

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING RECEIVED

July 6, 2000 '00 JUL 11 P3:29

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Final Environmental Assessment or Finding of No Significant Impact (FONSI) for the Lahaina Retail Building at Maui Tax Map Key: 4-5-001:046, Lahaina, Island of Maui, Hawaii

The Maui Planning Department has reviewed the *Final* Environmental Assessment for the subject project and determines a Finding of No Significant Impact (FONSI). Please publish the FONSI for this project in the July 23, 2000 Office of Environmental Quality Control (OEQC) Environmental Notice.

The Department has enclosed a completed OEQC Publication Form and four (4) copies of the Final Environmental Assessment. The project summary was sent previously during the filing of the *Draft* Environmental Assessment. Further, a copy of the *Final* Environmental Assessment was sent to the Lahaina Public Library by copy of this letter.

If you have any questions, please call Ms. Coileen Suyama, Staff Planner, of this office at 270-7735.

Very truly yours,

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

JOHN E. MIN
Planning Director

Ms. Genevieve Salmonson, Director
July 6, 2000
Page 2

JEM:CMS:osy
Enclosure

c: Clayton Yoshida, Deputy Planning Director
Colleen Suyama, Staff Planner
Lloyd Sueda, Sueda & Associates, Inc.
Lahaina Public Library (w/Enclosure)
Project File
General File
(S:\CMS\00sm112n)

JUL 23 2000

FILE COPY

2000-07-23-MA-FFA-Lahaina Retail
Building

Final Environmental Assessment

**Proposed New Retail Center
Old Lahaina Center
Lahaina, Maui, Hawaii**

Prepared for:
The Harry & Jeanette Weinberg Foundation, Inc.
3660 Waiālae Ave., #400
Honolulu, HI 96816

June, 2000

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CHAPTER I

Project Overview

FINAL
ENVIRONMENTAL ASSESSMENT
PROPOSED NEW RETAIL CENTER
OLD LAHAINA CENTER
PAPALAUA STREET
LAHAINA, MAUI

I. PROJECT OVERVIEW

District	Lahaina, Maui
Tax Map Key	4-5-01:46
Location	170 Papalaua Street
Land Area	16,826.5 sq. ft. (0.368 Ac.)
Applicant/Architect	Sueda & Associates, Inc. Lloyd T. Sueda 905 Makahiki Way Honolulu, HI 96826 Phone: 949-6644
Land Owner	Harry & Jeanette Weinberg Foundation, Inc. 3660 Waialae Ave., #400 Honolulu, HI 96816
Approving Agencies	<u>Environmental Assessment</u> <u>Determination:</u> Department of Planning, County of Maui 250 S. High Street Wailuku, HI 96793 <u>Special Management Area:</u> Department of Planning, County of Maui 250 S. High Street Wailuku, HI 96793

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

Land Use Description

State Land Use Classification:
Urban
West Maui County Plan:
Commercial/Business
County Zoning:
B-2 Community Business District
Other: National Historic
Landmark (Lahaina Town);
Special Management Area

Current Land Use

The site is currently occupied by a single story service station structure.

Summary

The project fronts on Papalaua Street between the existing American Savings Bank (towards Front Street) and McDonald's Restaurant on Waivee Street.
See Figure 1 and Figure 2.

The proposed project will consist of a single story retail structure of approximately 6,000 s.f. floor area with a covered walkway. The parcel is adjacent to Old Lahaina Center is occupied by a Shell Oil Service Station, which will be demolished. *See Figures 3 and 4.* Renovations to the Old Lahaina Center were addressed in the "Final Environmental Assessment - Old Lahaina Center", dated December 1994, prepared by KCOM Corp. on behalf of the Owner. *See Figures 5 through 7 for proposed development.*

The project will also contain paved parking areas and landscaped areas in conformance to requirements of the governing agencies. Landscaping will include climate adopted plants and automatic irrigation systems with rain sensors and/or other water conservation measures.

The proposed structure will have a height of approximately 20 feet for the leased areas plus architectural features with a height of approximately 32 feet. The proposed Retail Center will be limited to four (4) tenants. A fire sprinkler system is not anticipated for this project.

