevail in this part of West Maui.

The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a core for the region's residential housing.

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

The Kapalua-West Maui Airport at Mahinahina conveniently links West Maui to Oahu and other neighbor islands.

Sugar cane and pineapple fields occupy much of the land in the area. Pioneer Mill, a major regional employer, cultivates approximately 6,700 acres, growing sugar cane and coffee. Maui Land and Pineapple Company's pineapple fields are found along the slopes of the West Maui Mountains north of Kaanapali.

2. Population

The resident population of the West Maui Community Plan region has demonstrated a substantial increase over the last two decades. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. In 1990, the population of the Lahaina region was 14,574. A

projection of the resident population for the years 2000 and 2010 are 18,737 and 22,924, respectively (Community Resources, Inc., 1994).

Growth at the County level exhibits a similar pattern. The County's 1980 resident population of 70,991 increased 41.6 percent to 100,504 in 1990, and 15.4 percent to 115,955 between 1990 to 1995 (State of Hawaii Data Book, 1997). Growth in the County is expected to continue, with resident population projections to the years 2000 and 2010 estimated to be 112,349 and 133,459, respectively (Community Resources, Inc., 1994).

3. Economy

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui (815 rooms), Maui Marriott Resort (720 rooms), Westin Maui (761 rooms), the Kapalua Bay Hotel & Villas (344 rooms), and the Ritz-Carlton (548 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets, as well as visitor-related activities.

In addition to the visitor industry, agriculture is established as a vital component of the West Maui economy. Sugar operations in West Maui are managed by Pioneer Mill. Currently, Pioneer Mill utilizes approximately 6,700 acres for agricultural cultivation.

Pioneer Mill has also diversified its agricultural operations by cultivating approximately 500 acres in coffee.

Maui Land and Pineapple Company's fields remain an important component of the region's agricultural base.

C. PUBLIC SERVICES AND INFRASTRUCTURE

1. Solid Waste Disposal

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's 55-acre Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

A refuse transfer station located about six (6) miles south of the project site at Olowalu serves West Maui residents and accommodates household refuse and green waste, as well as used oil; no commercial waste is accepted at this facility. A private waste disposal service has been contracted by the County to transport waste from this facility to the Central Maui Landfill (telephone conversation with Elaine Baker, Department of Public Works and Waste Management, March 1996).

2. Medical Facilities

The only major medical facility on the island is Maui Memorial Medical Center, located approximately twenty (20) miles from Lahaina, midway between Wailuku and Kahului. The 200-bed facility provides general, acute, and emergency care services.

In addition, regular hours are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente's Lahaina Clinic.

3. **Police and Fire Protection**

The project site is within the Maui Police Department's service area, which services all of the Lahaina district. The Department's Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, approximately one (1) mile east of the project site. The Lahaina Patrol includes 59 full-time personnel, including one (1) captain, two (2) lieutenants, police officers, public safety aides, and administrative support staff (telephone conversation with Greg Takahashi, Maui Police Department, August 1997).

Fire prevention, suppression and protection services for the Lahaina District are provided by the Maui Fire Department's Lahaina Fire Station, also located in the Lahaina Civic Center and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including 15 full-time firefighting personnel (telephone conversation with Cindy Kagoshima, Maui Fire Department, February 1996).

4. **Educational Facilities**

The West Maui area is served by four (4) public schools operated by the State Department of Education: Lahainaluna High School, Lahaina Intermediate School, King Kamehameha Elementary School, and Princess Nahienaena Elementary School. The region

is also served by privately operated pre-elementary and elementary schools.

5. **Recreational Facilities**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are nearly 20 County parks in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas.

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

Recreational facilities in close proximity to the proposed site include the Puamana Park, Wahikuli Wayside Park, and Launiupoko Wayside Park. Both facilities provide opportunities for swimming, picnicking and related shoreline activities.

6. **Roadway System**

Honoapiilani Highway (State Highway 30) is the main roadway serving the West Maui region. This highway is the only link between West Maui and the rest of the island (although an unimproved segment of highway extends around the north coast of the island to Waihee, providing limited access). The highway has a typical two-lane configuration except for a segment between Kaanapali and Lahaina where four (4) travel lanes are provided.

Access to the site is offered via Wainee Street, which fronts the site. Wainee Street is a two-lane County roadway aligned along a north-south axis. The property falls within the block defined by the

Wainee Street/Papalaua Street intersection and the Wainee Street/Kenui Street intersection.

7. **Electrical, Telephone and CATV Systems**

Electrical and telephone service to the West Maui region is provided by Maui Electric Company and GTE Hawaiian Tel, respectively. Cable television (CATV) service is provided by Hawaiian Cablevision.

8. **Water Systems**

The West Maui region is served by the County's Department 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, Dept. of Water Supply, 1990). Three (3) 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 Corporation, which services the Kaanapali Resort, and the Kapalua Water Company, which provides water service to the Kapalua Resort. An existing 12-inch diameter waterline along Wainee Street fronting the project site is available to service the site (conversation with County of Maui, Department of Water Supply employee Arnold Abe, November 1998).

9. **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 Honoapiilani Highway just north of Kaanapali Resort, has

been recently upgraded and expanded to a design capacity of 9.0 million gallons per day (MGD). Average daily flow processed by the plant is approximately 5.8 MGD. Wastewater from the property will be conveyed to an existing 8-inch diameter gravity sewer lateral located along Wainee Street (conversation with County of Maui, Department of Public Works and Waste Management, Wastewater Reclamation Division employee Dave Taylor, November 1998). A series of force mains and gravity lines convey wastewater from Lahaina Town to the LWRF.

10. **Drainage**

Surface runoff generated onsite sheetflows across the project site in a northeast to southwest direction. Runoff flows south along Wainee Street until intercepted by an existing catch basin located at the corner of Wainee Street and Papalaua Street. Flows are conveyed via existing drainlines to the ocean.

In addition, an existing 24-inch diameter culvert crossing Honoapiilani Highway and located approximately 30 feet north of the project site, conveys offsite runoff through the project site. The offsite runoff is conveyed through the site via an existing swale to an existing 18-inch diameter culvert crossing Wainee Street.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The subject property is located within the commercial district of Lahaina Town. Uses to the east (across Honoapiilani Highway), west, and south of the property include retail, dining, banking, medical and other business establishments. For example, Anchor Square, West Maui Center, Lahaina Center, Lahaina Square, and the Lahaina Shopping Center are located in close proximity to the site. The Piilani elderly housing project, bordering the property to the north, consists of low-rise apartment units. The proposed use of the property for an office building offers a transitional use between the high-activity commercial uses (e.g., shopping centers and restaurant) to the south, and the Piilani elderly housing project to the north. The proposed building will be designed to complement its surrounding environs and will be used for office-related activities which typically operate during normal day-time business hours. In this regard, the proposed use of the property for an office building is not anticipated to adversely impact the residents of the adjacent Piilani elderly housing project.

2. Flora and Fauna

The property has been previously cleared and graded. During the preparation of the Draft EA, the U.S. Fish and Wildlife Service has indicated that it has no objection to the proposed project (telephone conversation with Mike Richardson, U.S. Fish and Wildlife Service, May 1999). The removal of the existing flora and the displacement of fauna from the site is not considered a significant adverse impact upon these environmental features.

3. **Air Quality**

Air quality impacts attributed to the project will include dust generated by short-term, construction-related activities. Site work such as clearing, grubbing and grading, and utilities construction for example, will generate airborne particulates. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize nuisance impacts to the adjacent residents.

Once the project is completed, project-related vehicular traffic will generate automotive emissions. However, project-related emissions are not expected to adversely impact local and regional ambient air quality conditions.

4. **Noise**

As with air quality, ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment, such as bulldozers, front-end loaders, and materials-carrying trucks and trailers, would be the dominant source of noise during the site construction period. Proper equipment and vehicle maintenance are anticipated to minimize noise levels. In addition, equipment mufflers or other sound attenuating devices may be utilized as required. All construction activities will be limited to normal, daylight working hours.

From a long-term perspective, the proposed project is not anticipated to generate adverse noise impacts.

5. **Scenic and Open Space Resources**

The proposed improvements will integrate a low-rise structure, landscaping and parking to provide facilities which satisfy spatial requirements and are compatible with the surrounding environment. In addition, the building will be compatible in height and mass with surrounding structures and will be in keeping with the existing townscape.

The subject property is not part of a scenic corridor and will not affect views from inland vantage points. Accordingly, the proposed project is not anticipated to have an adverse impact upon the visual character of the surrounding area.

The proposed office building and parking area will be designed and landscaped to complement and enhance the visual character of the area and will not encroach into view corridors.

6. **Archaeological Resources**

As previously noted, the subject property, which previously contained a single-family residence, has been previously cleared and graded and is not considered significant in terms of historic or cultural resource values. In addition, the State Historic Preservation Division (SHPD) was consulted during the preparation of the Change in Zoning request. In letters dated November 23, 1998 and March 13, 1999 (see Chapter IX), the SHPD indicated that the subject property may have once been the location of pre-Contact agriculture and possibly scattered housing. However, 20th century residential development has since altered the landscape, making it unlikely that any historic sites remain intact. Accordingly, the SHPD has indicated that the proposed project will have "no

effect" on significant historic sites. However, should any archaeological or historic features be uncovered during construction activities, work will be halted in the immediate vicinity and the SHPD will be contacted to ensure applicable procedures relating to Chapter 6E, HRS, are implemented.

7. **Use of Chemicals and Fertilizers**

Use of herbicides will generally be limited to the initial plant establishment period on the property. Pesticides are anticipated to be used only as a treatment and not as a preventive measure. As a treatment, application usage will be minimal. In addition, plant selection for the project will be based on hardiness, drought tolerance, pest resistance, as well as aesthetic concerns.

Nitrogen/Phosphorus/Potash mixed fertilizers are anticipated to be applied to lawn areas, groundcover, and flowering shrubs. With proper irrigation management practices, leaching and runoff of fertilizers should be negligible.

No adverse effects on surface, underground and marine resources are anticipated.

B. **IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT**

The proposed development of an office building on the subject property will support the construction industry in the short term. In the long term, the proposed office building will serve as a business use which will meet the needs of local businesses seeking office space with ready accessibility to West Maui's commercial center. In this connection, the proposed use of the property for business use will enhance commercial services available to residents and visitors.

In itself, the project is not of a scale or magnitude which will affect the local population base. The project is intended to meet existing commercial space demands and is not considered a population generator.

C. IMPACTS TO PUBLIC SERVICES

Inasmuch as the proposed use of the property is not expected to increase the resident or visitor population, impacts of the proposed action upon public services are not anticipated. Specifically, demands upon existing recreational and educational facilities will not be adversely impacted by the proposed development of an office building. Similarly, the proposed project will not affect the requirements or service areas for Maui Fire and Police Department operations.

D. IMPACTS TO INFRASTRUCTURE

1. Roadways

A traffic assessment was prepared in October 1998 in support of the Change in Zoning request. See Appendix A.

For the proposed 10,000 square foot office building, the assessment notes that the peak direction traffic is estimated to be less than 20 vehicles per hour in either the site's peak hour or the peak hours of the adjacent streets, well below the guideline (of 100 trips) for requiring a traffic study.

The assessment also indicates that traffic generated by the proposed project would use Wainee Street and may increase traffic on Wainee Street, Papalaua Street, Baker Street, Kenui Street, and other roadways in the area. In conclusion, the assessment notes that the proposed office building will have a small impact on traffic in the area.

In March 1999, a limited Traffic Impact Analysis Report (TIAR) was prepared in connection with the agency review phase of the Change in Zoning request. See Appendix A-1. The TIAR includes an analysis of existing traffic on Wainee Street (from Papalua to Baker Streets), impacts to Wainee Street at its intersections with Kenui, Baker, and Papalua Streets, and appropriate mitigative measures.

The TIAR indicates that existing peak hour conditions on Wainee Street are determined by the capacities of the study intersections. In conclusion, the TIAR notes that traffic delays are at acceptable levels and that the addition of project traffic will have a minimal effect on intersection operating conditions. The TIAR also notes that adequate sight distance should be provided from the project's driveway and that the project frontage should be improved to meet County roadway standards.

In a letter dated May 5, 1999, the Department of Public Works and Waste Management accepted the findings of the TIAR (see Chapter IX).

2. Wastewater

The proposed project is not anticipated to impact existing County wastewater collection and treatment facilities. All wastewater system improvements will be designed in accordance with appropriate regulatory design criteria. The development schedule for the proposed office building will be coordinated with the Department of Public Works and Waste Management's Wastewater Reclamation Division to assure availability of treatment capacity at the LWRF.

3. **Water**

Water will be furnished by the Department of Water Supply's Lahaina-Alaeloa water system. The domestic water and irrigation demand for the proposed office building is not anticipated to have an adverse effect on existing County water source and storage facilities, as well as water transmission and distribution systems. All water system improvements will be designed in accordance with applicable regulatory design standards.

4. **Drainage and Erosion Control**

The proposed drainage plan for the project provides for the installation of an underground drainage collection system consisting of several grated inlets and a catch basin. See Appendix B. This drainage system will intercept the onsite runoff as well as the offsite runoff from the existing 24-inch diameter culvert along Honoapiilani Highway. Stormwater runoff from the property is expected to increase from the existing 0.39 cubic feet per second (cfs) to 1.68 cfs (developed condition).

The proposed grading and drainage design for the site will not adversely impact adjacent and downstream properties. Soil loss will be minimized during the construction period by implementing appropriate Best Management Practices (BMP's) and erosion control measures such as the following:

1. Minimize the time of construction.
2. Retain existing ground cover until the latest possible date to complete construction.
3. Early construction of drainage features.

-
4. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
 5. Station water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included).
 6. Use temporary berms, filter berms, and cut-off ditches, where needed, for control of erosion.
 7. Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends.
 8. All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

All drainage improvements will conform to County standards and will be coordinated with the Department of Public Works and Waste Management.

Chapter IV

***Relationship to Land Use
Plans, Policies and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205A, HRS, all lands in the State have been divided and placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agricultural", and "Conservation". The project site is located within the State "Urban" district. See Figure 8. The proposed action is compatible with, and permitted within, the State "Urban" land use district.

B. MAUI COUNTY GENERAL PLAN

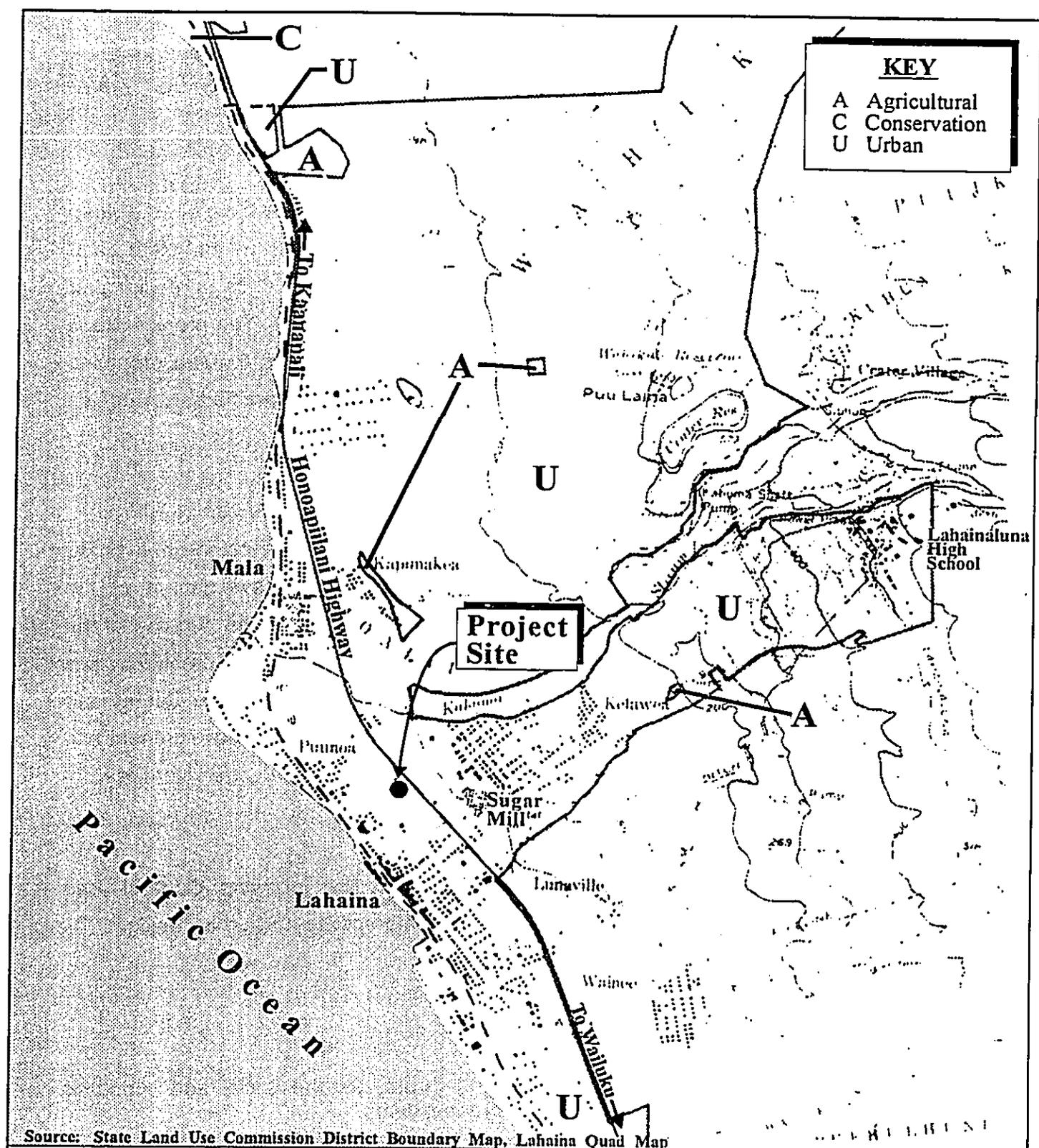
The 1990 update of the Maui County General Plan establishes broad objectives and policies to guide the long-range development of the County. As indicated by the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and development of the County and the social, economic, and environmental effects of such development and set forth the desired sequence, patterns, and characteristics of development".

The proposed action is in keeping with the following General Plan objectives relating to land use, economic activity and urban design:

LAND USE

Objectives:

- To use the land within the County for the social and economic betterment of the County's residents.
- To preserve for present and generations existing geographic, cultural and traditional community lifestyles by limiting and



Source: State Land Use Commission District Boundary Map, Lahaina Quad Map

Figure 8

Wainee Office Building
State Land Use Classifications



Prepared for: Finance Realty, Ltd.



managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

Policy:

- Formulate a directed land use growth strategy which will encourage the redevelopment and infill of existing communities allowing for mixed land uses where appropriate.

ECONOMIC ACTIVITY

Objective:

- To provide an economic climate which will achieve stabilization, controlled expansion, and diversification of the County's economic base.

URBAN DESIGN

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.

C. WEST MAUI COMMUNITY PLAN

The project site is located in the West Maui Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of development in the region.

Land use guidelines are established by the West Maui Community Plan land use map. A small portion of the subject property along Honoapiilani

Highway is designated "Open Space", while the remainder of the site is designated "Business/Commercial" by the Community Plan land use map. See Figure 9. The proposed office building and related improvements are in keeping with the uses designated by the West Maui Community Plan. In this light, the proposed Change in Zoning request is consistent with the Community Plan land use designations for the site.

The West Maui Community Plan sets forth goals which are statements identifying preferred conditions. Goals, objectives, policies, and planning standards associated with the development of the proposed project include the following:

GOALS, OBJECTIVES AND POLICIES

Goal (Land Use):

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

Objectives and Policies for Lahaina Town:

3. Provide resident-oriented commercial uses along Wainee Street from Baker to Dickenson Streets.

Goal (Economic Activity):

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.

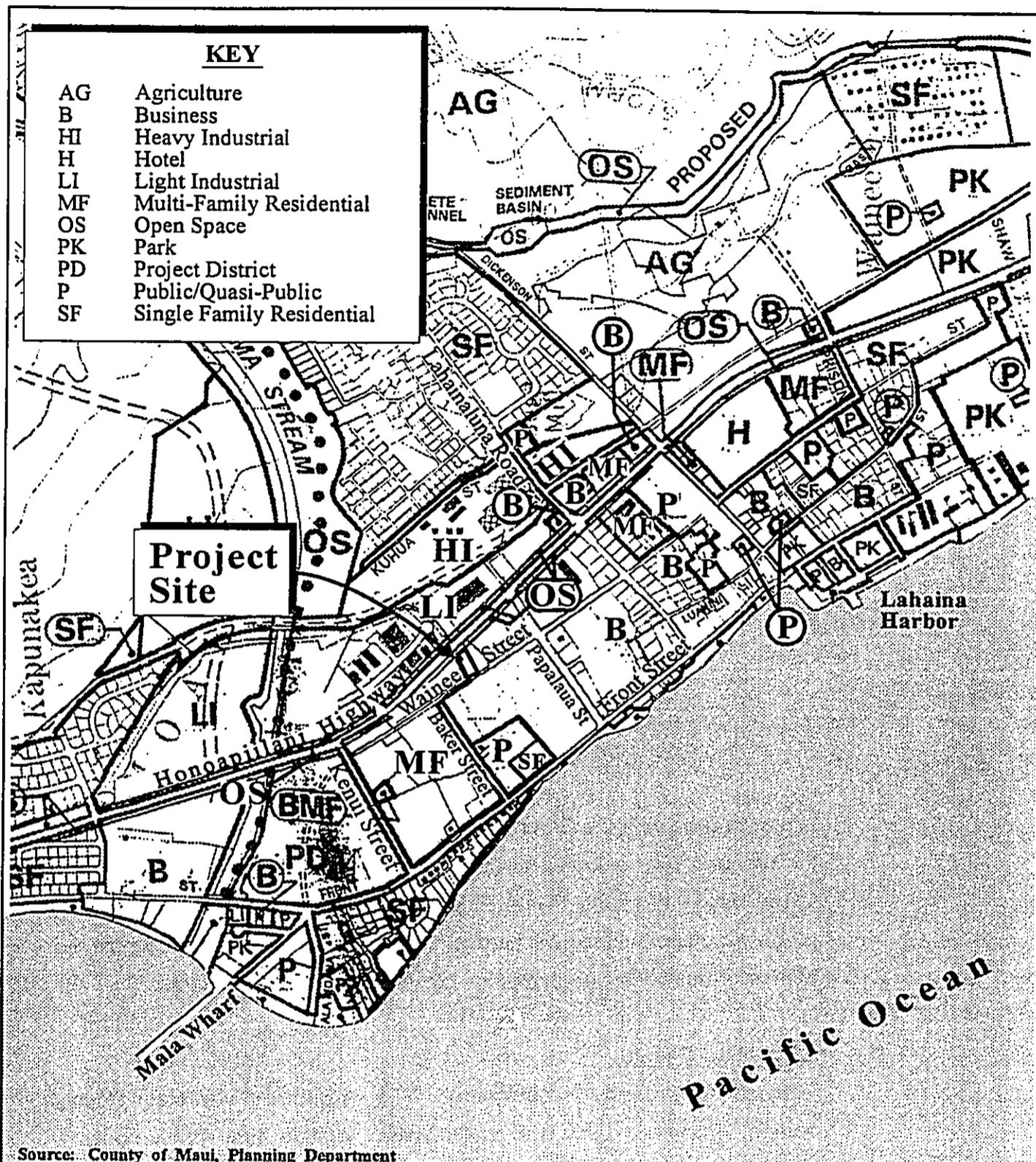


Figure 9

Wainee Office Building
West Maui Community
Plan Designations



Prepared for: Finance Realty, Ltd.



Objectives and Policies:

3. Expand light industrial and service commercial activities in appropriate location to accommodate the region's needs.
 - a. Enhance Lahaina town's role as the regional center for resident-related commercial and professional services.
 - b. Encourage neighborhood commercial activities and professional services to serve existing and residents.

PLANNING STANDARDS

Planning standards are specific guidelines or measures for development and design. These standards clarify the intent of the land use and town design objectives and policies, as well as the Community Plan's Land Use Map.

1. **Land Use Standards**

- g. Due to an adjacent senior citizen housing, business/commercial use of the parcel identified as TMK 4-5-07:04, Lahaina, Maui, Hawaii, shall be restricted to office type uses during daylight hours.

In accordance with the Community Plan, the business/commercial use of the property will be limited to office type uses during daylight hours due to the proximity of the Piilani Elderly Housing project. In addition, the proposed office building will be designed and landscaped to minimize the effects of business operations on the elderly housing project.

D. COUNTY ZONING

The subject property is designated "A-1, Apartment" by Maui County zoning. Permitted uses within this District include multi-family housing, such as apartments and condominiums, as well as any uses permitted under "Residential" and "Duplex" zoning. However, since the West Maui

Community Plan designates the subject property primarily for "Business/Commercial" use, a Change in Zoning from the "A-1, Apartment" District to the "B-2, Community Business" District is being requested for the site.

Generally, "B-2, Community Business" District zoning is intended to provide all types of goods and services for the community. Some of the uses permitted within this District include banks, business offices and agencies, professional and financial buildings, as well as any uses permitted under "B-1, Neighborhood Business" District zoning.

E. COUNTY OF MAUI - SPECIAL MANAGEMENT AREA

The subject property is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, HRS, and the Rules and Regulations of the Maui Planning Commission, actions proposed within the SMA are evaluated with respect to Hawaii Coastal Zone Management Program (HCZMP) and SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A, HRS and the Rules and Regulations of the Maui Planning Commission.

An application for an SMA Use Permit will be submitted for review and approval by the Maui Planning Commission at the time detailed development plans for the project are prepared.

1. Recreational Resources

Objective: 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:
 - i. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - ii. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds 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;
 - iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - v. Ensuring public recreational use of County, State and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - vi. 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
 - vii. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the Land Use Commission, Board of Land and Natural Resources, County Planning Commissions and crediting such

dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response: The proposed action is not anticipated to impact coastal recreational opportunities or affect existing public access to the shoreline. The project is designed to provide leasable tenant space for Lahaina businesses and accordingly, is not a direct generator of, nor does it create a demand for, regional recreational resources.

2. **Historical/Cultural Resources**

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area 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 operations; and
- c. Support State goals for protection, restoration, interpretation and display of historic resources.

Response: The subject property formerly contained a single-family residence and has been previously cleared and graded. The property is currently vacant and undeveloped and is not considered significant in terms of historic or cultural resource values. In addition, the State Historic Preservation Division (SHPD) was consulted during the preparation of the Change in Zoning request and has indicated that the proposed project will have "no effect" on significant historic sites. Should human remains be inadvertently discovered during earth moving activities, work shall cease at once

in the immediate area of the find, and the find shall be protected from further damage. The SHPD shall also be immediately notified and procedures for the treatment of inadvertently discovered human remains shall be followed pursuant to Chapter 6E, HRS.

3. **Scenic and Open Space Resources**

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

Policies:

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

Response: The site and office building will be designed and landscaped in accordance with applicable regulatory standards to ensure visual compatibility with the surrounding land uses. The proposed action is not contrary to the objectives and policies for scenic and open space resources.

4. **Coastal Ecosystem**

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

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

Response: The proposed action is not expected to adversely impact coastal ecosystems. Drainage system improvements will be designed in accordance with applicable regulatory standards to ensure that there are no adverse effects to adjacent or downstream properties.

In addition, appropriate erosion control measures will be implemented to minimize the effects of stormwater runoff during construction of the project and to ensure that coastal ecosystems are not adversely impacted.

5. Economic Use

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

Policies:

- a. Concentrate coastal dependent development in appropriate areas;

-
- b. Ensure that coastal dependent development such as harbors and ports, and coastal related developments such as visitor facilities and energy-generating facilities are located, designed and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
 - 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:
 - i. Utilization of presently designated locations is not feasible;
 - ii. Adverse environmental effects are minimized; and
 - iii. The development is important to the State's economy.

Response: The proposed project is consistent with the goals of the West Maui Community Plan, which guides growth and development in the region.

6. Coastal Hazards

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

Policies:

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

-
- e. Develop a coastal point and nonpoint source and pollution control program.

Response: The project site falls within Zone C, an area of minimal flooding. Drainage improvements will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the project will not adversely affect downstream and adjoining properties from the effects of flooding and erosion.

7. **Managing Development**

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

Policies:

- a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and coastal zone development;
- b. Facilitate timely processing of applications 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: All aspects of development will be conducted in accordance with applicable State and County requirements. Opportunity for review of the proposed action is offered through the various regulatory permit processes.

8. **Public Participation**

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

Policies:

- a. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- c. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: The proposed project is subject to County of Maui Change in Zoning and Special Management Area (SMA) proceedings. Opportunities for public awareness, education, and participation in coastal management are provided through these entitlement processes.

9. **Beach Protection**

Objective: 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 subject property is located approximately 1,200 feet from the shoreline and is not anticipated to impact shoreline activities.

10. **Marine Resources**

Objective:

Implement the State's ocean resources 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 interests of the State as a partner with federal agencies in the sound management of 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 ocean and coastal resources; and
- f. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Resources: Best Management Practices (BMPs) will be incorporated during construction to support the policies of effective management of marine resources.

Chapter V

***Summary of Adverse
Environmental Effects
which Cannot be Avoided***

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed development will result in unavoidable construction-related impacts as described in Chapter III, Potential Impacts and Mitigation Measures.

Potential effects include noise-generated impacts occurring from site preparation and construction activities. In addition, there may be temporary air quality impacts associated with dust generated from construction activities, and exhaust discharged by construction equipment. It should be noted, however, that these impacts are expected to be minimized through the implementation of the appropriate mitigative measures identified in Chapter III.

The proposed project is not anticipated to create any significant, long-term adverse environmental effects.

Chapter VI

***Alternatives to the
Proposed Action***

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. NO ACTION ALTERNATIVE

The proposed project involves the development of a two-story office building with up to 10,000 square feet of floor area on a parcel consisting of 18,638 square feet. The proposed office building will be located within the commercial district of Lahaina Town and is in consonance with existing surrounding business/commercial uses in the area.

The "no action" alternative would maintain the existing physical condition of the project site. When considering the approved and requested land uses for the project site, the "no action" alternative does not support the highest and best use of the project site as reflected by the West Maui Community Plan's "Business/Commercial" land use designation for the subject property. Accordingly, the "no action" alternative was not considered.

B. DEFERRED ACTION ALTERNATIVE

A "deferred action" alternative would have similar consequences as the "no action" alternative in that the land use objectives of the proposed project would be delayed and would not be immediately realized.