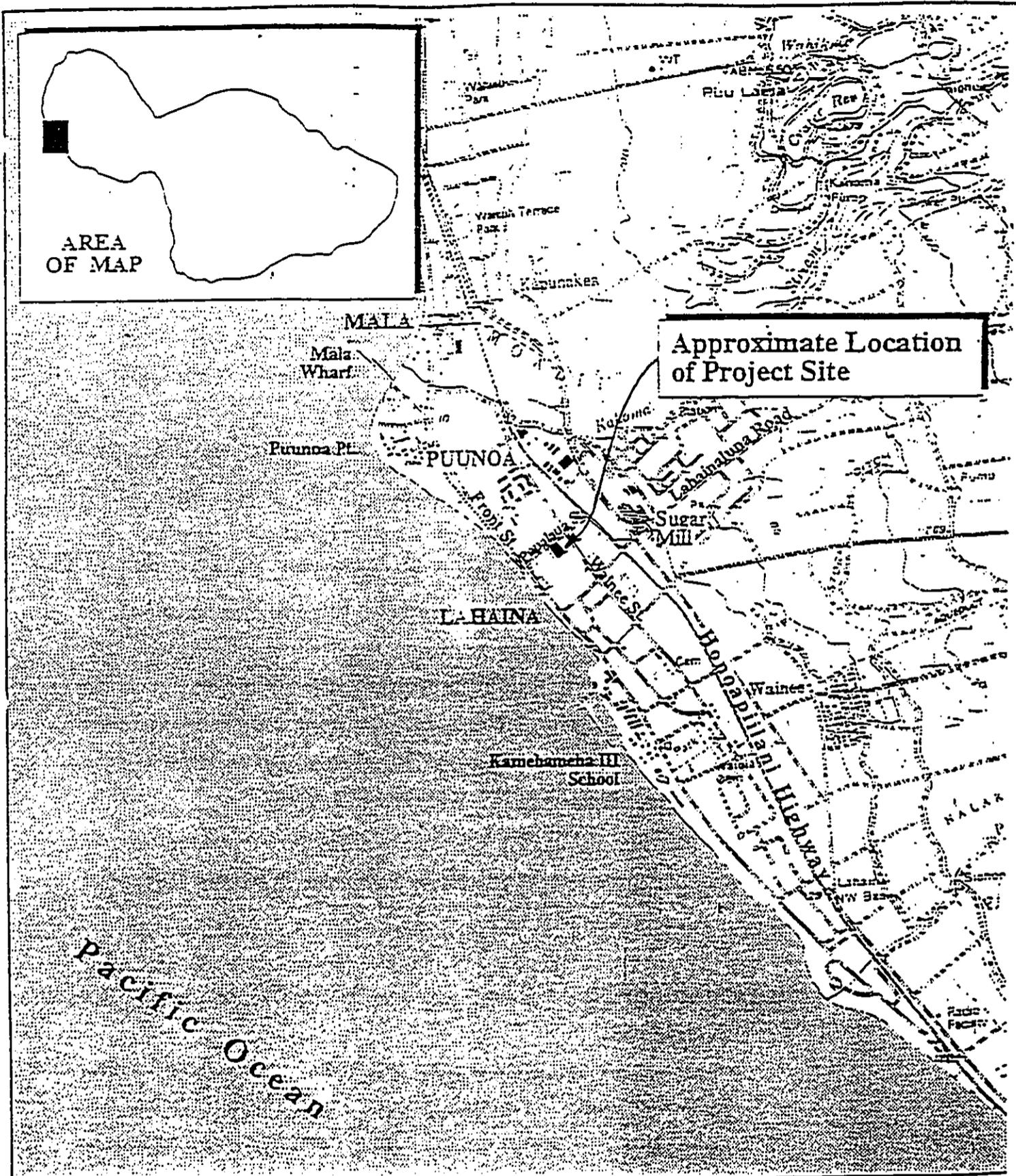


FIGURE 1

Old Lahaina Center
Regional Location Map



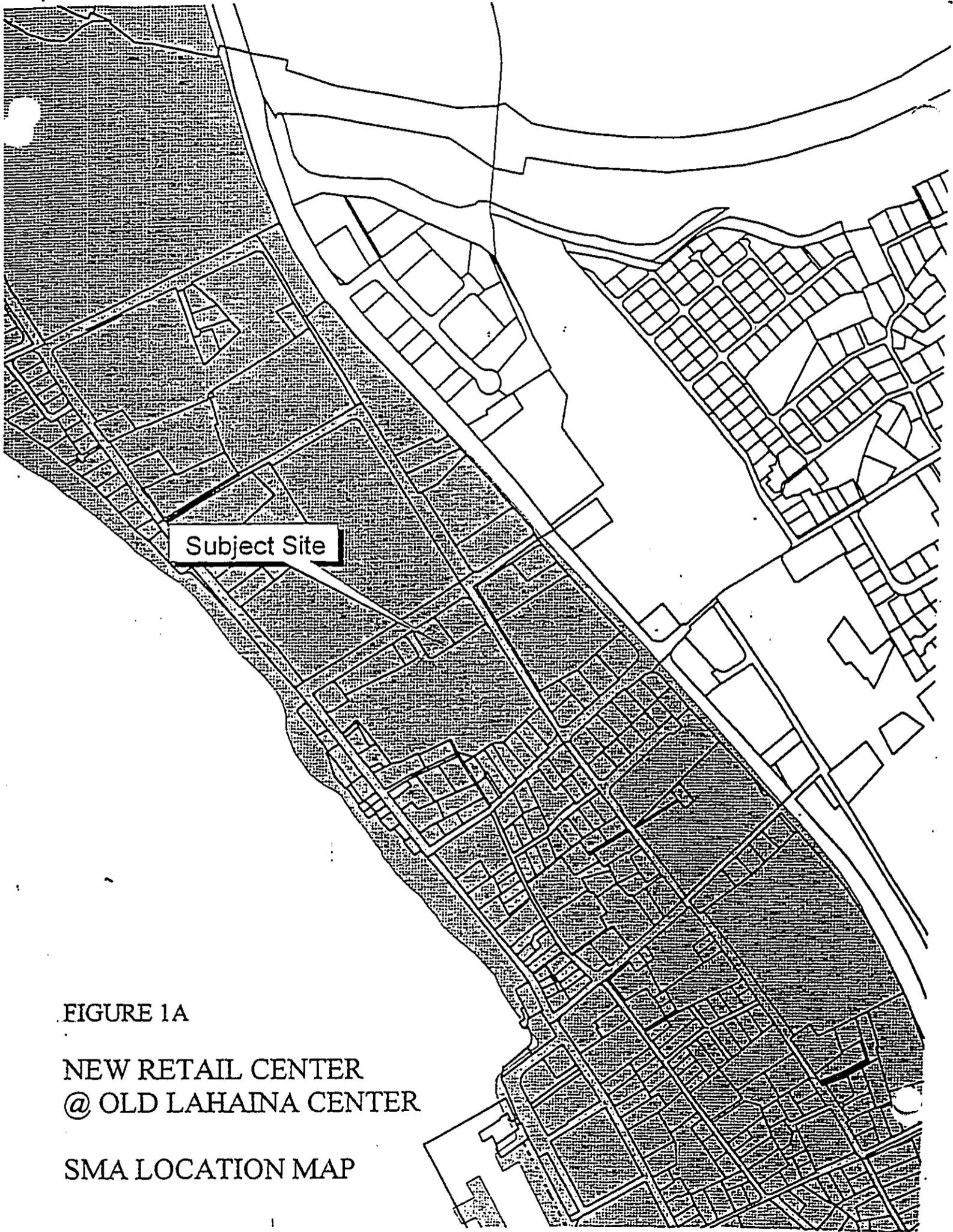


FIGURE 1A

NEW RETAIL CENTER
@ OLD LAHAINA CENTER

SMA LOCATION MAP

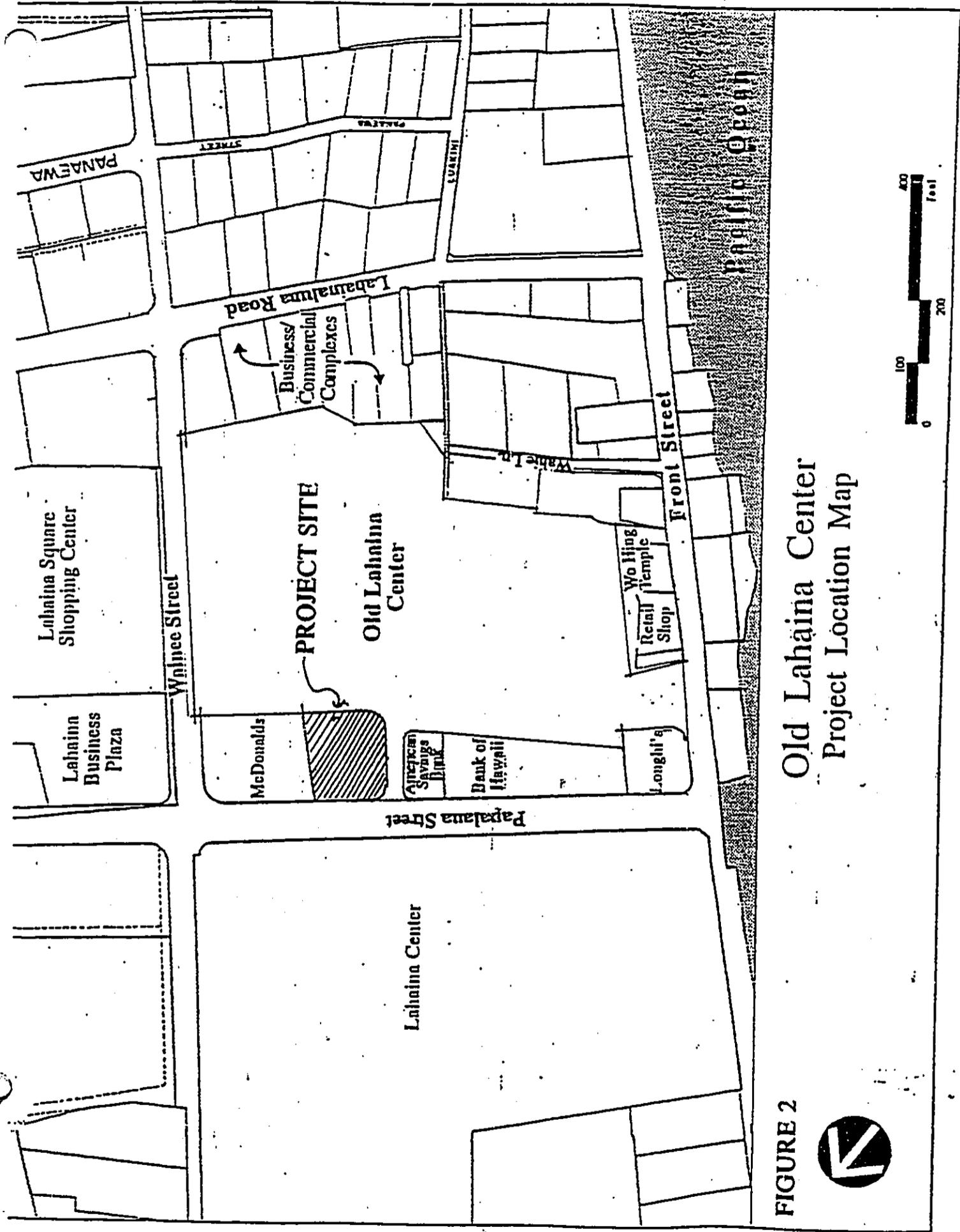
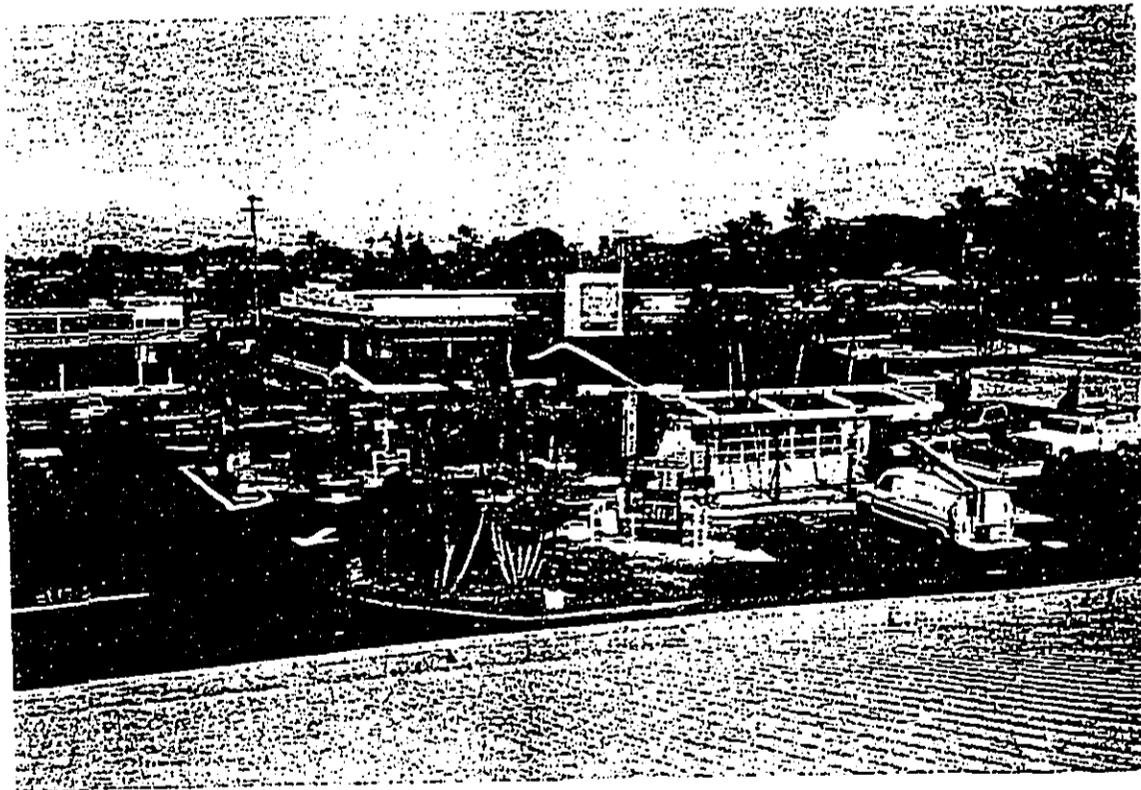