This alternative could result in potentially higher development costs due to increases in labor and material costs or as a result of changes to infrastructure or the existing physical or socio-economic environment (i.e., window of opportunity and opportunity costs). Based on the preceding, the "deferred action" alternative was not considered.

Chapter VII

Irreversible and Irretrievable Commitments of Resources

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The development of the proposed project is anticipated to result in the irreversible and irretrievable commitment of land and fiscal resources. Other resource commitments include energy, labor, and material resources. Impacts relating to the use of these resources should be weighed against the expected positive socio-economic benefits to be derived from the project versus the consequences of taking no action.

In addition, the proposed project is not anticipated to require a substantial commitment of government services or facilities. In general, the proposed action is not anticipated to place significant additional requirements on police, fire, medical, and social services.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following analysis is provided:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resource Would Occur as a Result of the Proposed Project**

The proposed project will not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora, fauna or avifauna located within the project site.

The State Historic Preservation Division (SHPD) has indicated that the proposed project will have "no effect" on significant historic sites. Should any cultural artifacts or human remains be encountered during construction, work will stop in the immediate vicinity of the find and the SHPD will be immediately notified to establish an appropriate mitigation strategy.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

The proposed project and the commitment of land resources would not curtail the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict with the State's Long-term Environmental Policies or Goals or Guidelines as Expressed in Chapter 334, Hawaii Revised Statutes**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is in consonance with the policies and guidelines.

4. **The Economic or Social Welfare of the Community or State Would Not be Substantially Affected**

The proposed project would have a direct beneficial effect on the local economy during construction. In the long term, the proposed project will support the local economy through the contribution of salaries, wages, and benefits, as well as through the purchases of goods and services from local merchants and service providers.

5. **The Proposed Action Does Not Affect Public Health**

No impacts to the public's health and welfare are anticipated as a result of the proposed project.

6. **No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities are Anticipated**

No significant population changes are anticipated as a result of the proposed project.

From a land use standpoint, the proposed project is compatible with surrounding business/commercial uses in the vicinity.

The proposed improvements will hookup to existing water and wastewater systems. No adverse impacts to water and wastewater capacities and facilities are anticipated. Best Management Practices (BMP's) and appropriate erosion control measures will be utilized during the construction period. Drainage system improvements will be constructed in accordance with applicable regulatory design standards to ensure that surface runoff will not have an adverse effect on adjacent or downstream properties. The project is not expected to significantly impact public services such as police, fire, and medical services. Impacts upon

educational, recreational, and solid waste collection and disposal facilities and resources are considered minimal.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

During the construction phase of the project, there will be short-term air quality and noise impacts as a result of the project. In the long term, effects upon air quality and ambient noise levels should be minimal. The project is not anticipated to significantly affect the open space and scenic character of the area.

No substantial degradation of environmental quality resulting from the project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions, Nor Would Cumulative Impacts Result in Considerable Effects on the Environment**

The proposed project does not involve a commitment to larger actions.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would be Adversely Affected by the Proposed Action**

There are no rare, threatened or endangered species of flora, fauna, avifauna or their habitats on the subject property.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not be Detrimentially Affected by the Proposed Project**

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction-related activities. It is anticipated

that construction will be limited to daylight working hours. Water quality is not expected to be affected.

In the long term, the project is not anticipated to have a significant impact on air and water quality or ambient noise levels.

11. The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters

The project is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation. Soils of the project site are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

12. The Proposed Action Would Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies

The project site is not identified as a scenic vista or viewplane. The proposed project will not affect scenic corridors and coastal scenic and open space resources.

13. The Proposed Action Would Not Require Substantial Energy Consumption

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources. In the long term, the project will create an additional demand for electricity. However, this demand is not deemed substantial or excessive within the context of the region's overall energy consumption.

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

Chapter IX

***Agencies Consulted During the
Preparation of the Draft
Environmental Assessment;
Letters Received and
Responses to Substantive
Comments***

IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were consulted during the preparation of the Draft Environmental Assessment. In addition to the comments and responses provided during this early consultation process, comments and responses to substantive comments provided during the agency review phase of the Change in Zoning request are also included in this section.

- | | | | |
|----|---|-----|---|
| 1. | Neal Fujiwara, District Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100 | 6. | Don Hibbard
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813 |
| 2. | Linda Hihara-Endo, Acting Chief
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440 | 7. | Robert Siarot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732 |
| 3. | Robert P. Smith, Pacific Islands
Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850 | 8. | Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732 |
| 4. | Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793 | 9. | John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793 |
| 5. | Timothy Johns, Director
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809 | 10. | Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793 |

-
11. Charles Jencks, Director
County of Maui
**Department of Public Works
and Waste Management**
200 South High Street
Wailuku, Hawaii 96793

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

In addition to the foregoing, an early consultation meeting involving Finance Realty, Ltd. and the Housing and Community Development Corporation of Hawaii (the State agency managing the Piilani Elderly Housing project) was held on December 15, 1998. Discussion topics included scheduling daylight business hours, securing the office building's driveway at night, and planting landscape screening along the common boundary between both properties. The applicant has agreed to address the comments noted.

COMMENTS



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

'99 FEB -5 P1:29

DATE: February 4, 1999

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

Dear Mr. Min,

SUBJECT: Wainee Office Building; TMK: 4-5-007:4
I.D. CIZ980029

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist



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

REPLY TO
ATTENTION OF

February 4, 1999

'99 FEB -5 P1:30

Civil Works Branch

Mr. Joseph W. Alueta, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Alueta:

Thank you for the opportunity to review and comment on the Zone Change and Environmental Assessment (EA) for the Wainee Office Building, Wailuku, Maui, Hawaii (TMK 4-5-7: 4). 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 9 of the EA is correct.

Sincerely,

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

BENJAMIN J. CAVETANO
GOVERNOR



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

February 4, 1999

FEB 08 1999

BRUCE S. ANDERSON, Ph.D.
Director of Health

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

Mr. John E. Min
Director of Planning
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Min:

Subject: Wainee Office Building
TMK: (2) 4-5-007:004
CIZ 980029

Comments from this office were transmitted to our Honolulu Office.
A coordinated response is forthcoming.

Thank you for the opportunity to comment on the Change in Zoning
application.

Sincerely,

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

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

c: Art Bauckham
Glen Tadaki

MAY 20 1999

BENJAMIN J. CAYETANO
GOVERNOR



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

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

May 18, 1999

Glenn Tadaki
Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Tadaki:

Subject: Wainee Office Building
TMK: (2) 4-5-07:04

Thank you for the opportunity to comment on the Environmental Assessment. We have no comments to offer at this time.

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

Sincerely,

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

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, PH.D., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
File:

March 19, 1999

99-013/epo

Mr. John E. Min, Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Change in Zoning (CIZ 980029)
Wainee Office Building
Wainee Street
Lahaina, Maui
TMK: 4-5-7: 4

Thank you for allowing us to review and comment on the subject permit application. We have the following comments to offer:

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 11-46, "Community Noise Control." A noise permit may be required and should be obtained prior to the commencement of work.

HAR, Chapter 11-46, "Community Noise Control" 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.

Mr. John E. Min
March 19, 1999
Page 2

99-013/epo

Any questions regarding these comments should be directed to
Mr. Herbert Matsubayashi, District Environmental Program Chief,
Maui District Health Office at 984-8230.

Sincerely,



GARY GILL
Deputy Director for
Environmental Health

c: MDHO

126

BENJAMIN J. CAYETANO
GOVERNOR



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

KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
BRIAN K. MINAAI
GLENN M. OKIMOTO

'99 JAN 28 12:55 IN REPLY REFER TO:

STP 8.8958

January 24, 1999

Mr. John E. Min
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Waince Office Building
Change of Zone Application (CIZ 980029)
TMK: 4-5-007:004

Thank you for your transmittal requesting our comments on the subject application.

Plans for construction work within the State highway right-of-way must be submitted for our review and approval.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

May 15, 1999

MAY 18 1999

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:
HWY-M 2.186-099

MEMORANDUM

TO: Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.

FROM: Paul M. Chung *pmc*
State Highways

SUBJECT: Wainee Office Building
ME 99-23

This memorandum is in response to your submittal dated 5/3/99, regarding the referenced project. Based on our review, we have no comments to offer at this time. However, a more detailed review will be conducted when the Environmental Assessment and construction plans are submitted. If there are any questions or concerns please call me at 873-3535.

/pmc

14-58

MAR 11 1999



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

FEB 25 1999

99 MAR -1 12:26

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

Ref: PS:EH

Mr. John Min, Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Maui, HI 96793

Dear Mr. Min:

Subject: Application for Change in Zoning for the Wainee
Office Building

We have reviewed the subject application and have no comments to offer on the proposed project.

Thank you for the opportunity to review this matter.

Very truly yours,

Dean Uchida
Dean Uchida,
Administrator

MAY 26 1999



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

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

MAY 25 1999

Ref:PS:EH

Mr. Glenn Tadaki, Planner
Munekiyo Arakawa & Hiraga, Inc.
305 High Street
Suite 104
Wailuku, Maui, HI 96793

Dear Mr. Tadaki:

Subject: Wainee Office Building Project Summary
TMK: 4-5-07:04

We have reviewed the subject Project Summary and offer the following comments for your consideration.

Engineering Branch:

The proposed project site, according to FEMA Community Panel Map Nos. 150003 0161 C and 150003 0163 C, is located in Zone C. This is an area of minimal flooding.

Our understanding is that the DLNR State Historic Preservation Office has been contacted directly regarding the proposed project.

Thank you for the opportunity to review the subject Project Summary.

Should you have any questions or require further assistance,

please contact staff planner Ed Henry at 587-0380.

Very truly yours,


TIMOTHY E. JOHNS
Chairperson

c.c. Engineering Branch
MDLO

DIAMON J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kekuhihewa Building, Room 655
601 Kamehaha Boulevard
Honolulu, Hawaii 96807

DEC 0 2 1998

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

DEPUTIES
GILBERT COLOMA-AGARAN
TIMOTHY L. JOHNS

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

November 23, 1998

Munekiyo Arakawa, and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

LOG NO: 22555 ✓
DOC NO: 9811CD08

Dear Mr. Tadaka:

SUBJECT: Chapter 6E-42 Historic Preservation Review of the Proposed Waine'e Office Building Change in Zoning Permit Request Ahupua'a, Lahaina District, Maui Island TMK: 4-5-07:004

Thank you for the opportunity to comment on this project which consists of a change in zoning request for the Waine'e Building from the "A-1, Apartment District to the B-2, Community Business District for the future development of a two-story office building. Our review is based on reports, maps and aerial photographs maintained at the State Historic Preservation Office; no field inspection was made of the subject property.

The subject property is located in the Lahaina National Historic District and seems likely to have once been the location of pre-Contact agriculture and perhaps scattered housing. However, 20th century residential construction has since altered the landscape, making it unlikely that any historic sites remain intact. Therefore we believe that this project will have "no effect" on significant historic sites.

In the event that historic remains (i.e. subsurface firepits, artifacts, or human skeletal remains) are inadvertently uncovered during construction, all work in the vicinity should cease and the contractor should immediately contact the State Historic Preservation Office.

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

Aloha,

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

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamehale Boulevard
Kapolei, Hawaii 98707

MAR 26 1999

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

DEPUTIES
JANET E. KAWALO

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

March 18, 1999

Mr. John E. Min
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 23110 ✓
DOC NO: 9903CD09

Dear Mr. Min:

**SUBJECT: Chapter 6E-42 Historic Preservation Review of the Proposed Waine'e Office Building Change in Zoning Permit Request Pana'ewa Ahupua'a, Lahaina District, Island of Maui
TMK: 4-5-005: 05**

Thank you for the opportunity to comment on this project which we understand to be a change in zoning request for the Waine'e Building from the "A-1, Apartment District to the B-2 Community Business District" for the future development of a 2-story office building.

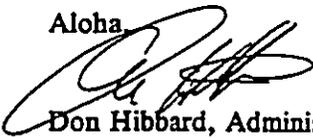
We have previously reviewed the proposed project (SHPD DOC NO. 1530a and 9811CD08) and found that this project will have "no effect" on significant historic sites.

The proposed project is located in the Lahaina Historic District and seems likely to have once been the location of pre-contact agriculture and associated houses. However, this area is no longer likely to contain historic sites due to 20th century residential construction and ground disturbance resulting from modern sugar cane cultivation .

In the event that historic remains (i.e. artifacts, human skeletal remains, and/or concentrations of charcoal or shell) are inadvertently encountered during construction, all work needs to cease in the immediate vicinity of the find and the find needs to be protected from further damage. The Contractor needs to immediately contact the State Historic Preservation Office at 243-5169 on Maui or 692-8023 on O'ahu. The Division will assess the significance of the find and recommend mitigation measures, if necessary.

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

Aloha


Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

c: Mr. Glen Tadaki, Munekiyo, Arakawa, & Hiraga, Inc. (fax: 244-8729)

BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

'99 JAN 28 10:55

LAND USE COMMISSION

P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

January 27, 1999

Mr. John E. Min
Director of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Application for Change in Zoning (CIZ 980029),
Wainee Office Building, Lahaina, Maui, TMK 4-5-07:
4

We have reviewed the application for the subject project forwarded by your transmittal dated January 15, 1999, and have the following comments:

- 1) We confirm that the subject property, as represented on the Regional Location Map (Figure 1) of the Project Assessment Report (PAR), is designated within the State Land Use Urban District.
- 2) On page 29 of the PAR, the Agricultural District is incorrectly referred to as the "Agriculture" District.
- 3) On Figure 8 of the PAR, there should be a "C" to indicate the Conservation District at the top of the map, near the phrase "To Kaanapali." Also, the "A" designation at the bottom of the map near the phrase "To Wailuku" should instead be a "U" designation to indicate the Urban District.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject application.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:th

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

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



COUNTY OF MAUI FEB 25 P 1:28
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

Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

February 23, 1999

MEMO TO: JOHN E. MITCHELL, DIRECTOR OF PLANNING
FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT
SUBJECT: CHANGE IN ZONING
WAINEE OFFICE BUILDING
TMK: (2) 4-5-007:004
CIZ 98/0029

We reviewed the subject application and have the following comments.

1. A road widening lot shall be provided for the adjoining half of Wainee Street to provide for future 56 foot wide right-of-way and improved to County standards to include, but not be limited to, pavement widening; construction of curb, gutter and sidewalk; street lights; and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
2. All structures such as walls, trees, etc. shall be removed or relocated from the road widening strip. The rear boundaries of the road widening strip shall be clearly marked to determine if said structures have been properly removed and relocated.
3. The applicant shall provide a limited traffic impact analysis report that analyzes existing traffic on Wainee Street from Papalaua to Baker and the effect of the project on Wainee Street's ability to carry this traffic. The analysis should also discuss impacts to the intersection of Wainee with Papalaua, Kenui and Baker Street, and mitigations required.
4. The developer should be informed that the Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.

Mr. John E. Min
February 23, 1999
Page 2

5. Wastewater contribution calculations are required before a building permit is issued. The developer will be required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
6. A detailed final drainage report and a site specific erosion control plan with details of Best Management Practices (BMP) shall be submitted with the construction plans for review and approval prior to issuance of grading or building permits. The drainage report shall 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 must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The erosion control plan shall show the location and details of structural and non-structural measures to control erosion and dust.

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

DG:co/mt
S:\LUCA\ICZM\WAINEE.WPD

JAMES "KIMO" APANA
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

MAY 05 1999
RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

May 5, 1999

Mr. Glenn Tadaki
Munekiyo, Arakawa, and Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

SUBJECT: LIMITED TRAFFIC IMPACT ANALYSIS (TIAR) FOR CIZ
TMK: 4-5-07:04

Based on the attached memo from the Engineering Division, we accept the findings on the Limited TIAR dated March 1999.

We thank you for your response to our concerns.

Sincerely,

DAVID GOODE
Deputy Director of Public Works
and Waste Management

DG:mt
Attachment
cc: John Min
Land Use and Codes Administration

I
N
T
E
R

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F
I
C
E

MEMORANDUM

DPWWM-ENGINEERING DIVISION

April 30, 1999

TO: David Goode, Deputy Director of DPWWM

FROM:  Lloyd Lee, Engineering Division Chief

SUBJECT: CIZ WAINEE OFFICE BUILDING
98-0029
TMK 4-5-07:04

Based on the results of the TIAR submitted on April 6, 1999, the level of service for all the nearby intersections will still remain at LOS C or better with the project. The anticipated traffic added to these intersections is insignificant. We concur with the conclusions and recommendations.

Also, the TIAR was discussed with Julian Ng, relative to some complaints on queuing at the Papalaua Street & Wainee Street intersection. His trip assignments were actually more conservative because he felt (and we agree) that the patrons of the office building will most likely avoid the Papalaua/Wainee intersection during peak periods. Wailuku bound traffic would take Kenui Street and right turn onto Honoapiilani Highway. Kaanapali bound traffic would go down onto Front Street and get onto Honoapiilani Highway at either Kapunakea or Fleming.

If there are any questions, call Charlene Shibuya at 243-7745.

LL/CSS:c(ED99-453)
s:\eng\tra\WaineeOf.DG

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

MAY 10 1999
RALPH M. NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RONALD R. RISKA, P.E.
Wastewater Reclamation Division

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

ANDREW M. HIROSE
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

May 6, 1999

Mr. Glenn Tadaki
MUNEKIYO, ARAKAWA & HIRAGA, INC.
305 South High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: EARLY CONSULTATION FOR THE WAINEE OFFICE BUILDING
TMK (2) 4-5-007: 004

Dear Mr. Tadaki:

This is in response to your May 3, 1999, letter requesting our preliminary comments on the proposed Wainee Office Building project.

We prepared departmental comments for the change-in-zoning application for the subject property and those comments (copy enclosed) are still applicable.

Please call me at 243-7379 if you have any questions regarding this letter.

Very truly yours,

RALPH M. NAGAMINE
Land Use and Codes Administrator

Enclosure

RMN P:\PLANNING\PLANNING\MAUI\COMMENTS\EA\wainee.off.wpd

c: Planning Department

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

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



COUNTY OF MAUI FEB 25 2 12 PM '99
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 Administrator

Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

February 23, 1999

MEMO TO: JOHN E. MITCHELL, DIRECTOR OF PLANNING
FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT
SUBJECT: CHANGE IN ZONING
WAINEE OFFICE BUILDING
TMK: (2) 4-5-007:004
CIZ 98/0029

We reviewed the subject application and have the following comments.

1. A road widening lot shall be provided for the adjoining half of Waivee Street to provide for future 56 foot wide right-of-way and improved to County standards to include, but not be limited to, pavement widening; construction of curb, gutter and sidewalk; street lights; and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
2. All structures such as walls, trees, etc. shall be removed or relocated from the road widening strip. The rear boundaries of the road widening strip shall be clearly marked to determine if said structures have been properly removed and relocated.
3. The applicant shall provide a limited traffic impact analysis report that analyzes existing traffic on Waivee Street from Papalaua to Baker and the effect of the project on Waivee Street's ability to carry this traffic. The analysis should also discuss impacts to the intersection of Waivee with Papalaua, Kenui and Baker Street, and mitigations required.
4. The developer should be informed that the Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for the project.

Mr. John E. Min
February 23, 1999
Page 2

5. Wastewater contribution calculations are required before a building permit is issued. The developer will be required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
6. A detailed final drainage report and a site specific erosion control plan with details of Best Management Practices (BMP) shall be submitted with the construction plans for review and approval prior to issuance of grading or building permits. The drainage report shall 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 must provide verification that the grading and runoff water generated by the project will not have an adverse effect on adjacent and downstream properties. The erosion control plan shall show the location and details of structural and non-structural measures to control erosion and dust.

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

DG:co/mt
S:\LUCAICZM\WAINEE.WPD

MAR 18 1999



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 243-7816 • Fax (808) 243-7833**

3/16/99

Mr. John E. Min, Director
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Re: I.D.: CIZ 980029
TMK: 4-5-07:004
PROJECT NAME: Wainee Office Building

Dear Mr. Min,

Thank you for the opportunity to comment on this change in zoning application. The Department of Water Supply has the following comments.

Using State standards, the total floor area of up to 10,000 square feet would use approximately 1,400 gallons per day of potable water. The applicant should be advised that no guarantee of water is granted or implied as a result of these comments or the approval of the requested permit. Water availability will be reviewed at the time of application for meter or meter reservation.

Domestic, fire, and irrigation calculations will be reviewed in detail during the development process. The applicant should be informed that off-site water system improvements may be required to meet DWS fire protection standards, including a fire hydrant along Wainee Street. The applicant is encouraged to contact our Engineering Division at 243-7835 to discuss the improvements.

Because water conservation in this area is vital to continued viability of the resource, we ask that water conservation measures be implemented where possible:

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling, and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use

of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

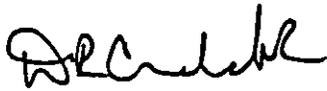
Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zone 3. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We encourage the applicants to review the attached documents, refer to the Planting Plan, and consider using climate-adapted and salt-tolerant native plants. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

In order to protect the surface and groundwater quality, DWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration from all construction operations. We have attached sample BMPs for principle operations for reference. Additional information is available from the State Department of Health.

If you need more information, please contact our Water Resources and Planning Division anytime at (808) 243-7199.



David Craddick
Director
emb

c: engineering division
applicant w/attachments:

"The Costly Drip"

"Some of Maui's Native and Polynesian Plants"

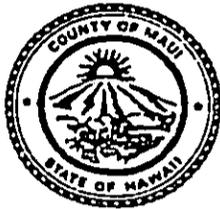
Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"

"XERISCAPE - Water Conservation through Creative Landscaping"

"A Checklist for Water Conservation Ideas for Cooling"

"A Checklist for Water Conservation Ideas for Commercial Buildings"

Selected BMPs from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96791-99 JAN 29 P 2:35

JAMES 'KIMO' APANA
Mayor

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

(808) 243-7230
FAX (808) 243-7934

January 27, 1999

MEMO TO: John E. Minn, Planning Director

FROM: FLOYD S. MIYAZONO, Director

SUBJECT: Wainee Office Building
TMK: 4-5-007: 004
CIZ 980029

We have reviewed the subject application and offer the following comments:

1. The street landscaping and irrigation plans including trees, ground cover, and grass shall be submitted to the Arborist Committee and Department of Parks and Recreation, Planning & Development Division for review, comment, and approval.
2. The developer should provide a permanent irrigation system to ensure that an automatic, controllable source of watering will always be available.
3. Pursuant to Maui County Code, Chapter 12.24A Landscape Planting & Beautification, the planting strip within the dedicated right-of-way be the responsibility of the street frontage property owner.

Thank you for the opportunity to comment. Should you have any questions, please contact me at 243-7626 or Patrick T. Matsui, Chief-Planning and Development, at 243-7931.

FSM:PTM:gu

c: Files

s:\alainajminn.mmo

JAMES KIMO' APANA
MAYOR



CLAYTON T ISHIKAWA
CHIEF
FRANK E FERNANDEZ, JR
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

'99 FEB -1 23:07

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
FAX (808) 243-7919

January 29, 1999

Mr. Joseph W. Alueta, Staff Planner
County of Maui, Department of Planning
250 South High Street
Wailuku, HI 96793

RE: Wainee Office Building; TMK: 4-5-07:04; CIZ 980029

Dear Mr. Alueta,

Thank you for the opportunity to comment on the Wainee Office Building change in zoning application.

The Department of Fire Control has no objection to granting the requested change in zoning, however, the Department wishes to reserve the right to comment until such time as plans and specifications are submitted for review and approval.

If you have any questions, you may contact me at extension 7566.

Sincerely,

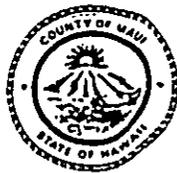
Leonard F Niemczyk
LEONARD F NIEMCZYK

Captain, Fire Prevention Bureau

cc: Inspector C. Pico

MFD-CIZ 980029 (01.29)

JAMES KIMO APANA
MAYOR



COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
FAX (808) 243-7919

May 5, 1999

MAY 07 1999

CLAYTON T. ISHIKAWA
CHIEF
FRANK E. FERNANDEZ, JR.
DEPUTY CHIEF

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Tadaki,

Thank you for the opportunity to comment on the Wainee Office Building;
TMK:4-05-007:04.

The Department of Fire Control has no comments at this time, however, the Department wishes to reserve the right to comment when plans and specifications are submitted for review.

If you have any questions, direct them in writing to the Fire Prevention Bureau,
21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,

A handwritten signature in cursive script, reading "Leonard F. Niemczyk".

LEONARD F NIEMCZYK

Captain, Fire Prevention Bureau

966



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
at
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI FEB -9 1999

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411



THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

February 8, 1999

MEMORANDUM

TO : DIRECTOR, PLANNING DEPARTMENT

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D.: CIZ 980029
 TMK: 4-5-007:004
 Project Name: Waince Office Building
 Applicant: Finance Realty, Ltd.

—
✓
—

No recommendation or special condition is necessary or desired.

Refer to attachment(s).

Assistant Chief Robert Tam Ho
For: THOMAS M. PHILLIPS
Chief of Police

AC JAV 2/3/99

TO : GEORGE KAHOOHANOHANO, CAPTAIN, DISTRICT IV
VIA : CHANNELS
FROM : KAID K. THOMPSON, POLICE OFFICER III,
BICYCLE PATROL OFFICER, DISTRICT IV
SUBJECT : APPLICATION FOR CHANGE IN ZONING FOR
WAINEE OFFICE BUILDING

Sir, my recommendations for the proposed Change in Zoning for Wainee Office Building should be approved.

After viewing the blue prints of the building and property the entry and exit seems to be wide enough for vehicles to pass. However I can not tell if the south border of the property has a wall if a wall will be constructed. If a wall were to be build the height of this wall would have to be considered as not to obstruct the drivers view on on-coming traffic.

Submitted for your information.

NOTED
[Signature]
11-9/99

[Signature]
Kaid K. THOMPSON E-0307
Police Officer III, Bike Patrol
01/29/99 1330 hours.

Concur Lt. B. [Signature]
02/02/99

Concur: Capt. H. [Signature]
9/31/99

MAR 15 1999



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
RTH: fs
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411



THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

March 11, 1999

MEMORANDUM

TO: MR. JOHN E. MIN
DIRECTOR, PLANNING DEPARTMENT

FROM: THOMAS PHILLIPS, CHIEF OF POLICE

SUBJECT: WAINEE OFFICE BUILDING
APPLICATION FOR CHANGE IN ZONING
TMK 4-5-07:04

Applicant: Mr. Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.

No recommendation or special condition is necessary
or desired.

Refer to attachment.

cc: Mr. Glenn Tadaki

AC [Signature]
Assistant Chief Robert Tam Ho
for: THOMAS PHILLIPS
Chief of Police

TO : THOMAS PHILLIPS, CHIEF OF POLICE
VIA : GEORGE KAHOOHANOHANO, CAPTAIN, DISTRICT IV
FROM : KAID K. THOMPSON, P.O. III, BIKE PATROL, LAHAINA
SUBJECT : WAINEE OFFICE BUILDING TMK 4-5-07:04

Sir, the following To-From report is in response to Glenn TADAKI's, Planner of the Wainee Office Building, letter which was in response to a question this officer had about the proposed building.

In review of Mr. TADAKI's letter and by phone conversation on 03/03/99 at about 0930 hours, The Wainee Office Building's plan does not call for any wall on the South boundary of the property. With this in mind I foresee no problems with the plan and I recommend approval.

Respectfully submitted for your review.

N0755

[Handwritten signature]
7000

[Handwritten signature]
Kaid K. THOMPSON E-0307
P.O. III, Bicycle Patrol, Lahaina
03/04/99 0715 hours.

3/4/99
Noted: for your information
Capt. H. Kulehiko
3/8/99



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
at
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

MAY 14 1999



THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

May 10, 1999

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

SUBJECT: Wainee Office Building
TMK 4-5-07:04

Thank you for your letter dated May 3, 1999 giving us the opportunity to comment on the above subject.

We have reviewed the proposed summary and have no comments at this time.

Very truly yours,


Assistant Chief Robert Tam Ho
for: THOMAS M. PHILLIPS
Chief of Police

xc: John E. Min, Planning Department



'99 JAN 28 P12:56

January 26, 1999

Mr. John E. Min
Planning Director
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Dear Mr. Min:

Subject: Wainee Office Building
TMK: 4-5-007:004
I.D.: CIZ 980029

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
Manager, Engineering

ELR/dt:ikh

RESPONSES



February 24, 1999

Floyd Miyazono, Director
Department of Parks and Recreation
County of Maui
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793

SUBJECT: Wainee Office Building
Application for Change in Zoning
TMK 4-5-07: 04

Dear Mr. Miyazono:

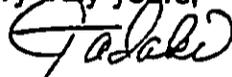
Thank you for your January 27, 1999 letter commenting on the subject project.

In response to your comments, we would like to note the following:

1. The project's street landscaping and irrigation plans shall be submitted to the Arborist Committee and Department of Parks and Recreation for review and approval prior to the construction of the proposed office building.
2. The applicant will consider the installation of a permanent irrigation system to ensure that an automatic, controllable source of water for irrigation purposes will be available.
3. The applicant acknowledges that the maintenance of the planting strip within the dedicated right-of-way on Wainee Street is the applicant's responsibility.

Thank you for expressing your interest in the proposed project. Please feel free to contact us should you have any questions or require additional information.

Very truly yours,


Glenn Tadaki, Planner

GT:tav

cc: Howard Murai, Finance Realty, Ltd.
Joe Alueta, Department of Planning

fzrcity/wainee/dpmpd.ltr

Planning • Environmental Studies • Project Management
305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Phone: (808) 244-2015 • Fax: (808) 244-8729



February 24, 1999

Thomas M. Phillips, Chief
Maui Police Department
County of Maui
55 Mahalani Street
Wailuku, Hawaii 96793

**SUBJECT: Wainee Office Building
Application for Change in Zoning
TMK 4-5-07: 04**

Dear Mr. Phillips:

Thank you for your February 8, 1999 letter commenting on the subject project.

In response to your comments, we would like to note that the north side of the existing Longhi Commercial Building (which includes Scaroles Restaurant) borders the subject property to the south. There are no plans to construct a wall along the property's southern boundary between the existing Longhi Commercial Building and the Wainee Street right-of-way.

Thank you for expressing your interest in the proposed project. Please feel free to contact us should you have any questions or require additional information.

Very truly yours,

Glenn Tadaki, Planner

GT:tav

cc: Howard Murai, Finance Realty, Ltd.
Joe Alueta, Planning Department

f:\city\wainee\drmpd\tr



March 5, 1999

Charles Jencks, Director
Department of Public Works
and Waste Management
County of Maui
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Wainee Office Building
Change in Zoning (CIZ 98/0029)
TMK 4-5-007: 004

Dear Mr. Jencks:

Thank you for your February 23, 1999 letter commenting on the subject application. On behalf of the applicant, Finance Realty, Ltd., we would like to note the following:

Road Widening

A road widening lot along the subject property's frontage with Wainee Street will be provided and improved to County standards as required. Upon completion, the road widening lot will be dedicated to the County of Maui.