FIGURE 2

Old Lahaina Center
Project Location Map



VIEW OF SITE ACROSS ACCESS DRIVEWAY TO OLD LAHAINA CENTER
LOOKING TOWARDS PAPALAUA STREET



VIEW OF SITE LOOKING NORTH

FIGURE 3: PREVIOUS DEVELOPMENT ON THE SUBJECT SITE
PROPOSED RETAIL CENTER



VIEW OF SITE LOOKING NORTHEAST TOWARDS WAINEE STREET



VIEW OF SITE LOOKING EAST

FIGURE 4: PREVIOUS DEVELOPMENT ON THE SUBJECT SITE
PROPOSED RETAIL CENTER

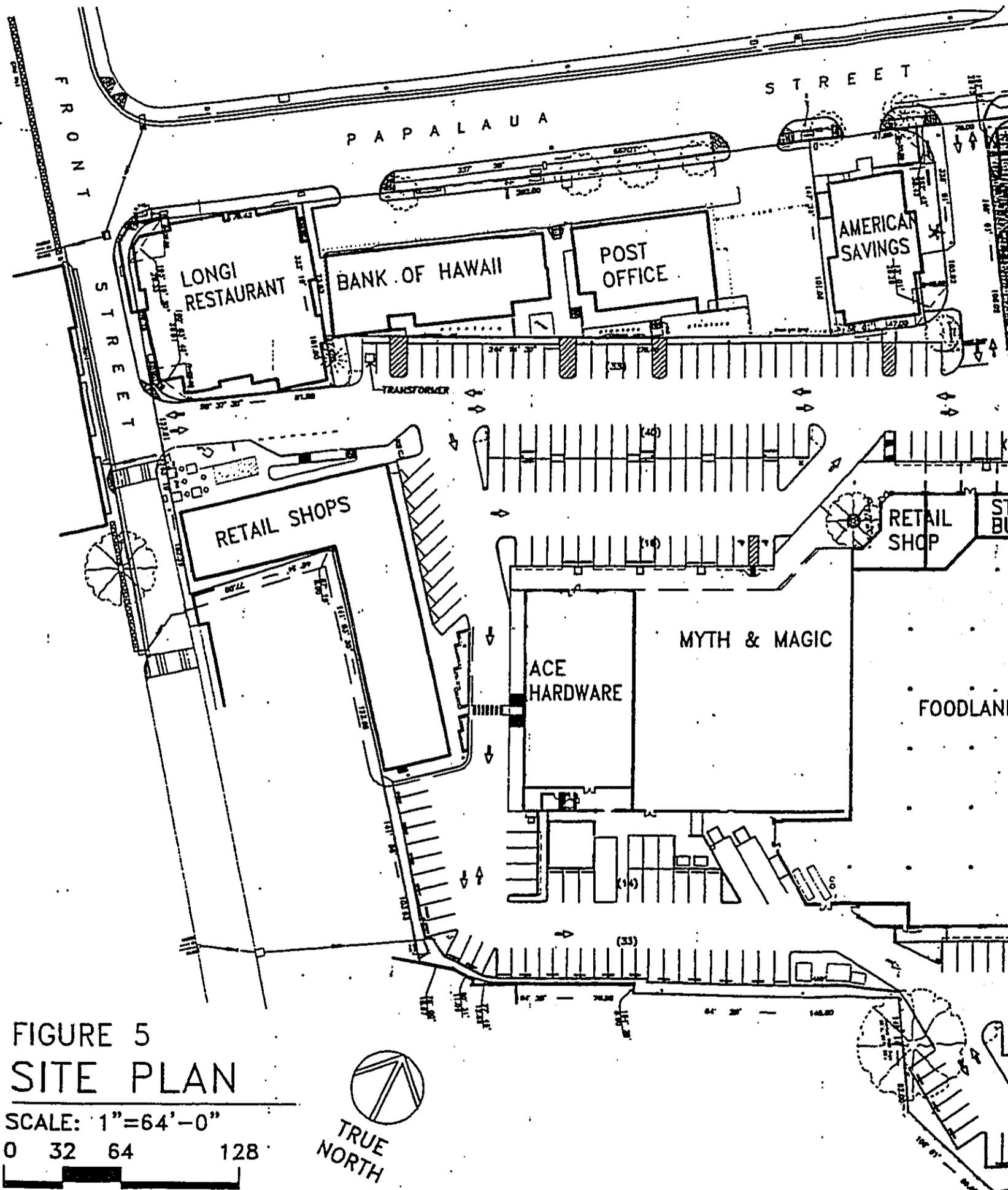


FIGURE 5
SITE PLAN

SCALE: 1"=64'-0"
0 32 64 128



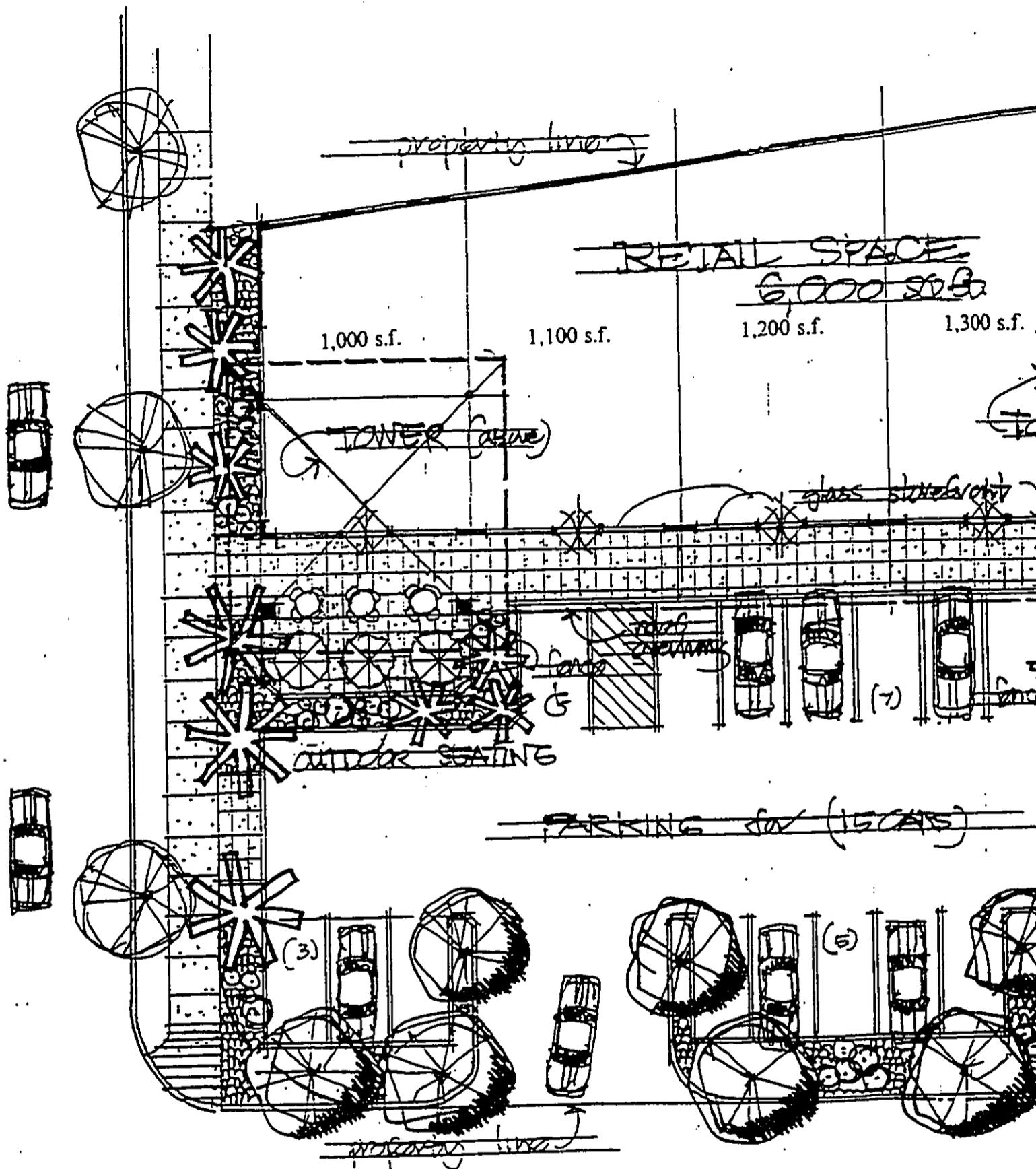
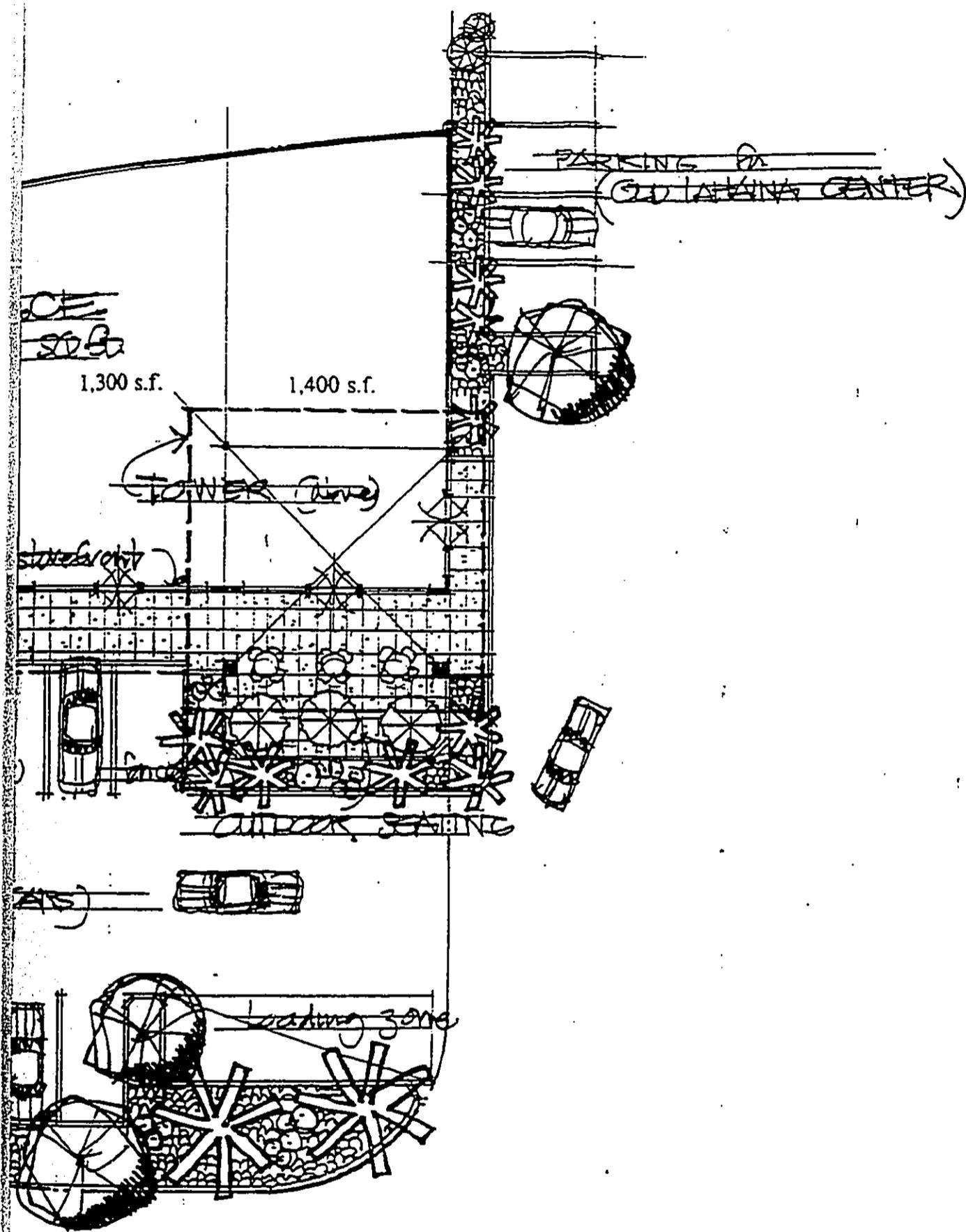


FIGURE 6.

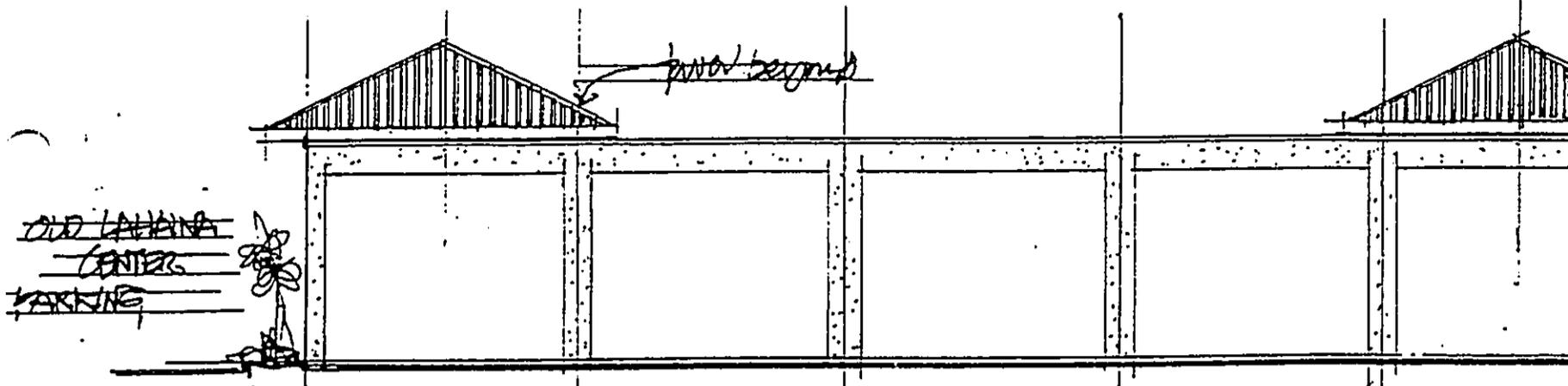


SITE & GROUND FLOOR PLAN

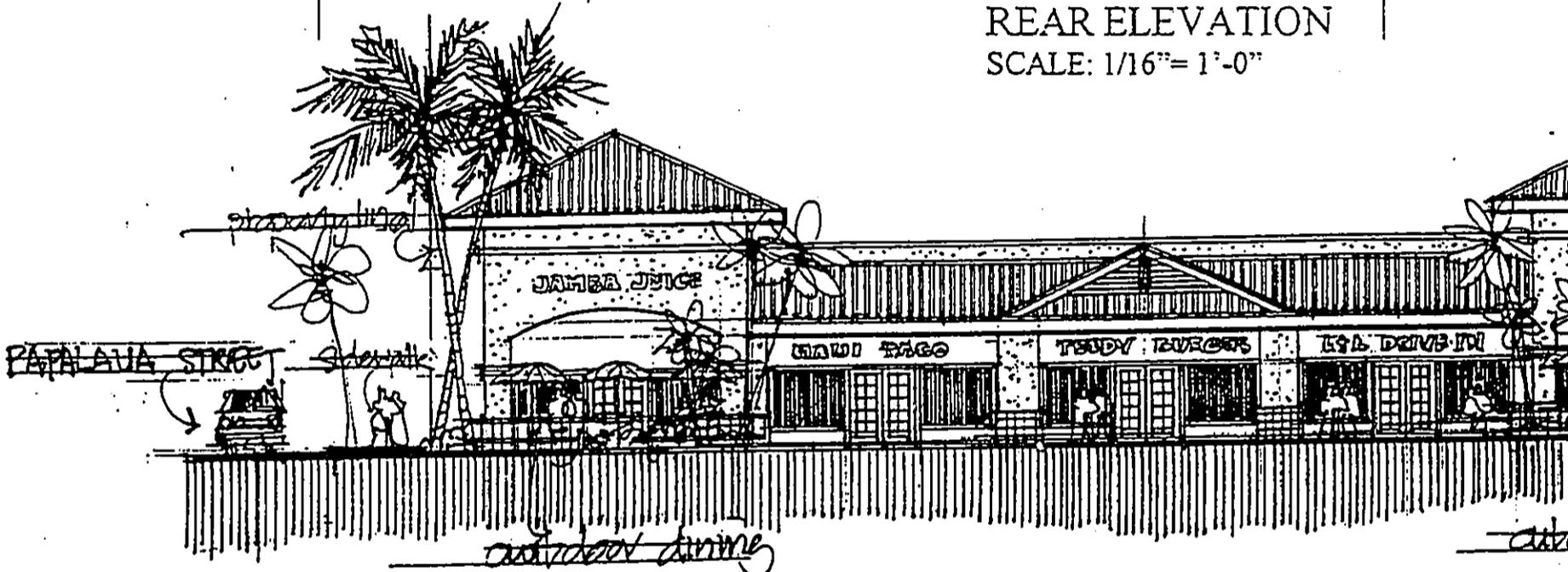
SCALE: 1/16" = 1'-0"



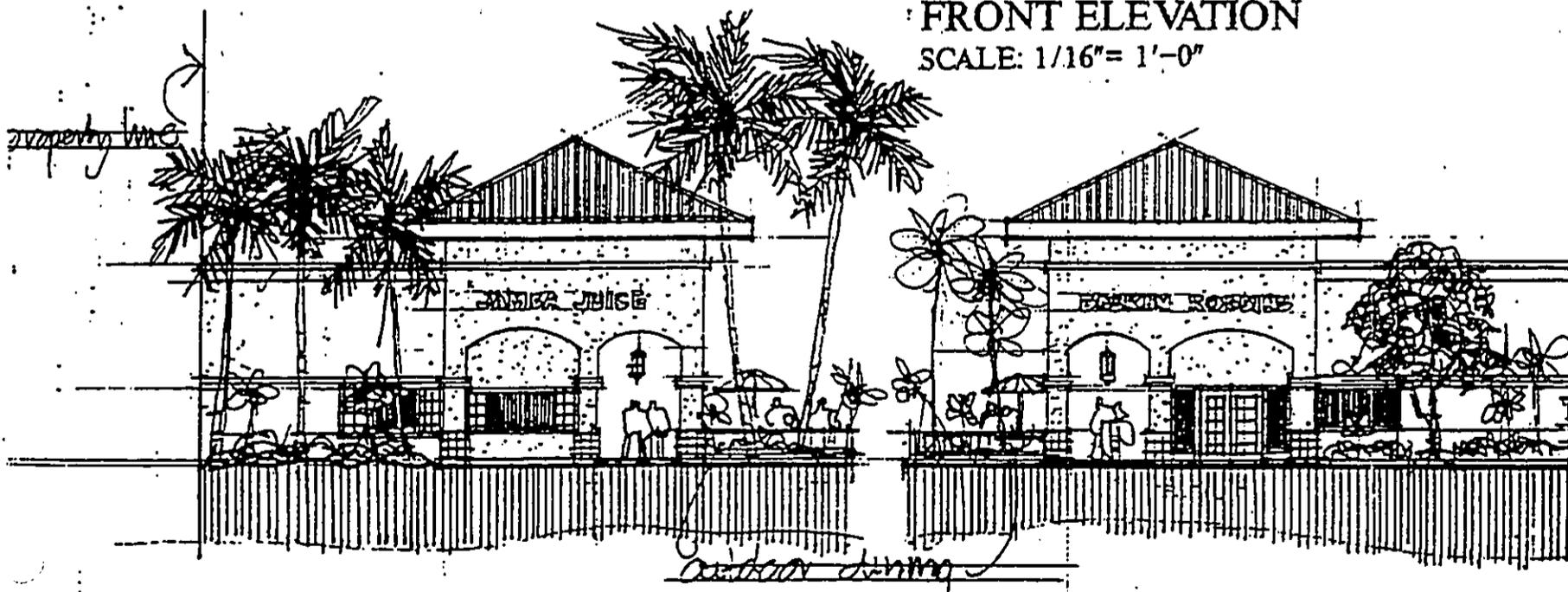
**PROPOSED:
 NEW RETAIL CENTER
 @ OLD LAHAINA CENTER**



REAR ELEVATION
SCALE: 1/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"