Traffic Report

A limited Traffic Impact Analysis Report that reflects pre- and post-project traffic conditions along Wainee Street and its intersections with Papalaua, Baker, and Kenui Streets will be provided to you upon its completion in approximately four (4) weeks.

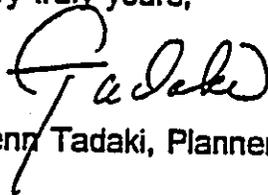
Wastewater and Drainage

The applicant acknowledges that the availability of wastewater system capacity cannot be assured for the project. The proposed project will conform with applicable regulatory requirements relating to wastewater and drainage.

Charles Jencks, Director
March 5, 1999
Page 2

Thank you for providing us with your comments. Please call me should you have any questions or require additional information.

Very truly yours,



Glenn Tadaki, Planner

GT:tav

cc: Howard Murai, Finance Realty, Ltd.
Joe Alueta, Department of Planning

fncty/wmune/jencks.tr

Chapter X

***Letters Received During
the Draft Environmental
Assessment Public Comment
Period and Responses to
Substantive Comments***

X. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

Pursuant to the requirements of the environmental review process, comments received, as well as responses to substantive comments, are included in this section.

**DRAFT ENVIRONMENTAL
ASSESSMENT COMMENT LETTERS**

JAMES "KIMO" APANA
MAYOR



COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561
FAX (808) 243-7919

JUN 30 1999

CLAYTON T. ISHIKAWA
CHIEF

FRANK E. FERNANDEZ, JR.
DEPUTY CHIEF

June 28, 1999

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 South High Street, Suite 104
Wailuku, HI 96793

RE: Wainee Office Building; TMK: 4-5-07:04; Draft Environmental
Assessment

Dear Mr. Tadaki,

Thank you for the opportunity to comment on the Wainee Office Building draft environmental assessment.

The Department of Fire Control has no objection to offer for the draft environmental assessment at this time. However; the department wishes to reserve the right to comment when plans and specifications are submitted for review.

If you have any questions, direct them in writing to the Fire Prevention Bureau, 21 Kinipopo Street, Wailuku, HI 96793.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leonard F. Niemczyk".

LEONARD F NIEMCZYK
Captain, Fire Prevention Bureau

BENJAMIN J. CAYETANO
GOVERNOR



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

JUL 07 1999

BRUCE S. ANDERSON, PH.D., M.P.H.
DIRECTOR OF HEALTH

ALFRED M. ARENSDORF, M.D.
DISTRICT HEALTH OFFICER

July 6, 1999

Glenn Tadaki
Planner
Munekiyo, Arakawa, Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

Subject: Wainee Office, Draft Environmental Assessment
TMK: (2) 4-5-07:04

Thank you for allowing us to comment on the environmental assessment. We have the following comments to offer:

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 11-46, "Community Noise Control". A noise permit may be required and should be obtained prior to the commencement of work.

HAR, Chapter 11-46, 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,

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

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

c: Art Bauckham



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
at
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

July 6, 1999

JUL 12 1999



THOMAS M. PHILLIPS
CHIEF OF POLICE

CHARLES H.P. HALL
DEPUTY CHIEF OF POLICE

Mr. Glenn Tadaki, Planner
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

SUBJECT: Wainee Office Building
TMK: 4-5-07:04

Thank you for your letter dated June 22, 1999 giving us the opportunity to comment on the Draft Environmental Assessment for the above subject.

We have reviewed the Draft Environmental Assessment and have no comments at this time.

Very truly yours,

Assistant Chief Robert Tam Ho
for: **THOMAS M. PHILLIPS**
Chief of Police

Enclosure

xc: John E. Min, Planning Department

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

July 6, 1999

JUL 15 1999

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAI
GLENN M. OKIMOTO

IN REPLY REFER TO:
HWY-M 2.268-099

MEMORANDUM

TO: Glenn Tadaki
Munekiyo, Arakawa & Hiraga, Inc.

FROM: Paul M. Chung *PM*
State Highways

SUBJECT: Wainee Office Building
ME 99-23

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the subject project. We have reviewed the submittal and have no comments to offer at this time.

If there are any questions or concerns please call me at 873-3535.

/pmc

BENJAMIN J. CAYCE AND
GOVERNOR OF HAWAII



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

DEPUTIES
JANET E. KAMELO

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhewa Building, Room 555
501 Kamehale Boulevard
Kapolei, Hawaii 98707

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

July 16, 1999

Mr. Glen Tadaki
Munekiyo, Arakawa and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

LOG NO: 23795 ✓
DOC NO: 9907CD11

Dear Mr. Tadaki,

SUBJECT: Historic Preservation Review of a Change in Zoning
Request for the Waine'e Office Building
Lahaina Ahupua'a, Lahaina District, Island of Maui
TMK: 4-5-07:004

Thank you for the opportunity to comment on the Change in Zoning request for the Waine'e Office Building. We have made previous comments regarding this request. Please see attachment.

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

Aloha,

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

DON HIBBARD, Administrator
State Historic Preservation Division

CD:lpf

35 10

EDUAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhewa Building, Room 555
801 Kamehale Boulevard
Honolulu, Hawaii 96707

1111 23 1999
MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
GILBERT COLOMA-AGARAN
TIMOTHY E. JONES

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

November 23, 1998

Munekiyo Arakawa, and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

LOG NO: 22555 ✓
DOC NO: 9811CD08

Dear Mr. Tadaka:

SUBJECT: Chapter 6E-42 Historic Preservation Review of the Proposed Waine'e Office Building Change in Zoning Permit Request Ahupua'a, Lahaina District, Maui Island TMK: 4-5-07:004

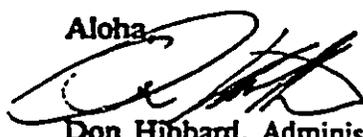
Thank you for the opportunity to comment on this project which consists of a change in zoning request for the Waine'e Building from the "A-1, Apartment District to the B-2, Community Business District for the future development of a two-story office building. Our review is based on reports, maps and aerial photographs maintained at the State Historic Preservation Office; no field inspection was made of the subject property.

The subject property is located in the Lahaina National Historic District and seems likely to have once been the location of pre-Contact agriculture and perhaps scattered housing. However, 20th century residential construction has since altered the landscape, making it unlikely that any historic sites remain intact. Therefore we believe that this project will have "no effect" on significant historic sites.

In the event that historic remains (i.e. subsurface firepits, artifacts, or human skeletal remains) are inadvertently uncovered during construction, all work in the vicinity should cease and the contractor should immediately contact the State Historic Preservation Office.

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

Aloha


Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

NOV 30 1998

**DRAFT ENVIRONMENTAL
ASSESSMENT RESPONSE LETTERS**



July 9, 1999

Herbert Matsubayashi, District
Environmental Health Chief
Department of Health
Maui District Health Office
54 High Street
Wailuku, Hawaii 96793

SUBJECT: Wainee Office Building - Draft Environmental Assessment
TMK 4-5-07: 04

Dear Mr. Matsubayashi:

Thank you for your July 6, 1999 letter providing comments on the proposed project. On behalf of Finance Realty, Ltd., we would like to note that the proposed project will comply with the applicable provisions of Chapter 11-46, Hawaii Administrative Rules, regarding Community Noise Control.

Thank you again for providing us with you comments.

Very truly yours,

Glenn Tadaki, Planner

GT:tav

cc: Howard Murai, Finance Realty, Ltd.
Joe Alueta, Department of Planning

finerty@doh.hi

Chapter XI

List of Permits and Approvals

XI. LIST OF PERMITS AND APPROVALS

The following permits and approvals will be required prior to the implementation of the project.

County of Maui

1. Change in Zoning
2. Special Management Area Use Permit
3. Construction Permits (e.g., building, driveway, electrical, plumbing)

References

References

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Appendices

Appendix A

Traffic Assessment

Julian Ng, Incorporated

Transportation Engineering Consultant

P.O. Box 816 Kaneohe, Hawaii 96744-0816

phone: (808) 236-4325

fax: (808) 235-8869

October 16, 1998

Mr. Howard Murai, Sr. Vice President
Finance Realty, Ltd.
1164 Bishop Street, Suite 1100
Honolulu, Hawaii 96813-2810

Subject: Traffic Assessment - Proposed Wainee Office Building, TMK 4-5-07:04
Lahaina, Maui, Hawaii

Dear Mr. Murai:

The proposed office building in Lahaina, Maui will have a small impact on traffic in the area. Traffic generated by the proposed project would use Wainee Street and may increase traffic on Wainee Street, Papalaua Street, Baker Street, Kenuei Street, and other roadways in the area. The impact, however, is very small.

In general, traffic studies are done to identify the impacts of proposed development on existing and projected future traffic conditions. The Institute of Transportation Engineers (ITE), an international organization of transportation professionals, provides a guideline to determine when traffic studies should be done:

(A) traffic access/impact study (should) be conducted whenever a proposed development will generate 100 or more *added* (new) peak direction trips to or from * the site during the adjacent roadways' peak hours or the development's peak hour.

* Source: Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991.

In conducting these traffic studies, the site's traffic generation can be estimated from the description of the proposed use of the site and factors and/or equations from ITE's *Trip Generation* publication.

For the proposed project, a 10,000 square foot office building in Lahaina, the peak direction traffic is estimated to be less than 20 vehicles per hour in either the site's peak hour or the peak hours of the adjacent streets, well below the guideline for requiring a traffic study. This conclusion is based on estimates made with factors that are available from *Trip Generation - 6th Edition* (1997), for a typical weekday for three possible types of use are:

Julian Ng, Incorporated

Mr. Howard Murai
October 16, 1998
Page 2 of 2

	average rate	% entering	vehicle trips	
			In	Out
Average Weekday				
General Office Building	11.01	50%	55	55
Corporate Headquarters Building	7.72	50%	39	38
Single-Tenant Office Building	11.57	50%	58	58
AM Peak Hour				
General Office Building	1.56	88%	14	2
Corporate Headquarters Building	1.47	93%	14	1
Single-Tenant Office Building	1.78	89%	16	2
PM Peak Hour				
General Office Building	1.49	17%	3	12
Corporate Headquarters Building	1.39	11%	2	12
Single-Tenant Office Building	1.72	15%	3	14

The traffic generated by the project on weekends would be smaller; based on rates from *Trip Generation* for General Office Buildings:

	average rate	% entering	vehicle trips	
			In	Out
General Office Building				
Saturday	2.37	50%	12	12
Saturday Peak Hour	0.41	54%	2	2
Sunday	0.98	50%	5	5
Sunday Peak Hour	0.14	58%	1	0

The traffic impact of the proposed project would therefore be minor. Should there be any questions, please contact me at phone (808) 236-4325 or via fax at (808) 235-8869.

Sincerely,

JULIAN NG, INC.


Julian Ng, P. E.
President

copy: Munekiyo, Arakawa, & Hiraga, Inc.

WAINEOB.DOC

Appendix A-1

***Limited Traffic Impact
Analysis Report***

▶ **LIMITED TRAFFIC IMPACT ANALYSIS REPORT**

WAINEE OFFICE BUILDING

TMK 4-5-07: 04

LAHAINA, MAUI, HAWAII

▶ prepared for:

Finance Realty, Ltd.

▶ prepared by:

**Julian Ng, Incorporated
P. O. Box 816
Kaneohe, Hawaii 96744**

▶ **March, 1999**

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1 Project Location and Vicinity Map	
2 Intersection Configurations	
3 Existing Traffic Volumes	
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Limited Traffic Impact Analysis Report
Wainee Office Building
TMK: 4-5-07: 04
Lahaina, Maui, Hawaii
March, 1999

Introduction

Finance Realty, Ltd. has proposed to develop a new office building in Lahaina, Maui. The proposed two-story office building would be located on a 0.43 ± acre site identified by TMK 4-5-07:04 and will have approximately 10,000 square feet of floor area.

A traffic assessment made in October, 1998 for the proposed project concluded that the traffic impact of the project would be minor. In their review of the application for a change in zoning, the County of Maui Department of Public Works and Waste Management has requested that Finance Realty "provide a limited traffic impact analysis report that analyzes existing traffic on Wainee Street from Papalaua to Baker and the effect of the project on Wainee Street's ability to carry this traffic. The analysis should also discuss impacts to the intersection of Wainee with Papalaua, Kenui and Baker Street, and mitigations required."¹

This report has been prepared to address this condition. Peak hour levels of service were determined for the signalized intersection of Papalaua Street and Wainee Street, and for the stop-controlled and yielding approaches at the Wainee Street intersections with Kenui Street and Baker Street. Existing conditions were based on field counts taken in March, 1999; traffic volumes generated by the project were added to these counts and the analyses were repeated to determine the impact of the project.

The level of service (LOS) is determined using analyses methods described in the *Highway Capacity Manual*². At signalized intersections, delays are incurred by some vehicles when a red light is encountered, or if queues waiting to be served cause delays. The analyses provide estimates of the average delays, which are used to determine levels of service. At unsignalized intersections, the volumes of the uncontrolled movements affect the capacity available for the other movements which must yield or stop; the average delay to these vehicles determine the level of service for each controlled movement.

¹ County of Maui Department of Public Works and Waste Management Memo to Director of Planning, February 23, 1999.

² Transportation Research Board, National Research Council, *Highway Capacity Manual - Third Edition*, Washington, D.C., Updated December 1997.

The analyses of intersections used the procedures from the 1998 update of the *Highway Capacity Manual* to identify average delays and levels of service. These Levels of Service (LOS) are defined using the letters A through F:

<u>LOS</u>	<u>General Description</u>	<u>Signalized Intersection Control delay per vehicle</u>	<u>Unsignalized Intersection Control delay per vehicle</u>
A	Little or no delay	≤ 10 seconds	≤ 10 seconds
B	Short traffic delays	> 10 and ≤ 20 seconds	> 10 and ≤ 15 seconds
C	Average traffic delays	> 20 and ≤ 35 seconds	> 15 and ≤ 25 seconds
D	Long traffic delays	> 35 and ≤ 55 seconds	> 25 and ≤ 35 seconds
E	Very long traffic delays	> 55 and ≤ 80 seconds	> 35 and ≤ 50 seconds
F	Very long traffic delays	> 80 seconds	> 50 seconds

For urban situations, LOS D is considered acceptable for peak hour conditions.

Existing Traffic Conditions

The project site is located in the Lahaina, between Honoapiilani Highway and Wainee Street (see Exhibit 1), just north of Papalaua Street. Access to the site would only be from Wainee Street. Any traffic generated by the proposed project would use Wainee Street between Papalaua Street and Baker Street.

The configurations of the intersections are shown in Exhibit 2. At the unsignalized "T"-intersection of Kenui Street and Wainee Street, northbound traffic on Wainee Street is controlled by a stop sign; left and right turns share a single lane. Traffic on the two-lane Kenui Street travels at less than 25 miles per hour, due to the proximity of the intersection of Kenui Street with Honoapiilani Highway. Left turns from westbound Kenui Street to Wainee Street are made from the single westbound lane that is shared with through traffic.