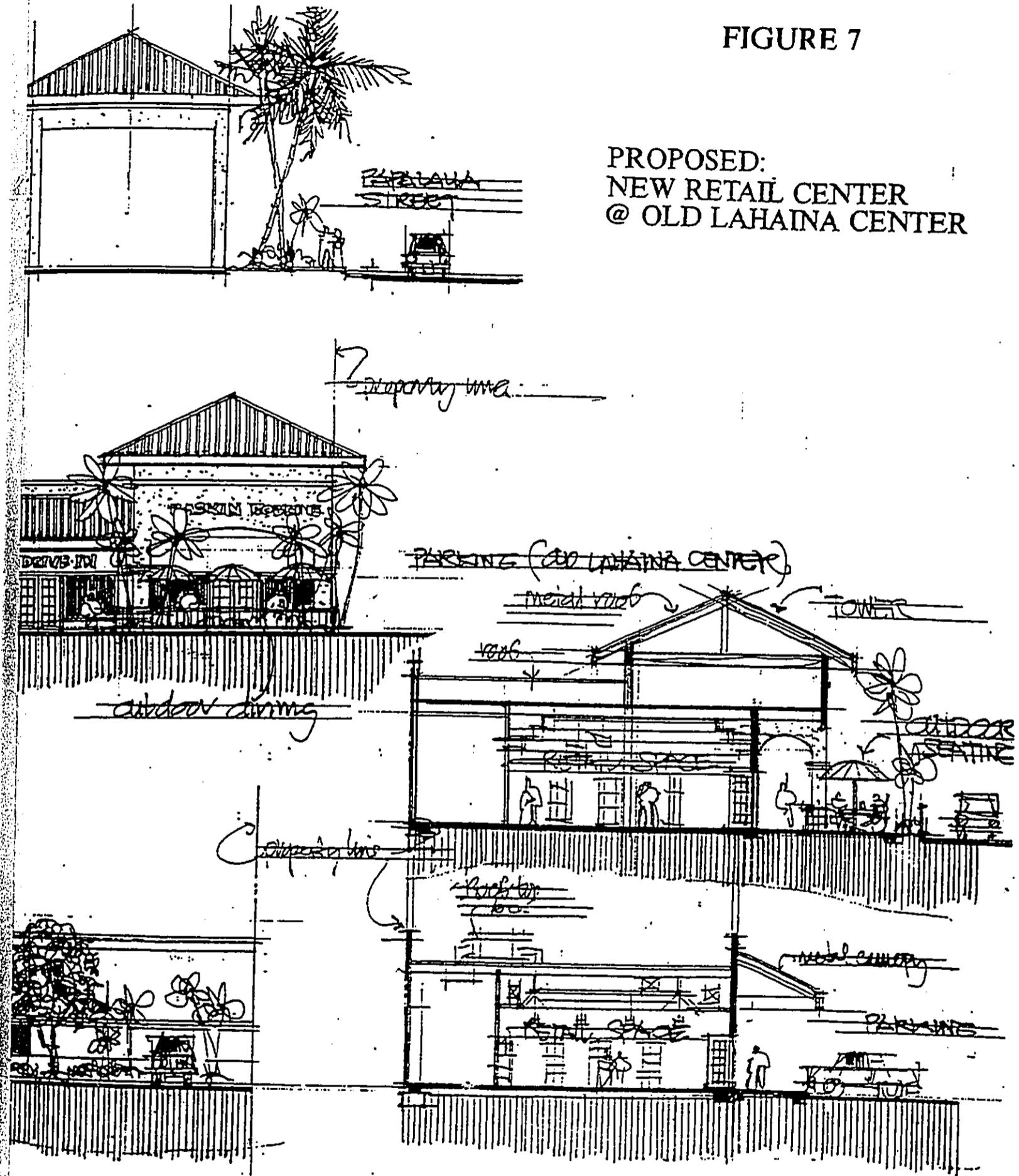


LEFT SIDE ELEVATION (PAPALAUA ST.)
SCALE: 1/16" = 1'-0"

RIGHT SIDE ELEVATION (OLD LAHAINA)
SCALE: 1/16" = 1'-0"

FIGURE 7

PROPOSED:
NEW RETAIL CENTER
@ OLD LAHAINA CENTER



(OLD LAHAINA CENTER)

TYPICAL CROSS SECTION
SCALE: 1/16" = 1'-0"

Entry to the facility is planned to be off the access drive connecting Old Lahaina Center to Papalaua Street. The existing entry to the site from Papalaua Street is planned to be abandoned.

The proposed Retail Center will enhance compatibility of the site's use, tourist-oriented activities, traffic flow and architecture with the Lahaina Historic District's character compared to the service station it replaces.

CHAPTER II

Consulted Agencies

II. CONSULTED AGENCIES

A. COUNTY OF MAUI

1. Department of Planning
2. Department of Public Works and Waste Management
3. Department of Water Supply
4. Department of Transportation

B. STATE OF HAWAII

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

CHAPTER III

Description of the Property

III. DESCRIPTION OF THE PROPERTY

A. PROPERTY LOCATION

The subject property is located at 170 Papalaua Street, in the town of Lahaina, Island of Maui (TMK: 4-5-01:46). The site is located adjacent to the Papalaua Street entry of the Old Lahaina Center.

B. EXISTING USES

The property, which is 16,826.5 square feet in size is occupied by a Shell Oil Service Station which is closed for business.

C. EXISTING LAND USE DESIGNATIONS

Federal: Lahaina National Historic Landmark: Environmental review of the project is required by Chapter 343, HRS.

State Land Use Commission: Urban

West Maui Community Plan: Lahaina Community Plan Region,
Business/Commercial

County Zoning: B-2 Community Business District

Lahaina Historic Districts: The project site is outside of the Lahaina Historic Districts. A portion of the Old Lahaina Center within 100 feet of the mauka curb of Front Street is within Historic District No. 2. The Old Lahaina Center SMA/EA was addressed by the County in the "Final Environmental Assessment - Old Lahaina Center" previously referenced in this report.

Other Designations: Special Management Area

CHAPTER IV

Description of the Proposed Action and Need

IV. DESCRIPTION OF THE PROPOSED ACTION AND NEED

The proposed action consists of demolition of the existing Shell Oil Service Station and construction of a new single story retail facility of approximately 6,000 square feet with covered walkways, paved parking areas and landscaping. The site is currently occupied by a Shell Oil Service Station which is no longer open for business.

CHAPTER V

Description of the Physical Environment

V. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

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

Specific uses surrounding the subject site include the following:

- East (towards Wainee Street): Abutting the subject property on the northern boundary is McDonald's Restaurant.
- West: The west boundary of the site is adjacent to the driveway entry to the existing Old Lahaina Center from Papalaua Street. American Savings Bank is on the opposite side of this driveway.
- West: Papalaua Street abuts the north property line. The Lahaina Center shopping complex is on the opposite site of the street.
- South: Abutting the subject property on the southern boundary is the Old Lahaina Center.

2. Climate

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

3. Topography and Soils

The subject property is located west of Front Street and is generally level.

Underlying the project site are the soils of the Pulehu-Ewa-Jaucas association. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of this association as deep and nearly level to moderately sloping. These soils

possess well-drained to excessively drained features and are further typified by moderately fine to coarse-textured subsoils. This soil type is primarily found on alluvial fans and in basins.

The soil types specific to the project site are Pulehu silt loam, 0 to 3 percent slopes (PpA). This information is from the Soils Investigation, "Proposed Foodland Store, Old Lahaina Center", dated January 8, 1998, prepared by Island Geotechnical Engineering, Inc.

4. Flood and Tsunami Zone

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

5. Flora and Fauna

The proposed site is developed with the Shell Service Station. New landscaping conforming to County requirements will be provided as a part of the proposed development.

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

6. Air Quality

Air quality in the Lahaina region is considered relatively good. Non-point sources (e.g., automobile) of emissions are not significant to generate high concentration of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to wind, which quickly disperses concentrations of emissions. This rapid dispersion is evident during the burning of sugar cane in the fields of West Maui. The removal of the Shell Oil service station that was previously on the site should enhance the existing air quality.

7. Noise Characteristics

Traffic noise from Front Street, Papalaua Street and Wainee Street are the predominant sources of background noise in the vicinity of the subject property.

8. Visual Resources

Replacement of the existing service station with the proposed project will complement the architectural themes of existing developments on Front, Papalaua, and Wainee Streets. Building mass, height and design details are intended to complement neighboring developed properties. The project will not encroach into scenic view corridors.

9. Archaeological Resources

The project site was previously developed with a structure and paved areas. There are no surface archaeological features present on the site.

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

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

10. Environmental Concerns

A. Soil Contamination:

1. Four (4) existing fuel tanks were removed by the Shell Oil Company. These tanks consisted of three (3) 10,000 gallon tanks and one (1) waste oil tank. The tank removal was accepted by the Department of Health, State of Hawaii per their March 8, 2000 letter which accepted the "Underground Storage Tank Closure Report" dated February, 2000, prepared by Walker Consultants, Ltd. (Facility ID #9-500214). A copy of this letter is in the Appendices.
2. See "Environmental Impact" in Section VI of this report for remediation measures during demolition and new construction.
3. For above referenced letters, see Section X, "Comments Received and Response Letters".

11. Construction Type, Schedules & Funding

a. Construction Type:

1. Proposed construction will be concrete slab on grade with concrete foundations, concrete masonry bearing walls with wood frame construction for beams, joists and roof deck.
2. Roofs exposed to view will be prefinished metal. Exposed wall surfaces and roof fascias will be simulated stucco. Trim, cornices and architectural motifs will be wood.

b. Construction Schedule

1. Approximately four (4) months.

c. Funding

1. Construction cost will be privately funded. Construction cost is estimated to be around \$450,000.00.

12. Positive and Negative Impact

a. Positive Impact:

1. Replacement of an existing "utilitarian" service station with a facility which will be able to house retail goods and services better in tune with the unique Historic qualities of Lahaina.
2. The anticipated uses will be compatible with the West Maui Community Plan's economic objectives, consisting of:
 - "1. Promote a diversified economic base which offers long-term employment to Lahaina residents, and maintain overall stability in economic activity and growth. Such a program should include the following components:
 - (a) Visitor-related commercial services;
 - (b) Recreation-related commercial services; and,
 - (c) Resident-related commercial services.
3. Increase resident-related commercial and professional services; encourage commercial activities which offer diverse choices in merchandise and shopping experience in the following manner:

- (a) Enhance Lahaina Town's role as the regional center for resident-related commercial and professional services, concentrated around Wainee Street;
- (b) Encourage neighborhood commercial activities to serve existing and future small residential communities; and,
- (c) Encourage a diversity of visitor-oriented commercial offerings at the resort destinations and as a major component of Lahaina Town."

a. Negative Impact:

- 1. The proposed construction of the project will result in unavoidable construction-related impacts. These include construction noise and dust impacts primarily to the existing merchants who are anticipated to remain in business during the period of construction. Efforts will be made to minimize construction impacts by utilizing sheathing and fencing to confine noise and dust to the immediate area under construction. Night work will also be explored in selected situations to minimize impacts upon businesses and the general public.
- 2. Mitigation measures for potential impacts during construction are addressed in Section VI of this report.
- 3. There are no anticipated significant long-term adverse environmental effects as a result of the project.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

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

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

2. Economy

The Lahaina economy is based primarily upon the visitor industry. Visitor accommodations are located near the shoreline, along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while the old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center.

C. PUBLIC SERVICES

1. Recreational Facilities

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

2. Police and Fire Protection

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

Fire protection in the Lahaina District is provided by the Maui County Fire Department's Lahaina Station. The Lahaina Fire Station, built in 1972, is staffed by 30 firefighters. There are three shifts with ten men on each shift. The station has two (1 pumper; 1 ladder) fire trucks.

3. Solid Waste

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana Landfill. Single-family residential solid waste collection is provided by the County and taken to the Central Maui

Landfill, which also accepts waste from private refuse collection companies. A convenience station is located in Olowalu to service West Maui residents. Solid wastes are transported from this convenience station to the Central Maui Landfill. Solid waste collection for the project will be provided by private companies.

4. Health Care

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

5. Schools

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

D. INFRASTRUCTURE

1. Roadways

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

The proposed site is currently served by an existing access drive off of Papalaua Street and also from the Old Lahaina Center parking lot. It is anticipated that the existing access driveway to the Old Lahaina Center will continue for the proposed retail area and that the existing Papalaua Street entry to the parcel will be closed off. *See Figure 6.*

Wainee Street and Papalaua Street are served via Honoapiilani Highway, the primary arterial connecting the West Maui region with the rest of the Island. Honoapiilani Highway has a typical two-lane configuration except for a segment between Kaanapali and Lahaina where four (4) travel lanes are provided.

Wainee Street, serving the Old Lahaina Center, is a two-lane, two-way County roadway aligned along a north-south axis. Papalaua Street is a similar two-lane, two-way County roadway aligned along an east-west axis. Front Street is the primary two-lane, north-south roadway through Old Lahaina Town.

2. Wastewater Systems

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along the Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 MGD. Currently, usage is estimated at 5.75 MGD. The County, in partnership with the State Housing Finance and Development Corporation upgraded and expanded the LWRF to a design capacity of 9.0 MGD (per February 17, 2000 telephone conversation with Mr. Scott Rollins of Maui County Wastewater Reclamation Division).

3. Water System

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

- b. The project site is served by the Lahaina-Alaeloa water system. An 8-inch waterline and fire hydrants front the subject property on Papalaua Street.
- c. The existing Shell Oil Service Station on the site is currently served from a water line within the Old Lahaina Center which is connected to a 3-inch meter on Wainee Street. It is anticipated that water service for the proposed retail development would be connected to this existing water lateral.

4. Drainage

a. Existing Storm Runoff Conditions

The existing site is fully paved with the exception of planting areas located within the site. Of the total area of 16,204 square feet, approximately 1,380 square feet is in planting areas. The site ranges in elevation from 12 to 15 feet mean sea level with average slopes ranging from approximately 1 to 2 percent. Under the present condition a portion of the lot (Area "A") sheet flows to the parking area of the Old Lahaina Center. The remainder of the lot (Area "B") sheet flows unto the entry road and Papalaua Street.

Area A has a storm runoff of 0.74 cfs. (sheet flow to Old Lahaina Center).

Area B has a storm runoff of 0.79 cfs. (Sheet flow to entry road, Papalaua Street).

b. Developed Storm Runoff Conditions

Storm runoff quantities for the proposed development will be the same as the existing condition. The site will be occupied by a 6,000 square feet retail space building and paved parking and planters. Areas of the new planters will exceed the existing planters. Since the building and new paved areas will be less than the existing, surface runoff quantities will not be greater than the existing.

The storm runoff from the developed site remains the same as the existing conditions.

c. **Conclusion**

Construction of the new retail center and parking at the old service station site is not expected to cause any adverse effects to adjacent or downstream developments. Grading for the proposed project will be designed to minimize increase in runoff quantities offsite.

d. See Appendix for complete Preliminary Drainage Report.

5. **Electrical and Telephone Service**

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

CHAPTER VI

Potential Impacts and Mitigation Measures

VI. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

Open commercial use of the property is consistent with the established pattern of commercial uses on Front Street. Adjacent uses consists of commercial businesses, and Front Street, which should not be impacted by the use of the property. Therefore, the proposed improvement is not anticipated to result in any significant impacts to the surrounding uses.

2. Flora and Fauna

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

3. Air Quality and Noise

The increase in the number of employees, as well as the customers, may result in a slight increase in the volume of traffic being attached to the subject property. However, this increase is not considered significant when compared to the overall amount of vehicles in Lahaina Town. As such, the proposed improvement is not anticipated to be detrimental to local air quality. Also, the retail use reduces the frequent vehicular in-and-out traffic and frequent engine starts associated with the former service station use.

Impacts attributed to the project will include dust and noise generated by short-term construction-related activities. Site work, such as demolition of the existing service station, will generate airborne particulates and noise.

It is intended that tenants of the existing Old Lahaina Center will continue to be able to conduct business during periods of construction. Mitigation measures include sheathing and fencing to confine dust and noise to the immediate area under construction as well as night work to minimize impacts upon businesses.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions. Regarding noise, the project involves essentially the same use, scale, and density as the existing adjacent shopping complex. The project is not anticipated to have long-term noise impacts upon the environment.

4. Visual Impacts

The project will complement the architectural themes of existing developments on Front, Papalua, and Wainee Streets. Building mass, height and design details are intended to complement neighboring developed properties. The project will not encroach into scenic view corridors along the shoreline.

5. Historical Resources

The property is not located within the Lahaina National Historic Landmark and is not listed on the National Register of Historic Places. However, the project will conform to the objectives of the Lahaina National Historic Landmark, the National Register of Historic Places and the County's Historic District No. 2.

The proposed project will complement the existing design motif of the adjacent development.

6. Archaeological Resources

The project is currently occupied by a Shell Oil Service Station with concrete slabs on-grade and a.c. paving with scattered plant pockets. The Shell Oil Station is a contemporary structure typical of gas stations in the 1960s. There are no surface archaeological features present on the site.

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

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

7. Environmental Impacts

a. **Soil Contamination:** As mentioned in Section V A10, four (4) underground fuel tanks were removed and the Underground Storage Tank Closure Report was accepted by the State Department of Health. During demolition and removal of the existing Shell Station structure and site improvements, the Shell Oil Company will provide monitoring and remediation measures per EPA/DOH standards, if contaminated soils are encountered. See letter dated June 3, 2000 from Wayne Arakaki, Engineer to Director of Public Works and Waste Management, County of Maui in Section X of this report.

b. Construction Impacts

1. Construction excavation following demolition of the existing Shell Station is anticipated to be minimal and limited to adjusting the site to achieve the finish elevation for the building and relocated parking areas. Foundation excavations are anticipated to be thickened concrete edges of building slabs, approximately 18 inches maximum below finished grades.
2. Runoff from the site during construction will be controlled following State and County requirements. In general, silt fences will be installed around the work area and the placement of filter fabric with gravel at existing drain inlets.
3. Off-site traffic impacts should be minimal as the proposed single story Retail Center at 6,000 s.f. would not require use of extraordinary construction equipment. Also, it is anticipated that the driveway access from Papalaua to the existing Old Lahaina Center can continue to be in use without impeding street traffic.
4. Should a traffic problem arise during the course of construction, the Contractor would be required to provide necessary measures to reduce or correct the situation, following State and County requirements and customary practices during construction.
5. Construction mitigation measures shall follow Best Management Practices.

6. Existing asbestos containing materials will be removed and disposed per Federal and State requirements. During demolition, a monitor will be hired to test for asbestos contamination. A report will be generated for the County and State. If any asbestos is found, it will be disposed as per EPA/DOH standards. See letter dated June 14, 2000 to Charles Jencks from Wayne Arakaki, Engineer in Section V and Appendix D.

8. **Alternate Methods**

An alternate site is not available for this project.

9. **Public Contact**

- a. We have contacted, met with and given drawings to:

1. George Keoki Freeland, Exec. Director, The Lahaina Restoration Foundation
2. Theo Morrison, Managing Director, Lahaina Town Action Committee

- B. **SOCIO-ECONOMIC ENVIRONMENT**

On a short-term basis, the project will support construction related employment.

On a long-term basis, the proposed improvement will cause an increase for employment opportunities in the Lahaina region. The proposed improvement will have a positive impact upon employment opportunities, but should not have a significant impact upon the local population levels.

- C. **PUBLIC SERVICES**

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

D. INFRASTRUCTURE

1. Roadways

- a. Off-street parking, loading and landscaping shall conform to Maui County Code, Chapter 19.36. The Retail Center will be limited to four (4) tenants as the building is relatively small. Per Maui Code, Section 19.36.010.31, the proposed Center is not a shopping center. Proposed parking is based on one stall per 500 square feet, per code Section 19.36.010.26. Twelve stalls are required and fifteen stalls are to be provided, giving three spare stalls. The proposed parking would allow one small food service establishment with a dining/take out area of approximately 300 square feet and meet the minimum parking requirements of three stalls per patron and three stalls for employees.
- b. Should additional food service establishments become tenants, previous analysis indicates that the Lahaina Center across Papalaua Street has parking available and applications to the Maui Planning Commission for Off-site Parking Permits will be made.

2. Wastewater

- a. Approximately four (4) sewer stubs will be provided to tenant spaces, but public restrooms will not be furnished. Wastewater impact should be minimal as future connections will replace the existing service station wastewater loads. Wastewater connection is to the existing county sewer system.
- b. Any food service establishments shall comply with County pre-treatment standards. Should the proposed development include food service establishments, plans showing individual or shared grease traps shall be reviewed and approved by the Wastewater Reclamation Division.
- c. Should the proposed Retail Center include food service establishments, the tenant will be required to submit for Wastewater Reclamation Division's approval plumbing drawings prepared by a licensed mechanical engineer. Drawings will be submitted when building permit application is made. It is anticipated that any food service tenant would provide their own grease trap.

3. Water

- a. It is anticipated that the existing lateral within the Old Lahaina Center that currently services the service station will be reused for the proposed Retail Center. Attached in Appendix C is a water demand analysis that indicates the existing water service to be adequate. A fire sprinkler system is not anticipated to be used for this building.
- b. Best Management Practices designed to minimize infiltration and runoff from all construction and vehicle operations will be used.
- c. The project will utilize water conservation measures in and around the property, and shall include:
 1. Low flow fixtures and devices.
 2. Maintenance of fixtures to prevent leaks.
 3. Climate adapted plants.
 4. Automatic irrigation systems with rain sensors plus regular maintenance.

4. Drainage System

Storm runoff quantities for the project are the same as existing runoff conditions. Moreover, resurfacing of the parking areas will occur only on existing paved areas, thus, drainage areas will remain unchanged. *See Appendix A for Drainage Report.*

CHAPTER VII

Relationship to Government Plants, Policies, and Controls

VII. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

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

The proposed improvement is permitted within the "Urban" District.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui provides long term goals, objectives, and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues that influence future growth in Maui County. The subject property's use is consistent with the following General Plan objective and policies. The project site is zoned B-2 Community Business District.

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

Policy:

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

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

Policy:

- Maintain a diversified economic environment compatible with acceptable and consistent employment.
- Support programs, services and institutions which provide economic diversification.

C. WEST MAUI COMMUNITY PLAN

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

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

The subject property is located within the West Maui Community Plan. The West Maui Community Plan was recently updated and adopted by Ordinance No. 2476 on February 27, 1996. The subject property is designated as B-Business Multi-family.

The proposed reconstruction is consistent with the following West Maui Community Plan goals, objectives, and policies:

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

Objectives and Policy:

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

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

Objectives and Policies:

- Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:
 - Visitor-related services/commercial services.
 - Recreation-related service/commercial service.
 - Residential-related service/commercial service.

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

Objectives and Policies:

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

D. MAUI COUNTY ZONING

The zoning for the subject property is B2 Community Business District.

E. LAHAINA TOWN DESIGN GUIDELINES

The project site is outside of the county of Lahaina Historic District No. 1 and No. 2.

Historic District No. 2, of which the Old Lahaina Center is a part of, differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of Historic District No. 2 is to "preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina".

F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

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

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- Improve coordination and funding of coastal recreation planning and management; and
- Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - Protecting coastal resources uniquely suited recreation activities that cannot be provided in other areas;
 - Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;
 - Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters; and
 - Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The proposed project will not impact existing coastal or inland recreational resources. Public access to the shoreline will not be affected by the project.

2. Historical/Cultural Resources

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

Policies:

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

Response:

Since the subject property was previously developed and provided with all-weather pavement, there are no surface archaeological features at the site.

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

Although the project is located within the National Historic Landmark, it falls outside of the County Historic District.

The County of Maui established two historic districts in Lahaina. Historic District No. 1 was established in 1962, Historic District No. 2, established in 1967, includes makai portions of the Old Lahaina Center which abut Front Street. In the vicinity of the subject property, Historic District No. 2 extends approximately 100 feet mauka from the mauka curb of Front Street.

A portion of the Old Lahaina Center is located within the Historic District. Improvements to Old Lahaina Center was addressed in the "Final Environmental Assessment - Old Lahaina Center" proposed in December, 1994 for KCOM Corp.

The proposed project will not adversely affect the historic or cultural resources and values in the area.

3. Scenic and Open Space Resources

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

Policies:

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

Response:

The subject property is not part of a scenic corridor, nor does it provide valuable vantage points to scenic resources. The proposed project will not adversely alter the existing topographic character of the site and will be designed to assure compatibility with its surroundings.

4. Coastal Ecosystems

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

Policies:

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

Response:

The construction of the structure will have no impact on the region's coastal ecosystem, and there will be no significant impact on shore waters from point and non-point sources of pollution.

5. Economic Uses

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

Policies:

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

- Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments, and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - Utilization of presently designated locations is not feasible,
 - Adverse environmental effects are minimized, and
 - The development is important to the State's economy.

Response:

The project will enhance compatibility of the site with the County's objectives compared to the service station use of the site.

6. Coastal Hazards

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

Policies:

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

Response:

The subject property has been designated as in the Federal Flood Insurance Rate Maps as "Zone C", an area of minimum flooding. No significant adverse drainage impacts to surrounding properties are anticipated from the proposed project.

7. Managing Development

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

Policies:

- Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
- Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle, and in terms understandable to the general public, to facilitate public participation in the planning and review process.

Response:

The construction of the structure on the subject property will be conducted in accordance with applicable State and County requirements and subject to public and agency review during the environmental assessment determination.

8. Public Participation

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

Policies:

- Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- Disseminate information on coastal management issues by means of educational materials, published reports, staff contact and public workshops for persons and organizations concerned with coastal related issues, development, and government activities; and

- Organize workshops, policy dialogues, and site specific mediations to respond to coastal issues and conflict.

Response:

Public review and comment was required for the Draft Environmental Assessment.

9. Beach Protection

Objectives: Protect beaches for public use and recreation.

Policies:

- Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response:

The project is not located on the shoreline.

10. Marine Resources

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

Policies:

- Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;

- Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon the ocean and coastal resources; and
- Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

The site is not located on the shoreline.

G. Permits/Variance and Approvals Required

1. Maui County Requirements and Approvals
 - a. Special Management Area Permit
2. State Requirements and Permits
 - a. Environmental Assessment pursuant to Chapter 343, Hawaii Revised Statutes.
3. Federal Requirements and Permits
 - a. Not required.