At the unsignalized "T"-intersection of Wainee Street and Baker Street, eastbound traffic on Baker Street is controlled by a stop sign; left and right turns share a single lane. Traffic on the two-lane Wainee Street travels at approximately 25 miles per hour. Left turns from northbound Wainee Street to Baker Street are made from the single northbound lane that is shared with through traffic.

Each approach to the signalized intersection of Papalaua Street and Wainee Street consists of two lanes. One lane is shared by through traffic and right turns, and a separate left turn lane is provided. If a vehicle is detected in the left turn lane, a green arrow to provide a protected phase to clear the left turns is shown prior to the green light for the opposing through traffic. The signal cycles quickly, with cycle lengths determined primarily by the presence of traffic.

A review of traffic counts taken by the State Department of Transportation at the nearby intersection of Honoapiilani Highway and Lahainaluna Road indicates that

afternoon traffic is higher than morning traffic. Manual counts of existing traffic were taken at the Wainee Street intersections with Kenui Street, Baker Street, and Papalaua Street during a three-hour period on a weekday afternoon to determine existing peak hour volumes. Counts were also taken at the Papalaua Street intersection during a two-hour morning weekday peak period to ascertain that the afternoon peak would indeed have the highest volumes.

The afternoon counts were taken on Tuesday, March 16, 1999, during which time problems with the parking entrances at the shopping center west of Wainee Street caused an unusually high volume of traffic on Baker Street and on Wainee Street near Baker Street. The intersection of Wainee Street and Baker Street was recounted on Tuesday, March 23, 1999, which provided data that appears to better represent typical conditions. The count data are summarized in the attached appendix.

Existing peak hour volumes are shown in Exhibit 3. The afternoon (PM Peak Hour) traffic at the intersection of Wainee Street and Papalaua Street is higher than the morning (AM Peak Hour) traffic. The analyses show acceptable levels of service for controlled movements at each intersection.

Project Traffic Impact

The proposed project is an office building with 10,000 square feet. The traffic generated by the proposed project has been estimated using average rates for general office buildings from research compiled by the Institute of Transportation Engineers³. Table 1 shows the estimate of the project generated traffic.

Table 1
PROJECT TRAFFIC GENERATION

	<u>Average Weekday</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
Trip generation rate (vehicles/1,000 SF)	11.01	1.56	1.49
% entering site	50%	88%	17%
Vehicle trips generated			
entering	55	14	3
exiting	55	2	12

The traffic generated by the project were distributed and assigned to the street system in proportion to the existing traffic entering or leaving the study area of Wainee Street, between Kenui Street and Papalaua Street. Project traffic was added to existing traffic, with the resultant traffic assignments shown in Exhibit 4.

³ Institute of Transportation Engineers, *Trip Generation, 6th Edition*. Washington, D. C. 1997.

The intersections were reanalyzed with the volumes shown in Exhibit 4, which showed only minor changes to the delays and no changes to the levels of service, which remain at acceptable levels. The project, therefore, should have minor impacts to traffic conditions. Table 2 summarizes the results of the analyses.

Table 2
INTERSECTION ANALYSES

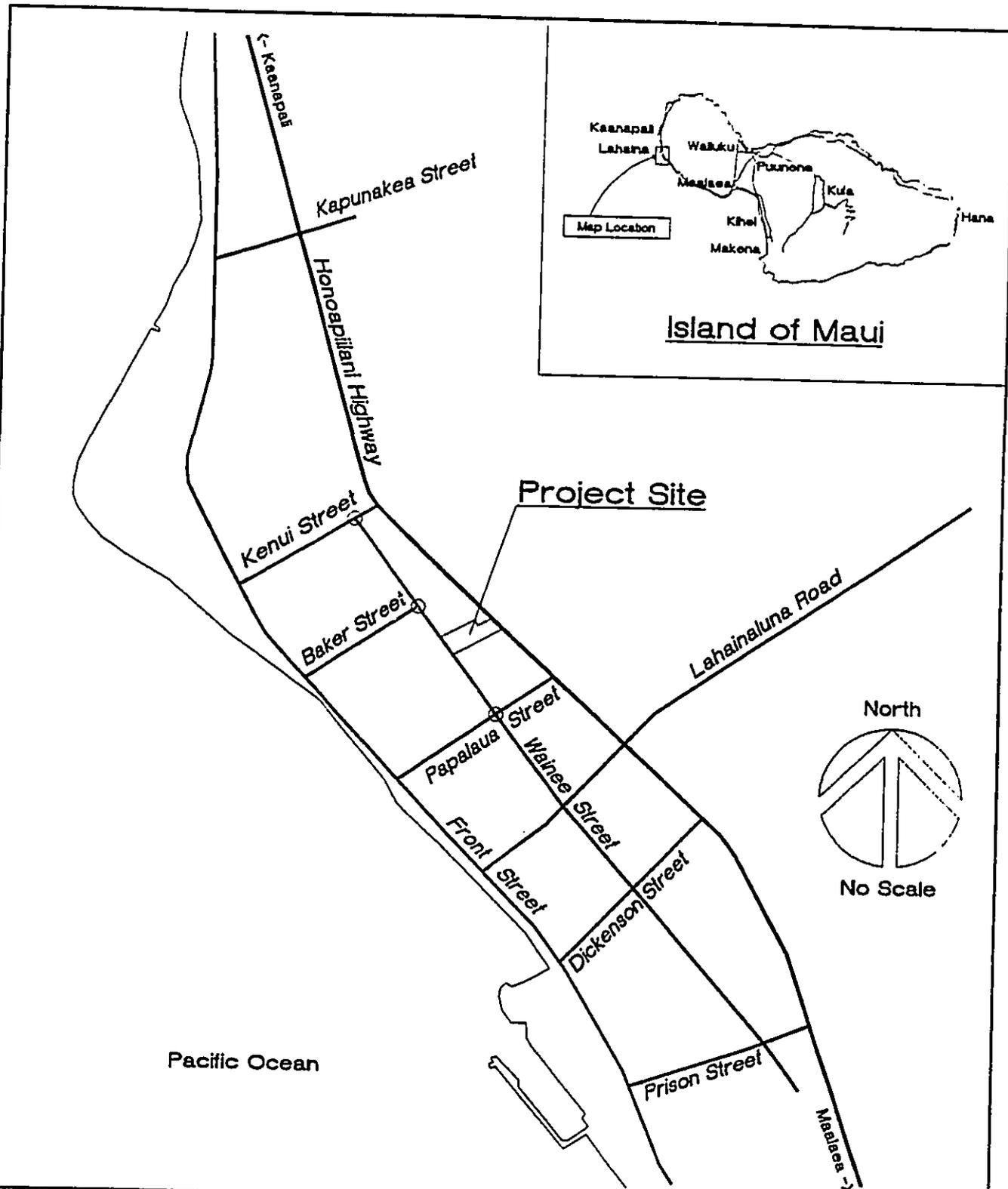
	Existing Volumes		With Project Traffic	
	Delay *	LOS	Delay *	LOS
Wainee Street at Kenui Street (PM Peak Hour)				
westbound left turns from Kenui Street	7.8	A	7.8	A
northbound Wainee Street (shared lane)	11.1	B	11.9	B
Baker Street at Wainee Street (PM Peak Hour)				
northbound left turns from Baker Street	7.8	A	7.8	A
eastbound Baker Street (shared lane)	10.0	B	10.0	B
Papalaua Street and Wainee Street				
AM Peak Hour (overall)				
eastbound approach	22.5	C	22.9	C
westbound approach	21.7	C	21.9	C
northbound approach	24.8	C	25.1	C
southbound approach	23.4	C	23.9	C
	17.1	B	17.2	B
Papalaua Street and Wainee Street				
PM Peak Hour (overall)				
eastbound approach	32.0	C	32.1	C
westbound approach	31.1	C	31.1	C
northbound approach	32.8	C	32.8	C
southbound approach	30.8	C	30.9	C
	33.1	C	33.4	C

* average delay in seconds per vehicle

Conclusions and Recommendations

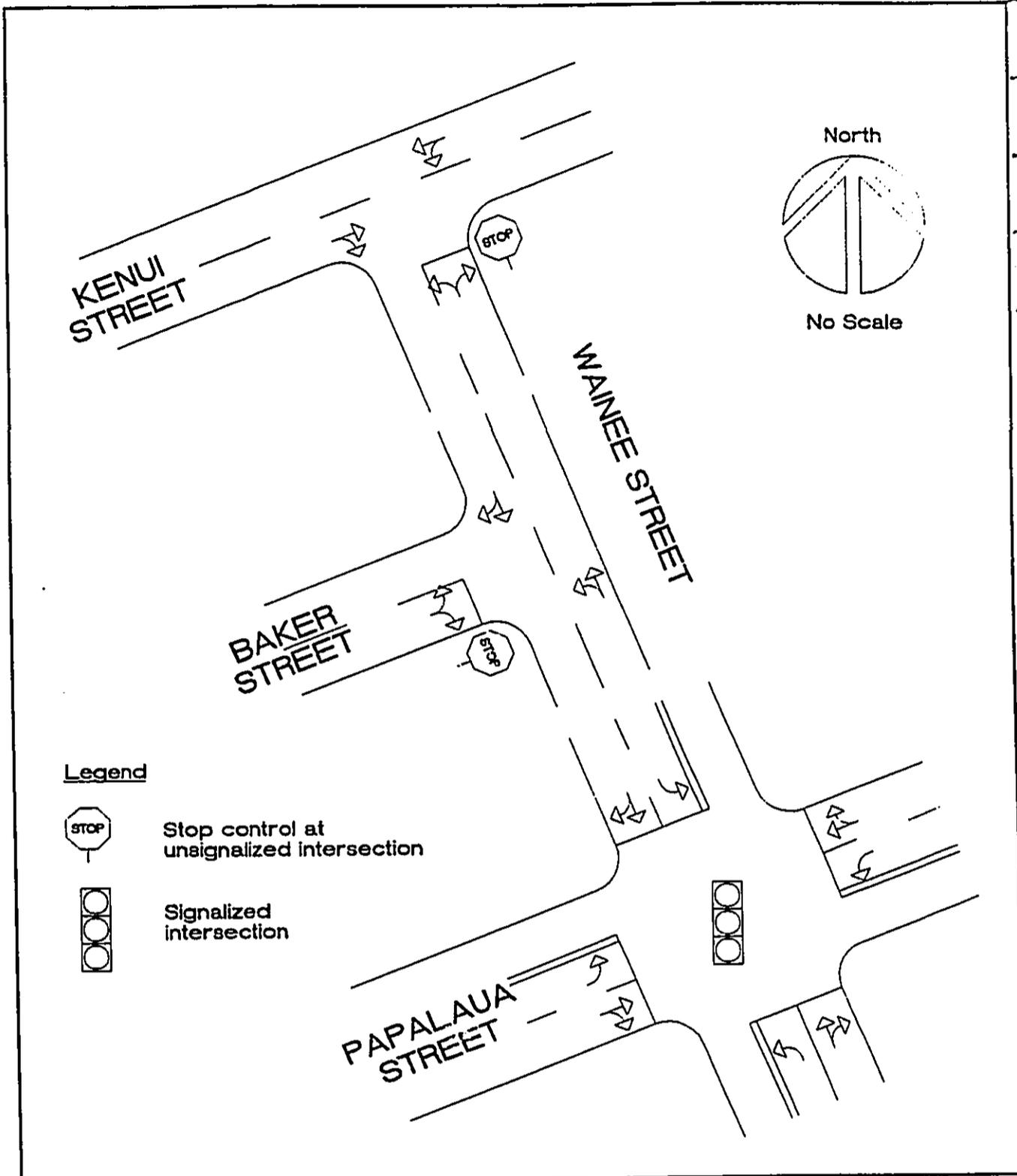
Existing peak hour conditions on Wainee Street are determined by the capacities of the intersections; the analyses show that delays are at acceptable levels. The addition of project traffic will have only a minor impact to conditions at the intersections.

The project frontage should be improved to meet all county street standards and adequate sight lines from any driveways should be provided. No other traffic mitigation measures are needed.



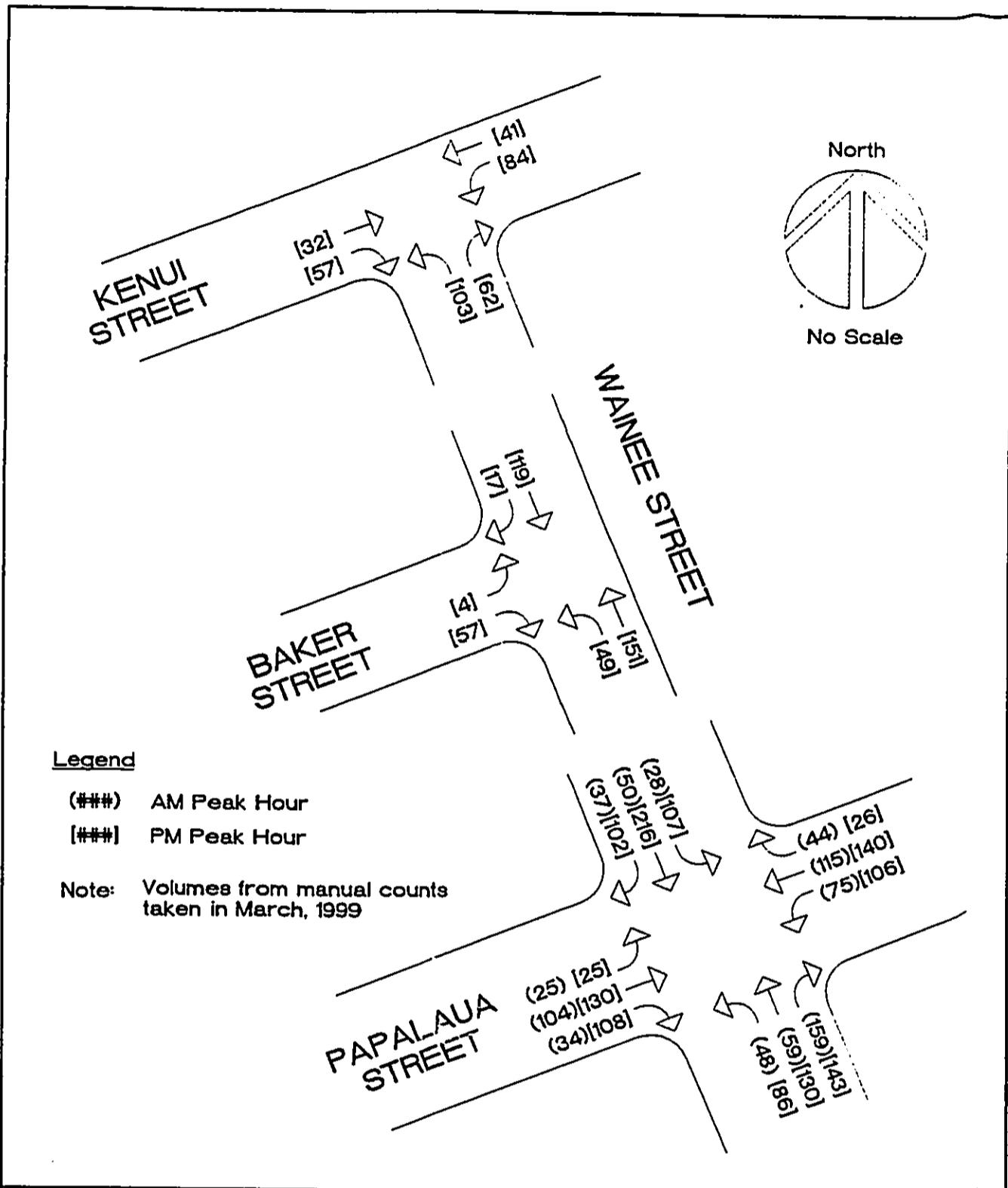
Limited Traffic Impact Analysis Wainee Office Building TMK: 4-5-07: 04	Project Location Lahaina, Maui		Exhibit 1
	prepared by: Julian Ng, Inc.		March, 1999