CHAPTER VIII

Conclusions

VIII. CONCLUSIONS

1. The proposed action is consistent with the adopted West Maui Community Plan, zoning provisions of B-2 Community Business District.
2. The proposed development will conform to the existing zoning and its design is compatible to the nearby historic district in regard to heights, massing, material colors and use of some architectural details.
3. The proposed action will not have an adverse impact upon surrounding areas, significant archaeological or historic sites, employment opportunities, flood hazard potential, nor will it have a significant impact upon local population, public services such as police, medical facilities and schools, and public infrastructure relative to roadways, water, wastewater, drainage, and other infrastructure.
4. The proposed action is consistent with the objectives, policies and guidelines, pursuant to the Hawaii Coastal Zone Management Act, HRS Chapter 205A.
5. The proposed action will not have a significant effect on the environment relative to Significance Criteria, pursuant to §11-200-12, Environmental Impact Statement Rules, Department of Health.

CHAPTER IX

References

IX. REFERENCES

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

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

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

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

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

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

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

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

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

CHAPTER X

Comments Received and Response Letters

3665



RECEIVED

JUN 22 2000

SUEDA & ASSOC., INC.

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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

'00 JUN -9 P1:22

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

DEPT OF LAND AND NATURAL RESOURCES
RECEIVED

June 8, 2000

LD-NAV

Ref.: SM12000012.RCM

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

Dear Mr. Min:

SUBJECT: I.D.: SM1 20000/0012 Shell Station Site
TMK: 4-5-001 046, Island of Maui, Hawaii

Thank you for the opportunity to review and comment on the subject matter.

We have transmitted the subject informational material to our appropriate divisions for their review and comment on the proposed project.

The Department has no other comment to offer on the subject matter at this time.

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

Very truly yours,

DEAN Y. UCHIDA
Administrator

C: Maui District Land Office

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

June 14, 2000

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

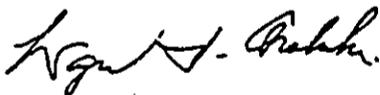
Dear Mr. Jencks,

Re: Environmental Impact Statement Compliance Shell Oil/Equilon Enterprises
Shell Oil/Equilon Enterprises (Asbestos)
TMK: (2) 4-5-001: 046

This letter is in response to the presence of asbestos, if any, during the demolition of the existing building. If required Equilon Enterprises, LLC will hire a monitor during the demolition of the existing building for asbestos contamination. A report will be generated for review and approval, by the Environmental Consultant. This report will then be submitted to the County and State. If any asbestos is found it will be disposed as per EPA/DOH standards.

Please give me a call if you have any questions at (808) 242-5868.

Sincerely,



Wayne I. Arakaki, P.E.

cc. Randy Orłowski



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

RECEIVED
JUN - 8 2000
SUEDA & ASSOC., INC.

June 7, 2000

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

Re: I.D.: SM1 2000/0012
TMK: 4-5-001:046
Project Name: Lahaina Retail Building

Dear Mr. Min,

Thank you for the opportunity to comment on this application. We provide the following information:

This project is served by the Lahaina - Alaeloa Water System. An 8-inch waterline and fire hydrants front the subject properties. Fire protection for a commercial use application is marginal. However, should commercial development occur domestic, fireflow and irrigation calculations will be required by our department in accordance to standards for proper sizing of the water meter and fireflow demand.

Based on system standards (square footage of the proposed developed area), the property's estimated water use is estimated around 840 gallons per day not including irrigation use. Requirements are not only based on Water System Standards but on the Insurance Services Office (ISO) guidelines and the Uniform Plumbing Code (UPC). Actual fire demand for structures is determined by using fire flow calculations performed by a certified engineer. The approved fire flow calculation methods for the applicant's use include "Fire Flow" - Hawaii Insurance Bureau, 1991; and "Guide for Determination of Required Fire Flow" - Insurance Service Office, 1974. The developers are encouraged to contact our engineering division at 270-7835 to discuss this matter.

This project overlies the Launipoko Aquifer System. In order to protect Maui's groundwater and surface water resources, DWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration and runoff from all construction and vehicle operations.

"By Water All Things Find Life"

John E. Min, Director
Lahaina Retail Building
June 7, 2000
Page 2

We have attached sample BMPs for principle operations and a list of references. Additional information is available from the State Department of Health.

In addition, the developer should implement conservation measures in and around the property. A few conservation measures are listed for your use.

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, 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 attached documents "Saving Water in the Yard". 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.

Look for Opportunities to Conserve Water Around the Property: A few examples: When cleaning driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Periodically check for leaks in faucets and toilet tanks.

Should you have questions, please contact our Water Resources & Planning Division at 270-7199.

Sincerely,



David R. Craddick
Director
rs

cc: Engineering

Applicant w/Attachments:

- 1) "The Costly Drip"
- 2) "Saving Water in The Yard - What and How to Plant in Your Area"
- 3) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 4) XERISCAPE - Water Conservation through Creative Landscaping"
- 5) "A Checklist for Water Conservation Ideas for Commercial Buildings"
- 6) Selected BMPs from "The Megamanual - Nonpoint Source Management Manual" Commonwealth of Massachusetts
- 7) Selected BMPs from "Guidance: Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA

By Water All Things Find Life



Sueda & Associates, Inc. / Architects and Planners

June 14, 2000

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

Mr. David Craddick
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Maui 96793-7109

Re: Proposed Retail Center @ Old Lahaina Center
ID: SM1 2000/0012
TMK: 4-5-001:046

Dear Mr. Craddick:

Thank you for your June 7, 2000 letter and comments to which we have the following response.

Paragraph 1: The existing Shell Station water service is from within the Old Lahaina Center which in turn is connected to a 3-inch meter at Wainee Street, Service #611401.

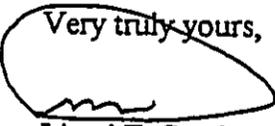
Paragraph 2: Attached, for your use, are Water Demand Calculations and Wastewater Flow Calculations prepared by Lance Uchida Mechanical Engineers, Ltd. dated June 14, 2000. This study is based on a worst case scenario if food service establishments occupy all lease spaces within the building. The study indicates that the proposed Retail Center can adequately be served from the existing Old Lahaina Center's 3-inch meter. The water demand wastewater flow study will be included in the final EA.

Paragraph 3: We have added to the final EA that Best Management Practices are to be incorporated in the construction of this project.

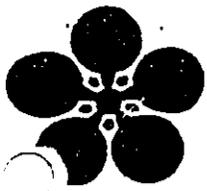
Paragraph 4: Water Conservation Practices have been incorporated into the final EA.

Thanks again for your comments, and should you have additional questions, please do not hesitate to call.

Very truly yours,


Lloyd T. Sueda, AIA
Principal

cc: Colleen Suyama w/enc.
OLC-Retail Ctr Wtr Supply comments



LANCE UCHIDA MECHANICAL ENGINEERS, LTD.

1446 LALAMILO PLACE • HONOLULU, HAWAII 96819
PHONE: (808) 836-0396 • FAX: (808) 839-6081

June 14, 2000

WATER DEMAND CALCULATIONS

Project: LAHAINA RETAIL BUILDING - Old Lahaina Center

Location: tmk: 4-5-001:046

OBJECTIVE:

Recapitulation of water system design data for Dept. of Water Supply, County of Maui review.

REFERENCES:

"Water Systems Standards", State of Hawaii, Volume I, 1985.

"Uniform Plumbing Code", 1991 Edition.

"Guide for Determination of Required Fire Flow", Insurance Services Office, Second Edition, December 1974.

FIRE FLOW CALCULATIONS:

The required fire flow is based on:

$$\text{FIRE FLOW} = 18(C)(SF)^{0.5}(\text{CORRECTION FACTORS})$$

Data:

SF = Floor Area = 6,000 Square Feet

C = Construction Coefficient = 1.5 for wood frame construction.

Correction Factors are applied after rounding to the nearest 250 gpm and are as follows:

1. Occupancy Hazard Factor = 0.8 (20 percent reduction for low hazard)
2. Fire Sprinkler Factor = 0.0 (no sprinklers)



3. Exposure Factor = 25%

Based on the following site data:

South	75 feet	10%
East	75 feet	10%
West	110 feet	5%

Therefore, the required Fire Flow for the project is:

FIRE FLOW = $18(1.5)(6000)^{0.5}$
FIRE FLOW = 2091 GPM OR 2000 GPM (TO THE NEAREST 250 GPM)
FIRE FLOW = 2000 (0.8) = 1600 GPM (OCCUPANCY REDUCTION)
FIRE FLOW = 1600(1.25) = 2000 GPM
FIRE FLOW = 2000 GPM

PROJECT PEAK DOMESTIC WATER DEMAND:

Total future project fixture unit total = 99.0 fixture units. From 1991 UPC, 99.0 FU
= **43 GPM domestic demand.**

Existing water meter load = 329.2 F.U.
Demolition from existing Service Station = -18.0 F.U.

New meter total = $329.2 - 18.0 + 99.0 = 410.2$ F.U. = **108 GPM**
Off peak irrigation demand = 64 GPM (existing demand of 45 + new of 19)

Therefore, existing 3-inch meter is adequate (320 gpm capacity).

PROJECT DAILY WATER USAGE:

The estimated daily demand for the new project is:

Employee demand	= 30 employees x 15 gpd/employee
	<u>450 gallons/day</u>
Restaurant demand	= 40 seats/day x 80 gpd/seat (meals and toilet)
	<u>3200 gallons/day</u>
Irrigation demand	= <u>1000 GPD</u>

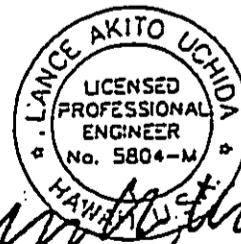
New site estimated daily demand = 19,090 existing + 450 + 3200 + 1000 =
23,740 GPD



PROJECT SEWER DISCHARGE TOTAL:

The estimated wastewater flow is 85-percent of water domestic water use or $(450 + 3200) \times 0.85 = 3102.5$ or approx. 3100 gallons/day.

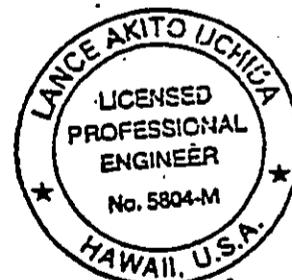
New estimated site wastewater discharge is 16,200 gpd existing + 3100 = 19,300 GPD



Old Lahaina Center - New Retail Building
WATER DEMAND SUMMARY

<u>Description</u>	<u>Qty</u>	<u>Public</u> <u>FU</u>	<u>Total</u>
STANDARD			
Water Closet (FV)		10.0	0.0
Water Closet (FT)		5.0	0.0
Urinal		5.0	0.0
Lavatory		2.0	0.0
Service Sink		4.0	0.0
Hand Sink		2.0	0.0
Sink		4.0	0.0
Ice Machine	3	2.0	6.0
Drinking Fountain		2.0	0.0
Beverage Machine	4	2.0	8.0
Hose Bibb	5	5.0	25.0
Shower		2.0	0.0
Equipment	6	2.0	12.0
LOW FLOW			
Water Closet (FV)		5.6	0.0
Water Closet (FT)	6	2.8	16.8
Urinal	2	2.8	5.6
Lavatory	6	1.2	7.2
Sink	9	3.2	28.8
Hand Sink	3	1.2	3.6
Shower		3.2	0.0
			113.0 Fixture Units

<u>DEMOLITION</u> <u>Description</u>	<u>Qty</u>	<u>Public</u> <u>FU</u>	<u>Total</u>
STANDARD			
Hose Bibb	2	5.0	10.0
LOW FLOW			
Water Closet (FT)	2	2.8	5.6
Lavatory	2	1.2	2.4
			18.0 Fixture Units



Lance Akito Uchida



BROWNLIE AND LEE
201 Merchant Street
Suite 1930
Honolulu, Hawaii 96813

Fax Memorandum

DATE: June 9, 2000

TO: Byron Tsunoda
Sueda & Associates, Inc.

PHONE: 949-8644
FAX: 949-8707

FROM: Jed Sugikawa

PHONE: 808 528-4363
FAX: 808 531-8191

B&L JOB # 93521.006

RE: Old Lahaina Center - Retail Center
Irrigation Demand

Number of pages including cover sheet: 1

Message:

As per your request, the irrigation demand for the above-mentioned project is 19 gpm and 1,000 gpd. If there are any questions, please call me.

The information contained in this facsimile transmittal is confidential information intended for the use of the addressee only. If you are neither the intended recipient, nor the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for the return of the original document to us.

000609c.doc



Sato & Associates, Inc.

Consulting Engineers 2046 So. King Street Honolulu, HI 96826

FAX TRANSMITTAL

Ph: (808) 955-4441 Fx: (808) 942-2027

To: SUEDA & ASSOC., INC.

Date: JUNE 9, 2000

Attention: MR. BYRON TSURUBA

From: JASON NISHIKAWA

Project No.:

Project: OLD LAHAINA CENTER

We are transmitting 2 pages, including this cover sheet.

Document to be mailed? Yes No

Remarks: METER ALONG FRONT STREET WAS RELOCATED

TO WIMNEE STREET. METER IS A 3" METER

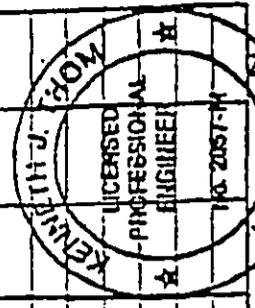
WITH A FLOW CAPACITY OF 320 GPM. ATTACHED

IS DOMESTIC FLOW REQUIREMENTS. SUBMITTED

BY KTA.

If enclosure not so noted, kindly write us at once

NON-RESIDENTIAL BUILDING PERMIT APPLICATION FLOW REQUIREMENTS		WATER SUPPLY REQUIREMENTS		IRRIGATION DATA		WATER DEMAND	
C&C OF MAUI - DEPARTMENT	SERVICE NUMBER (S/N)	METER NUMBER (M/N)	PROPOSED DOMESTIC	PROPOSED IRRIGATION	NET CHANGE	EXISTING TO REMAIN	GRAND TOTAL
	611 401		80.2 FU'S	39.1 GPM	990 GPD	23.8 GPM	990 GPD
			0.0 FU'S	0.0 GPM (SEE NOTE 1 BELOW)	18096 GPD	73.9 GPM	18096 GPD
			80.2 FU'S	39.1 GPM	19086 GPD	97.3 GPM	19086 GPD
			42.0 FU'S	25.5 GPM			
			30.2 FU'S	23.8 GPM			
			249.0 FU'S	73.9 GPM			
			329.2 FU'S	97.3 GPM			
NOTES:		1 THE FOLLOWING PROPOSED IRRIGATION DATA IS FROM MIYABARA ASSOCIATES (2/2/96):					
		3" WAINEE STREET METER: 859 GPD					
		45.0 GPM					
		2 THE FOLLOWING IS BASED ON OLD LAHAINA SHOPPING CENTER WATER BILLS:					
		OLD 3" FRONT STREET METER: 18096 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)					
		1" WAINEE STREET METER: 8202 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)					
		3 WATER DEMAND (GPM) IS BASED ON FLUSH TANK CURVE:					



Kenneth J. Thom

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 528-4188
FACSIMILE (808) 528-4188

May 19, 2000

John Min
Maui Planning Department
205 South High Street
Wailuku, HI 96793

Attn: Colleen Suyama

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Lahaina Retail Building, TMK: 4-5-46

We have the following comments to offer:

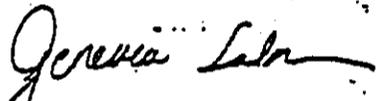
1. Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.
2. Project site: *Current Land Use* in Section I, "Project Overview," lists the lot as vacant, while other sections of the draft EA state that the Shell station will be demolished. What is the actual condition of the project site? Please clarify this in the final EA.
3. Soil contamination: Section V, A, 10, *Environmental Concerns*, notes that service station tanks "were removed and backfilled." How many tanks were removed and was the surrounding soil tested for contamination by hazardous substances? What mitigation measures are planned for remediation of any contaminated soil?
4. Construction impacts:
 - a. If any excavation is planned, please describe this in the final EA and indicate what measures will be taken to prevent runoff from the project site. Effective mitigation is especially essential if the soil reveals the presence of contaminants.
 - b. Describe any mitigation measures planned to reduce or eliminate impacts to traffic during construction.

John Min
May 19, 2000
Page 2

5. Permits: Section VII, G, lists a Conservation District Use Permit as one of the permits required for this project, yet the summary information specifies the state land use designation as Urban. Please clarify this in the final EA.
6. Special Management Area: Enclose a map showing the SMA boundary in relation to the project site.
7. Contacts: Document your contacts with the Historic Preservation Division of DLNR and include copies of any correspondence with this and any other state or county agencies contacted during the preconsultation period.

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

Sincerely,



GENEVIEVE SALMONSON
Director

c: Lloyd Sueda
Alvin Aways, Harry & Jeanette Weinberg Foundation



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

June 8, 2000

Ms. Genevieve Salmonson
Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania St., Suite 702
Honolulu, HI 96813

Re: Draft Environmental Assessment (EA) for Lahaina Retail Building
TMK: 4-5-01:46

Dear Ms. Salmonson:

Thank you for your letter of May 19, 2000. In regard to your comments, we respectfully submit the following responses.

1. **Two-sided Pages:** Except for the inserted figures, we will comply in printing on both sides of the pages for the final document.
2. **Project Site: Current Land Use in Section I, Project Overview:** the draft EA listed the lot as vacant as it was anticipated that the Shell Service Station would be demolished prior to submission of the proposed Retail Center EA. This was not accomplished and subsequently we will modify the final EA to include the removal of the service station.
3. **Soil Contamination:** Fuel tanks were removed by the Shell Oil Company. Four (4) tanks were removed consisting of three (3) 10,000 gallon tanks and one (1) waste oil tank. Attached are copies of the soil compaction test results made on December 9, 1999 and December 13, 1999. Also attached is a letter from the Department of Health, State of Hawaii dated March 8, 2000 which accepts the "Underground Storage Tank Closure Report", dated February, 2000 prepared by Walker Consultants. In regard to remediation during construction, please refer to the attached letter dated June 3, 2000 addressed to the Director of Public Works and Waste Management, County of Maui from Wayne Arakaki, Engineer.

4. Construction Impacts:

- a. Construction excavation following demolition of the existing Shell Station is anticipated to be minimal and limited to adjusting the site to achieve the finish elevation for the building and relocated parking areas. Foundation excavations are anticipated to be thickened concrete edges of building slabs, approximately 18 inches maximum below finished grades.

Runoff from the site during construction will be controlled following State and County requirements. In general, silt fences will be installed around the work area and the placement of filter fabric with gravel at existing drain inlets.

In regard to contaminated soils encountered during construction, Shell Oil Company will provide mitigation measures as described in Mr. Arakaki's June 3, 2000 letter reference above in item 3.

- b. Off-site traffic impacts should be minimal as the proposed single story Retail Center at 6,000 s.f. would not require use of extraordinary construction equipment. Also, it is anticipated that the driveway access from Papalua to the existing Old Lahaina Center can continue to be in use without impeding street traffic.

The proposed development will be appropriately fenced and screened during construction as described elsewhere in the EA report.

Should a traffic problem arise during the course of construction, the Contractor would be required to provide necessary measures to reduce or correct the situation, following State and County requirements and customary practices during construction.

5. Permits: The parcel is designated Urban and reference to a Conservation District Use Permit will be deleted from the final EA.
6. Special Management Area: Enclosed is a map we received from Maui County for the Special Management Area. The map will be incorporated into the final EA.

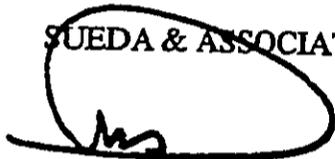
Ms. Genevieve Salmonson
June 8, 2000
Page 3

7. **Contacts - Historic Preservation Division:** We have not received comments with the Historic Preservation Division of DLNR at this time. Per telephone conversation with Ms. Kathleen Dagher of the Historic Preservation Division on June 8, 2000, we anticipate receiving a "no effect" evaluation next week. Copies of correspondence with this agency and with other State and County agencies will be included in the final EA.

We appreciate your review and comments, and should you have any further questions, please do not hesitate to contact us.

Very truly yours,

SUEDA & ASSOCIATES, INC.



Lloyd T. Sueda, AIA
Principal

cc: Colleen Suyama w/enc.
The Harry & Jeanette Weinberg Foundation, Inc. w/enc.

Jun-01-00 08:07A WAYNE I. ARAKAKI ENGINEER
May-31-00 07:44P EMS, Inc.

P.01

360-825-8540

P.02

ENJAMON J. CAYTTAKO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3379
HONOLULU HAWAII 96801

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

HONOLULU, HAWAII
ENCLURE

March 8, 2000

U03012JU

Mr. Jeff Goold
Ecurva Services, LLC
10602 NE 35th Place
Kirkland, Washington 98033

Dear Mr. Goold:

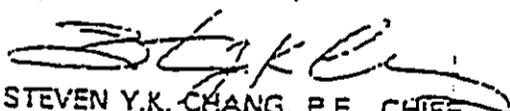
Subject: Former Cabanilla Shell Service Station, 156 Papalaua Street, Lahaina
Facility ID #9-500214, Release ID #000048

Upon review of the above file and the *Underground Storage Tank Closure Report*, dated February 2000, and prepared by Walker Consultants, Ltd., we agree with your consultant's conclusion that no further action is necessary in response to this release.

You should note, however, that if in the future new information and data indicate the presence of contamination, additional investigative and cleanup actions may be required.

Should you have any questions regarding this letter, please contact Mr. Jeffrey Ung of our office at (803) 586-4226.

Sincerely,


STEVEN Y.K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch

ISLAND GEOTECHNICAL ENGINEERING, INC.
Geotechnical Consultants

1007 Dillingham Blvd., Suite 115
Honolulu, Hawaii 96817
Phone: (808) 542-9526

222-A Kawaipuna Place
Wailuku, Maui, Hawaii 96793
Phone: (808) 243-3355
Fax: (808) 244-8997

December 15, 1999
Project No. 99287-TM

M. Nakai Repair Service
288 Mokauea Street
Honolulu, Hawaii 96819

Attention: Masa Nakai

Subject: Report No. 1: Compaction Tests Results
Lahaina Shell
156 Papaihua Street
Lahaina, Maui, Hawaii

Gentlemen:

As requested, site visits were made to perform compaction tests at the subject project on December 9 and 13, 1999.

The attached compaction test results of in-place material at the described locations and elevations are for information only, and not intended to certify the contractors work.

Should you have any questions or require any further information, please do not hesitate to contact us.

ISLAND GEOTECHNICAL ENGINEERING, INC.


Charles K. Biegel, P.E.
President

CKB:jrc

SUMMARY OF COMPACTION TESTS: Lihaina Shell (Project No. 98287-788)
 by ISLAND GEOTECHNICAL ENGINEERING, INC. 222-A Kawapuna Place Wailuku, HI. 96793

Date	Test No.	Location	Approx. Elevation	Max. Dry Density (pcf)	% Field Moisture	Field Dry Density (pcf)	% of Max Dry Density	Remarks
12-9-88	1	Mauka hole	-5' TOP	137.5	8.0	133.4	97.0	
	2	Makai hole	-6.5' TOP	137.5	8.4	133.7	97.2	
12-13-88	3	Mauka hole	-2' TOP	137.5	8.7	141.3	100+	
	4	Makai hole	-2' TOP	137.5	7.1	130.8	95.1	

TOP means top of pavement

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

June 3, 2000

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

Dear Mr. Jencks,

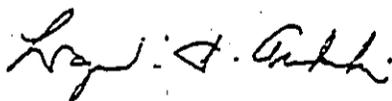
Re: Environmental Impact Statement Compliance Shell Oil/Equilon Enterprises
Shell Oil/Equilon Enterprises
TMK: (2) 4-5-001: 046

This is in response to your letter dated May 23, 2000. A report was completed and accepted by the Solid and Hazardous Waste Branch, Department of Health, State of Hawaii. The report was prepared by Walker Consultants, Ltd., under "Cabanilla Shell Service Station, 156 Papalua Street, Lahaina, Facility ID # 9-500214, Release ID # 000048.

Shell Oil/Equilon Enterprises, will follow the requirements as stated in a letter dated March 8, 2000, from the Solid and Hazardous Waste Branch. During demolition and removal, if any "new information and data indicate the presence of contamination, additional investigative and cleanup actions will be done", per EPA/DOH standards.

Please give me a call if you have any questions at (808) 242-5868.