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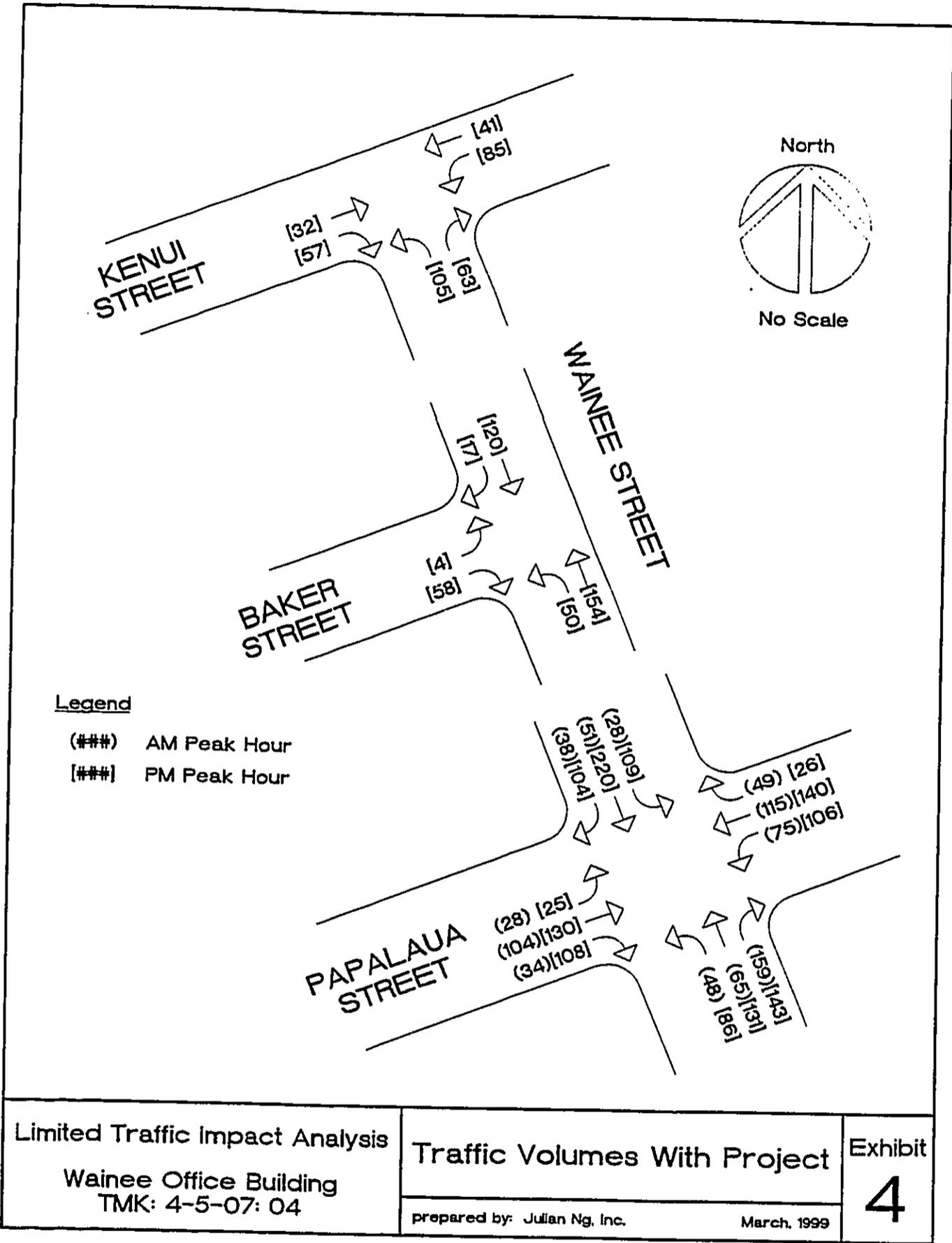
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Limited Traffic Impact Analysis Wainee Office Building TMK: 4-5-07: 04	Intersection Configurations	Exhibit 2
	prepared by: Julian Ng, Inc.	March, 1999



ENR-1540 03/21/99 1037

Limited Traffic Impact Analysis Wainee Office Building TMK: 4-5-07: 04	Existing Traffic Volumes	Exhibit 3
	prepared by: Julian Ng, Inc.	March, 1999



ENR-TSD 03/21/99 1837

Limited Traffic Impact Analysis
 Wainee Office Building
 TMK: 4-5-07: 04

Traffic Volumes With Project

prepared by: Julian Ng, Inc.

March, 1999

Exhibit
4

Appendix – Manual Traffic Counts, Wainee Street

Wainee Street and Papalaua Street (signalized)												
Manual counts taken on Thursday, March 18, 1999												
	Wainee (SB)			Papalaua (WB)			Papalaua (EB)			Wainee (NB)		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
06:45 AM – 07:00 AM	4	4	15	10	20	4	4	11	8	7	6	13
07:00 AM – 07:15 AM	4	6	3	14	12	5	1	16	4	8	1	16
07:15 AM – 07:30 AM	11	9	7	17	21	8	1	19	2	8	10	27
07:30 AM – 07:45 AM	9	19	9	18	22	8	4	19	9	10	9	62
07:45 AM – 08:00 AM	6	13	6	19	24	12	6	31	8	11	19	40
08:00 AM – 08:15 AM	6	9	7	19	30	13	12	30	6	5	19	29
08:15 AM – 08:30 AM	7	9	15	19	39	11	3	24	11	22	12	28
08:30 AM – 08:45 AM	6	11	10	18	37	11	8	26	9	19	11	21
Total counted (2 hours)	53	80	72	134	205	72	39	176	57	90	87	236
Peak hour – 08:30 AM	28	50	37	75	115	44	25	104	34	48	59	159

Wainee Street and Papalaua Street (signalized)												
Manual counts taken on Tuesday, March 16, 1999												
	Wainee (SB)			Papalaua (WB)			Papalaua (EB)			Wainee (NB)		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
03:00 PM – 03:15 PM	24	37	15	16	27	2	6	24	8	8	19	29
03:15 PM – 03:30 PM	24	18	17	22	55	7	8	42	2	12	27	35
03:30 PM – 03:45 PM	24	25	17	26	33	6	7	43	6	26	29	36
03:45 PM – 04:00 PM	26	15	18	30	33	7	10	36	6	15	26	32
04:00 PM – 04:15 PM	20	25	16	23	34	2	5	31	14	28	26	37
04:15 PM – 04:30 PM	27	43	5	20	44	1	13	25	10	29	32	39
04:30 PM – 04:45 PM	31	58	16	30	30	3	9	37	33	35	38	34
04:45 PM – 05:00 PM	24	59	34	26	42	5	2	41	22	14	29	40
05:00 PM – 05:15 PM	31	53	27	25	28	10	6	19	26	22	32	38
05:15 PM – 05:30 PM	21	46	25	25	40	8	8	33	27	15	31	31
05:30 PM – 05:45 PM	28	60	47	15	31	3	2	34	16	11	34	25
05:45 PM – 06:00 PM	32	43	51	17	21	5	6	19	13	25	39	26
Total counted (3 hours)	310	482	288	275	418	59	82	384	183	240	362	402
Peak hour – 05:30 PM	107	216	102	106	140	26	25	130	108	86	130	143

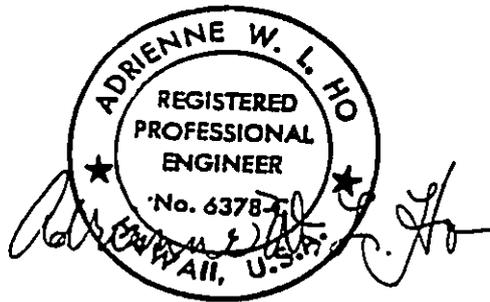
	Wainee Street (stop) at Kenui Street						Baker Street (stop) at Wainee Street					
	Counts taken on Tuesday, March 16, 1999						Counts taken on Tuesday, March 23, 1999					
	Kenui (WB)		Kenui (EB)		Wainee NB		Wainee (SB)		Baker EB		Wainee (NB)	
	TH	LT	TH	RT	LT	RT	TH	RT	LT	RT	LT	TH
03:00 PM – 03:15 PM	4	16	4	7	8	4	26	2	3	19	14	33
03:15 PM – 03:30 PM	3	18	3	11	4	6	22	1	2	17	15	37
03:30 PM – 03:45 PM	7	14	8	10	13	10	25	2	2	21	12	47
03:45 PM – 04:00 PM	4	13	5	12	13	8	23	2	2	7	12	36
04:00 PM – 04:15 PM	6	14	7	13	15	12	38	4	1	13	14	37
04:15 PM – 04:30 PM	7	22	8	11	19	11	28	3	1	9	12	34
04:30 PM – 04:45 PM	12	21	8	10	30	18	25	7	0	20	15	43
04:45 PM – 05:00 PM	8	15	7	21	20	10	28	3	2	15	8	37
05:00 PM – 05:15 PM	14	26	9	15	34	23	36	4	2	7	9	38
05:15 PM – 05:30 PM	3	8	2	6	17	8	24	2	2	18	5	35
05:30 PM – 05:45 PM	7	18	9	9	20	15	21	3	1	12	14	25
05:45 PM – 06:00 PM	6	20	7	17	30	16	34	8	1	16	9	15
Total counted (3 hours)	81	205	77	142	223	141	330	39	19	174	139	417
Peak hour – 05:00 PM							119	17	4	57	49	151
Peak hour – 05:15 PM	41	84	32	57	103	62						

Abbreviations: TH = through movement LT = left turn NB = northbound WB = westbound
 RT = right turn SB = southbound EB = eastbound

Appendix B

Preliminary Drainage Report

PRELIMINARY DRAINAGE REPORT
FOR
WAINEE STREET OFFICE BUILDING
LAHAINA, MAUI, HAWAII
TMK: 4-5-07:04
PREPARED FOR
FINANCE HOLDINGS, LIMITED



AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERING * SURVEYING
HILO * WAILUKU * HONOLULU, HAWAII
NOVEMBER 1991



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.
GEORGE M. NEUFFER, P.E.
KENNETH K. KUROKAWA, P.E.
THOMAS S. OTAGURO
IVAN K. NAKATSUKA, P.E.

KEN K. KUROKAWA, P.E.
Vice President &
Maui Branch Office Manager

PRELIMINARY DRAINAGE REPORT
FOR
FINANCE HOLDINGS, LIMITED

I. INTRODUCTION

The purpose of this report is to evaluate the existing site drainage conditions and to develop a preliminary drainage plan for the proposed project.

II. PROPOSED PROJECT

A. LOCATION

The project site is located in Lahaina, Maui, Hawaii. The 0.47 acre site is situated makai of Honoapiilani Highway and mauka of Wainee Street. The lot is designated by Tax Map Key number 4-05-07:04.

B. PROJECT DESCRIPTION

The proposed project is a two story office building with a total floor area of approximately 9120 square feet. The development also includes an asphaltic concrete parking lot with 23 stalls. The roadway and sidewalk improvements fronting Wainee Street are part of the project and will be dedicated to the County for road widening purposes.



III. EXISTING CONDITIONS

A. TOPOGRAPHY AND SOIL CONDITIONS

The general area of the project slopes gently at about 0 to 3 percent in a southwesterly direction towards Wainee Street. Onsite elevations range from 20 feet to 24 feet (Mean Sea Level). The property is presently overgrown with grass and several mango trees. The soil classification of the site is described as Ewa Silty clay loam (Eaa) by the USDA Soil Conservation Service ("Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai").

B. CLIMATE

Lahaina is generally sunny and warm through out the year. The annual rainfall amounts to 10 to 30 inches with a mean annual temperature of 75 F.

C. DRAINAGE

Presently, the onsite storm runoff sheet flows in a southwesterly direction through the underdeveloped site onto Wainee Street. It then flows in a southeasterly direction where it is intercepted by an existing catch basin at the corner of Wainee Street and Papalaua Street.

Offsite runoff is intercepted by an existing 24 inch diameter culvert along Honoapiilani Highway. It is then

conveyed through an existing swale on the project site to an existing 18 inch diameter culvert on Wainee Street. The runoff is calculated to be approximately 6.6 cubic feet per second (cfs).

D. FLOOD ZONE

The Flood Insurance Rate Map (F.I.R.M.) indicates that the project site is within Zone C which is an area of minimal flooding.

IV. GRADING AND DRAINAGE

A. GRADING PLAN

The proposed grading will require embankment and excavation to bring the finish floor elevation of the proposed office building to elevation 23.0 feet (Mean Sea Level). The site will be graded to contain and dispose of the onsite storm runoff from the development (Refer to Exhibit 3). Erosion control measures will be incorporated during the construction period to minimize soil loss.

B. DRAINAGE PLAN

The proposed drainage plan for the project involves an underground drainage collection system which consists of several grated inlets and a catch basin. This drainage system will intercept the onsite runoff as well as the offsite runoff from the existing 24 inch diameter culvert along Honoapiilani Highway.



C. HYDROLOGY

The Rational Method, as described in the "Storm Drainage Standards" March 1986, by the City and County of Honolulu, was used in calculating the storm runoff. These calculations are based on a 10-year storm recurrence interval.

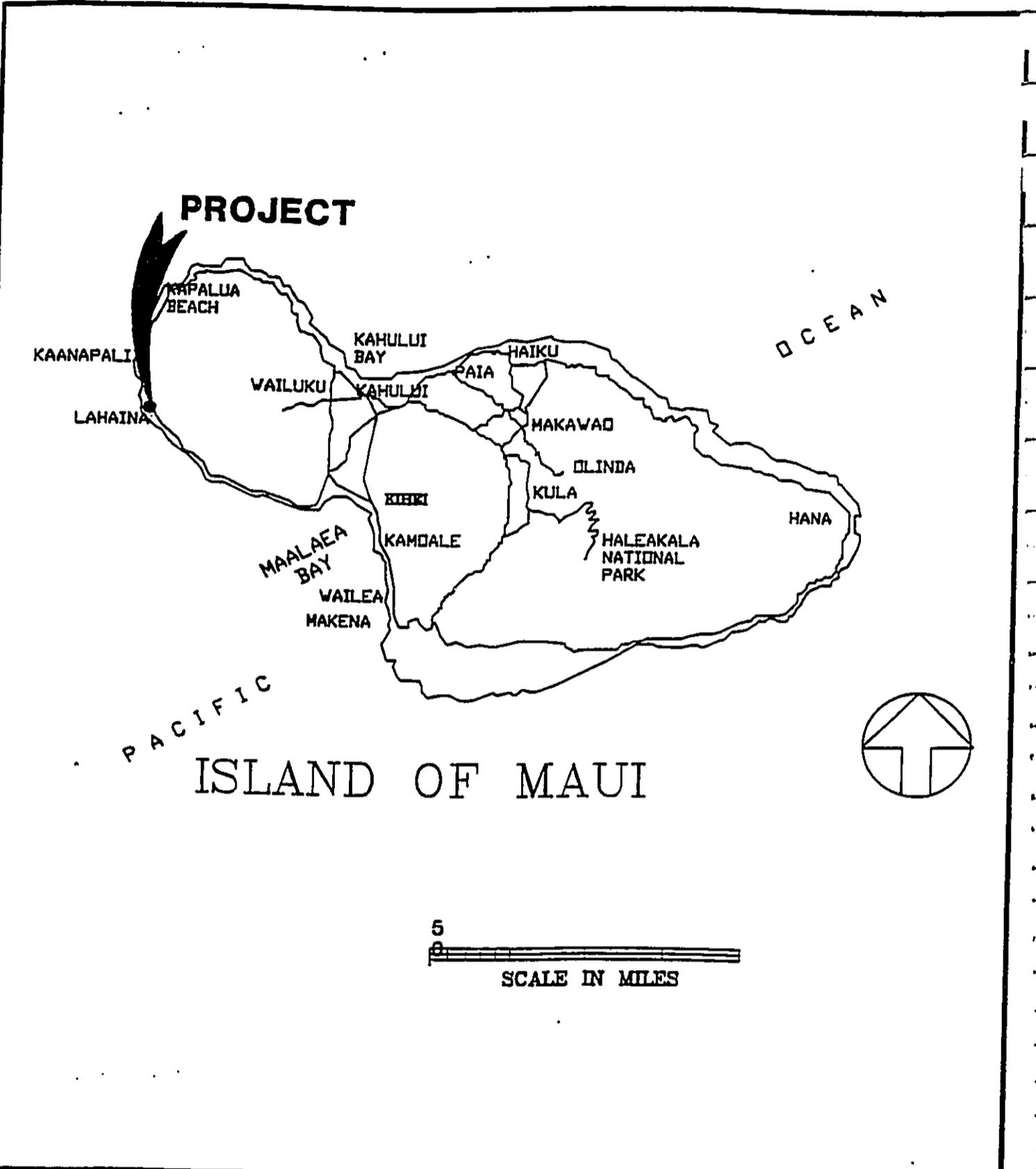
The storm runoff from the undeveloped site is approximately 0.39 cfs. A runoff of 1.68 cfs is calculated for the developed site. Refer to Appendix for calculations.

V. ROAD IMPROVEMENTS

Improvements and road widening of Wainee Street are made in accordance to the provisions set forth for roads within urban areas.

VI. CONCLUSION

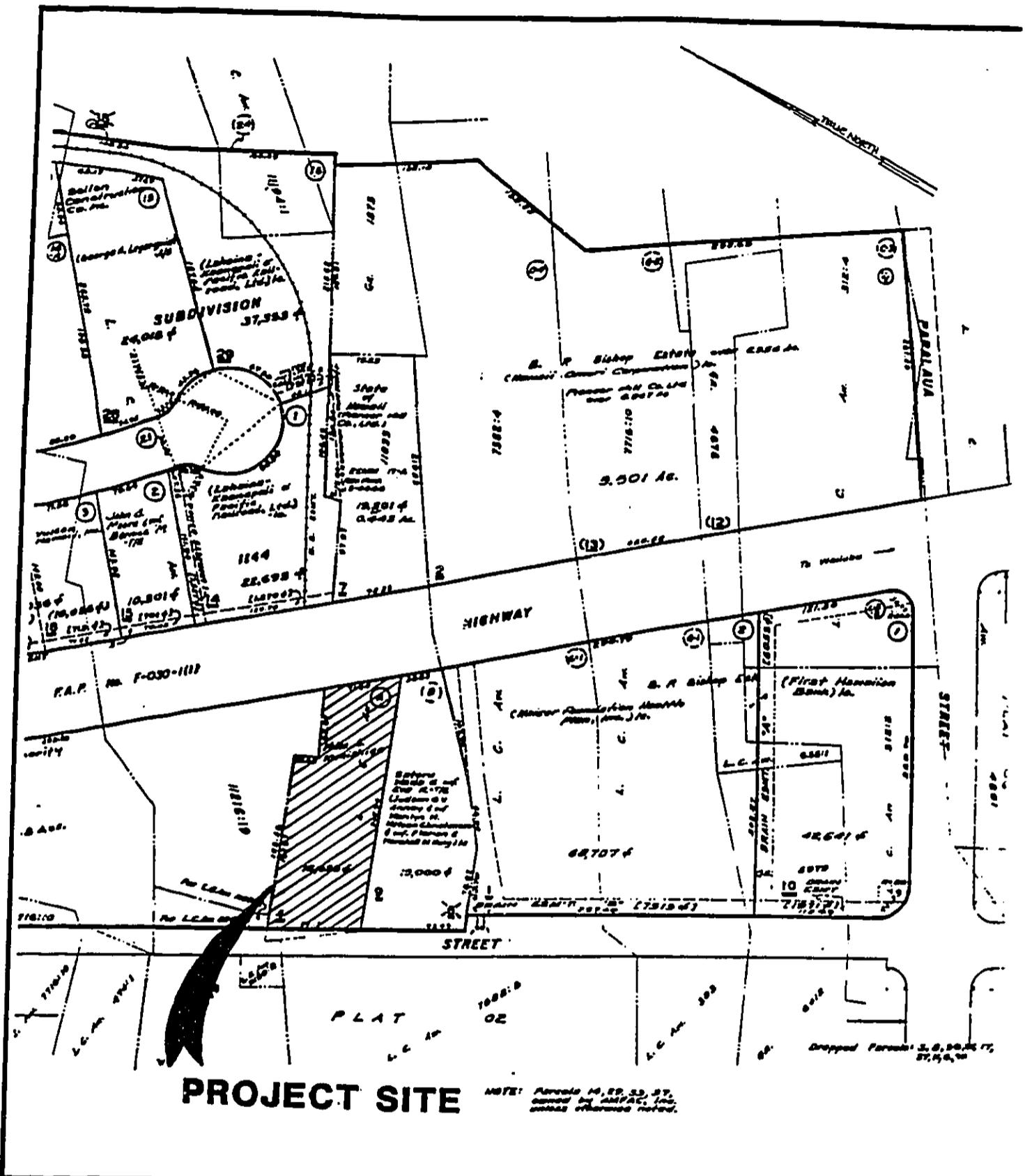
The proposed grading and drainage design for this project will produce no adverse effect by storm runoff to the adjacent and downstream properties. Soil loss will be minimized during the construction period by implementing appropriate erosion control measures. All drainage improvements conforming to County standards will be coordinated with the Department of Public Works, County of Maui.



PRELIMINARY DRAINAGE REPORT
 WAINEE STREET OFFICE BUILDING
 LAHAINA, MAUI, HAWAII

ATA ARCHITECTS & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS
 LOCATION MAP

EXHIBIT
 1



PROJECT SITE

NOTE: Parcels 14, 19, 22, 27, owned by AMPAC, Inc. areas otherwise noted.

PRELIMINARY DRAINAGE REPORT
WAAHEE STREET OFFICE BUILDING
LAHAINA, MAUI, HAWAII

ATA ARCHITECTS & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
VICINITY MAP

EXHIBIT
2

JOB NO. M-91-558
 FN: ENGREP

10/81

TRUE NORTH
SCALE: 1 INCH = 30 FEET

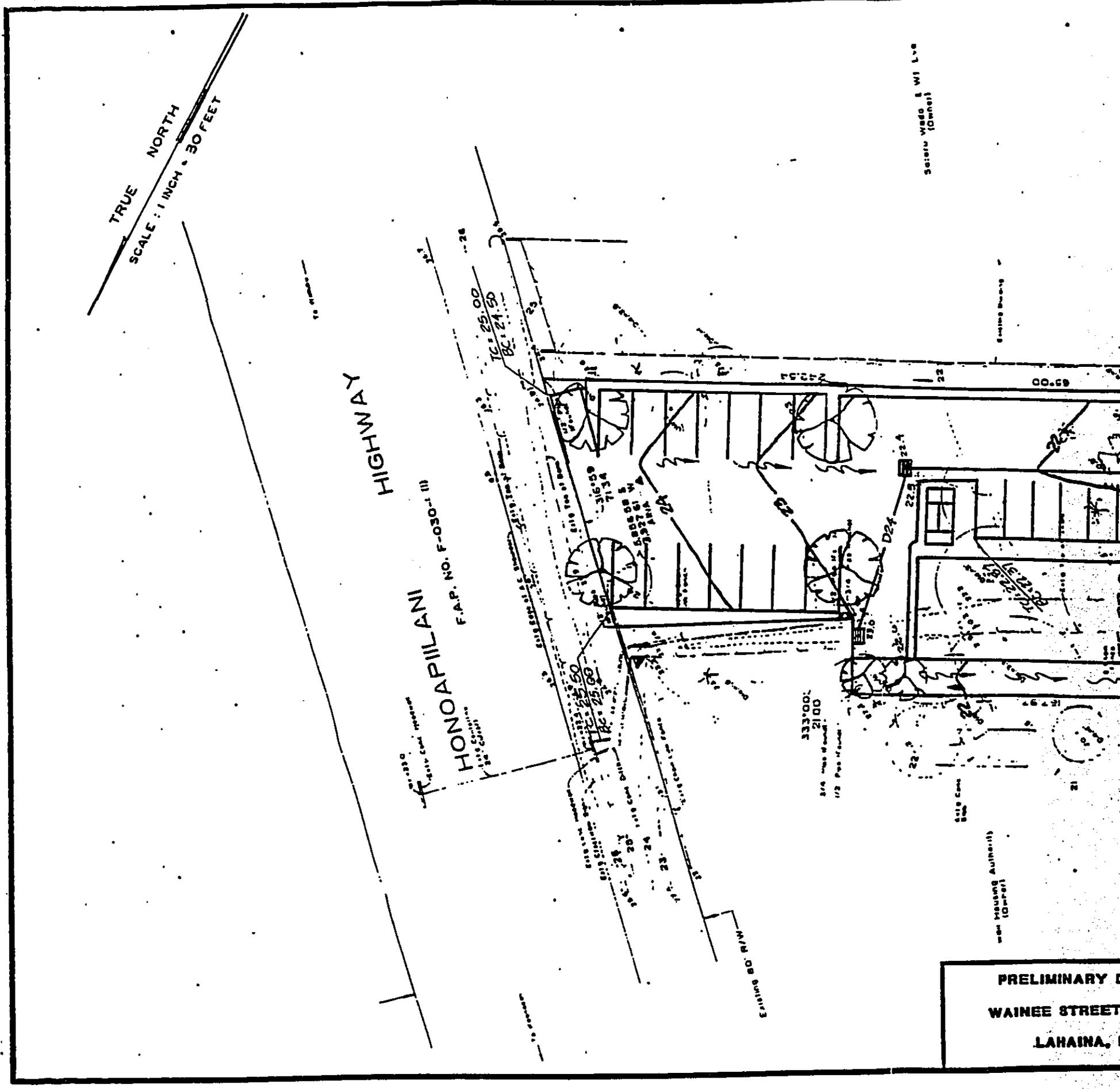
HIGHWAY

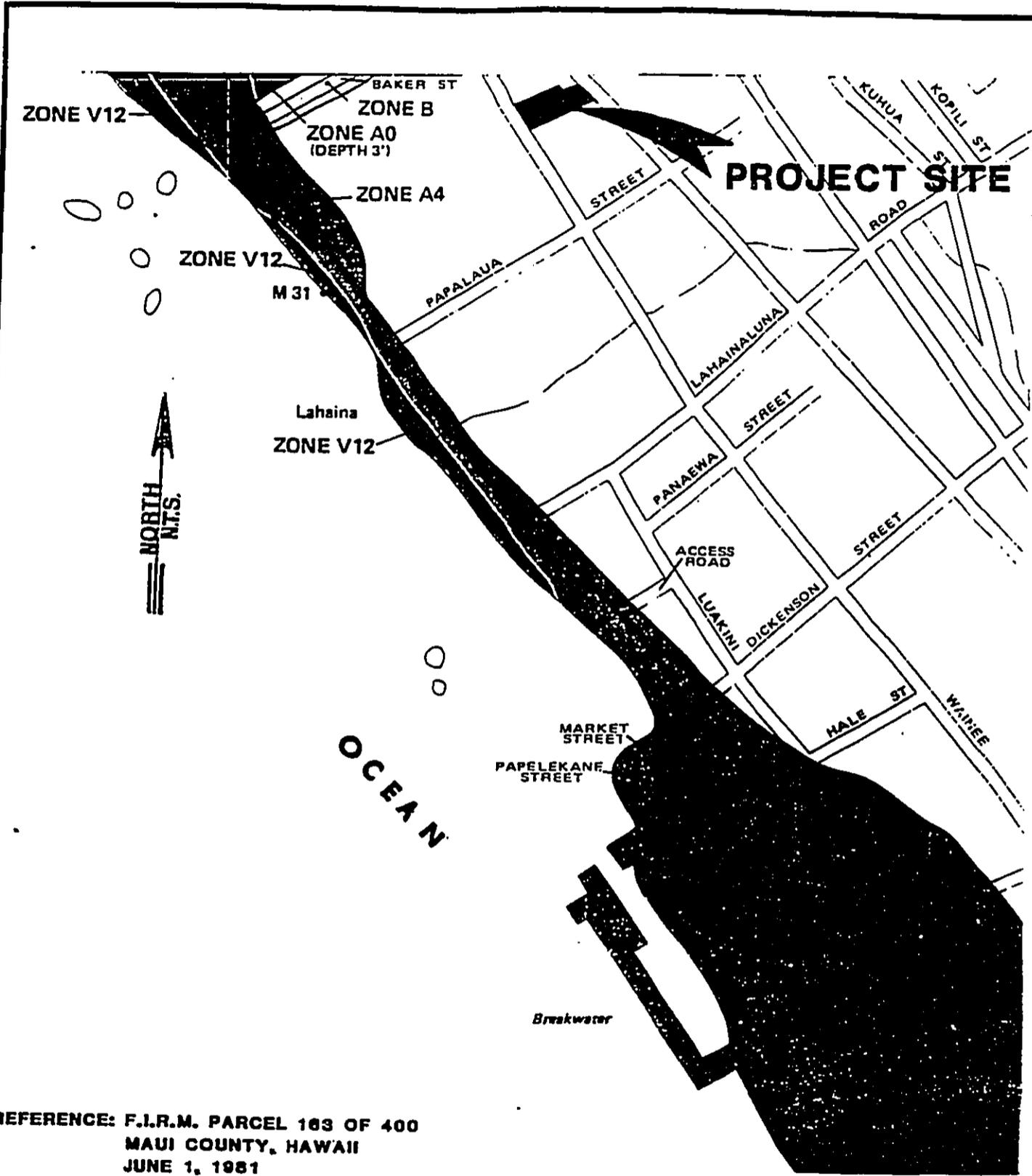
HONOAPILANI
F.A.P. NO. F-030-1 III

Seteru Waga & WI Loo
(Owner)

PRELIMINARY
WAINEE STREET
LAHAINA, HI

JOB NO. M-91-558





REFERENCE: F.I.R.M. PARCEL 183 OF 400
 MAUI COUNTY, HAWAII
 JUNE 1, 1981

<p>PRELIMINARY DRAINAGE REPORT WAINEE STREET OFFICE BUILDING LAHAINA, MAUI, HAWAII</p>	<p>ATA <small>ARCHITECTS & ENGINEERS, INC.</small> <small>1000 KAHALUNA AVENUE, SUITE 200, LAHAINA, HAWAII, 96761</small></p> <p>FLOOD MAP</p>	<p>EXHIBIT 4</p>
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JOB NO. M-91-558
 FN: ENGREP

10/91