Sincerely,



Wayne I. Arakaki, P.E.

cc. Randy Orłowski

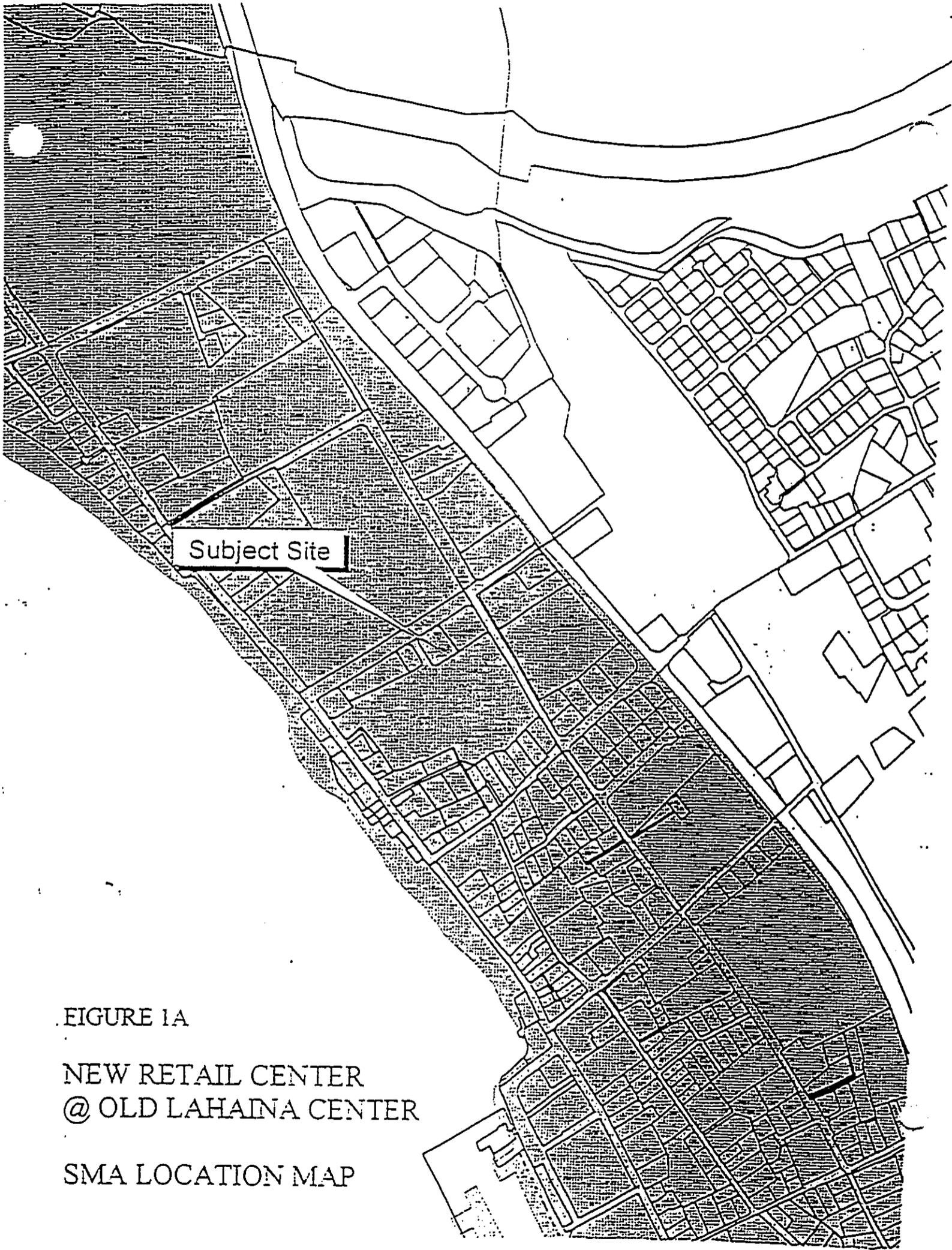


FIGURE 1A

NEW RETAIL CENTER
@ OLD LAHAINA CENTER

SMA LOCATION MAP

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
868 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-6097



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAI
GLENN M. OKIMOTO

'00 MAY 12 P1:40

May 10, 2000

DEPT OF TRANSPORTATION
COUNTY OF MAUI
RECEIVED

IN REPLY REFER TO:
STP 8.9545

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

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

Dear Mr. Min:

Subject: Shell Service Station Site for New Retail Center
Special Management Area Permit SM1 2000/0012
TMK: 4-5-001: 046

Thank you for your transmittal requesting our review of the subject application.

The proposed development is not anticipated to have a significant impact on our State transportation facilities in the area.

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



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

REPLY TO
ATTENTION OF

May 16, 2000

Civil Works Technical Branch

'00 MAY 19 P1:46

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

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

Dear Ms. Suyama:

Thank you for the opportunity to review and comment on the Application Booklet and Project Assessment Report for the Proposed Retail Building at Lahaina, Maui (TMK 4-5-1: 46). The following comments are provided in accordance with 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 7 of the Project Assessment Report is correct.

Sincerely,

James Pennaz
James Pennaz, P.E.
Chief, Civil Works
Technical Branch



'00 MAY 10 P1:57

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

May 9, 2000

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

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

Dear Mr. Min:

Subject: Retail Building at Former Shell Service Station Site
TMK: 4-5-001:048
I.D.: SM1 2000/0012

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,

A handwritten signature in cursive script that reads "Edward L. Reinhardt".

Edward L. Reinhardt
Manager, Energy Delivery



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

110 Ima Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

'00 MAY -9 P2:12

DEPT OF AGRICULTURE
COLLEGE STATION, TX
DATE: May 8, 2000
RECEIVED

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

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

Dear Mr. Min,

SUBJECT: Retail Building at Former Shell Service Station Site
TMK: 4-5-001: 46
I.D. SM1 2000/0012

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist

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

08 MAY 26 P 3:53

DEPT OF HEALTH
RECEIVED

May 25, 2000

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

Dear Mr. Min:

Subject: **Retail Building at Former Shell Service Station Site**
TMK: (2) 4-5-001:046
SM1 2000/0012

Thank you for the opportunity to comment on the Special Management Area permit application. Comments from this office were transmitted to our Honolulu Office. A coordinated response is forthcoming.

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, EPO

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 '00
HONOLULU, HAWAII 96801

In reply, please refer to:
File:

DEPT OF PLANNING
June 15, 2009
RECEIVED

00-076/epo

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

Dear Mr. Min:

Subject: Special Management Area (SM1 2000/0012)
New Retail Center
Former Shell Service Station Site
Papalaua Street
Lahaina, Maui
TMK: 4-5-01:46

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

Solid & Hazardous Waste Branch

The site was previously occupied by a Shell Service Station (Facility I.D.#9-500214). According to Department of Health (DOH) records, a petroleum release from a Underground Storage Tank (UST) was discovered and reported to us (Release I.D.# 000048). The release was satisfactorily addressed and we issued a "no further action" letter on March 8, 2000.

If you have any questions regarding these UST comments, please contact Mr. Renato Maniulit of our Underground Storage Tank Section at (808) 586-4226.

If any of the retail tenants conduct activities involving autobody work, general auto maintenance or any other type of business that may generate hazardous wastes (ie. photoprocessing center, dental offices, etc.), then they will need to be aware of the proper handling of these wastes, and they would need to maintain acceptable cleaning practices of painting equipment and auto parts. These waste should be properly managed according to State hazardous waste rules (Hawaii Administrative Rules, Chapters 11-261 through 11-280).

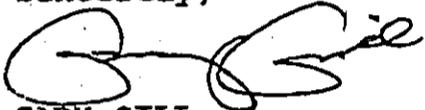
Mr. John Min
June 15, 2000
Page 2

00-076/epo

Besides the release from the UST, there may be contamination from spilled gasoline, oils, or standard automotive fluids from the previous service station. Therefore, a site assessment should be conducted before any new development takes place.

Should there be any questions regarding potential hazardous wastes, please contact Ms. Beryl Ekimoto, Hazardous Waste Section at (808) 586-4226.

Sincerely,



GARY GILL
Deputy Director for
Environmental Health

c: MDHO
SHWB



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

June 23, 2000

Mr. Gary Gill
Deputy Director for Environmental Health
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801

Re: Retail Center @ Old Lahaina Center - SMA Permit Application
(formerly the Shell Service Station Site)

Dear Mr. Gill:

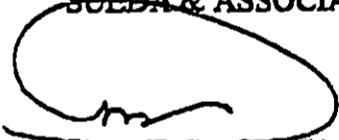
The proposed retail shops are strictly for commercial use. We propose to have a maximum of four tenants either in the retail or restaurant/fast food type business. We will definitely not be renting to any type of auto body or maintenance type business.

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

Thank you for your response.

Very truly yours,

SUEDA & ASSOCIATES, INC.



Lloyd T. Sueda, AIA
Principal

cc: Colleen Suyama
The Harry & Jeanette Weinberg Foundation, Inc.

OLC-Retail Center-DOH Hal response

905 Makahiki Way, Mauka Suite • Honolulu, Hawaii 96826-2869 • Telephone (808) 949-6644 • FAX (808) 949-6707



BENJAMIN J. CAYETANO
GOVERNOR

RAYMOND H. SATO
COMPTROLLER

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

MAY 24 12:26

DEPT. OF ACCOUNTING
AND GENERAL SERVICES
RECEIVED

RESPONSE REFER TO:

FILE NO. _____

May 22, 2000

MEMORANDUM

TO: Mr. John E. Min, Planning Director
Maui County Planning Department

ATTN.: Ms. Colleen Suyama, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D.: SM1 2000/0012
TMK: 4-5-001:046
Project Name: Retail Building at Former Shell
Service Station Site
Applicant: Lloyd Sueda, on Behalf of Harry &
Jeanette Weinberg Foundation, Inc.

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

Should you have any questions, please call me at 586-0390.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



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

May 30, 2000

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

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

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

MEMO TO: JOHN E. MIN, DIRECTOR OF PLANNING

FROM: *for* CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND
WASTE MANAGEMENT *[Signature]*

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT APPLICATION
RETAIL BUILDING AT FORMER SHELL SERVICE STATION SITE
TMK: (2) 4-5-001:046

We reviewed the subject application and have the following comments.

1. The Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for this project.
2. All food service establishments shall comply with County pre-treatment standards. Should the proposed development be a food court as shown in the rendering, a conceptual plan showing individual or shared grease traps shall be reviewed and approved by the Wastewater Reclamation Division.
3. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code Chapter 19.36. The submittal (rendering) indicates that the building is to be of restaurant type use. As such, off-street parking may be deficient.
4. A drainage assessment prepared by the licensed engineer shall be submitted prior to the issuance of grading or building permits and shall provide verification that the runoff water generated from the project will not have an adverse effect on adjacent and downstream properties.

Mr. John E. Min
May 30, 2000
Page 2

5. A site specific erosion control plan shall be submitted with the construction plans for review and approval prior to the issuance of grading and building permits. The site specific erosion control plan shall show the location and details of structural and non-structural Best Management measures to control dust, erosion, and siltation from impacting neighboring properties and the adjacent waterway.

If you have any questions, please call David Goode at 270-7845.

DG:msc/mt

S:\LUCA\CZM\shell2.wpd



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

June 14, 2000

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

Re: Retail Center @ Old Lahaina Center - SMA Permit Application
(formally the Shell Service Station site)

Dear Mr. Jencks:

Thank you for your May 30, 2000 letter to which we offer the following comments.

Item 1: Attached is an estimate of water demand and wastewater flow by our mechanical consultant, dated June 14, 2000. This study is based on the heaviest water demand scenario whereby the total building consists of food service establishments.

Item 2: Should the proposed Retail Center include food service establishments, the tenant will be required to submit for Wastewater Reclamation Division's approval plumbing drawings prepared by a licensed mechanical engineer. Drawings will be submitted when building permit application is made. It is anticipated that any food service tenant would provide their own grease trap.

Item 3: Off-street parking, loading and landscaping shall conform to Maui County Code, Chapter 19.36. The Retail Center will be limited to four (4) tenants as the building is relatively small. Per Maui Code, Section 19.36.010.31, the proposed Center is not a shopping center. Proposed parking is based on one stall per 500 square feet, per code section 19.36.010.26. Twelve stalls are required and fifteen stalls are to be provided, giving three spare stalls. The proposed parking would allow one small food service establishment with a dining/take out area of approximately 300 square feet and meet the minimum parking requirements of three stalls per patron and three stalls for employees.

Mr. Charles Jencks
June 14, 2000
Page 2

Should additional food service establishments become tenants, previous analysis indicates that the Lahaina Center across Papalaua Street has parking available. Per my telephone conversation on June 14, 2000 with the Maui Planning Department, we understand that an application for off-site parking approval by the Planning Commission is premature at this time as the exact tenant mix of the proposed Retail Center has to be determined first.

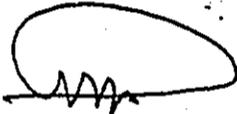
Item 4: A preliminary Drainage Report dated May, 2000 has been submitted to the County for review and will be included in the final SMA/EA.

Item 5: Upon completion of the Construction Documents, an erosion control plan will be submitted during the building permit application process.

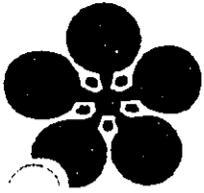
Again, thank you for your review comments, and should you have any additional questions, please call.

Very truly yours,

SUEDA & ASSOCIATES, INC.



Lloyd T. Sueda, AIA
Principal



LANCE UCHIDA MECHANICAL ENGINEERS, LTD.

1446 LALAMILO PLACE • HONOLULU, HAWAII 96819
PHONE: (808) 836-0396 • FAX: (808) 839-6081

June 14, 2000

WATER DEMAND CALCULATIONS

Project: LAHAINA RETAIL BUILDING - Old Lahaina Center

Location: tmk: 4-5-001:046

OBJECTIVE:

Recapitulation of water system design data for Dept. of Water Supply, County of Maui review.

REFERENCES:

"Water Systems Standards", State of Hawaii, Volume I, 1985.

"Uniform Plumbing Code", 1991 Edition.

"Guide for Determination of Required Fire Flow", Insurance Services Office, Second Edition, December 1974.

FIRE FLOW CALCULATIONS:

The required fire flow is based on:

$$\text{FIRE FLOW} = 18(C)(SF)^{0.5}(\text{CORRECTION FACTORS})$$

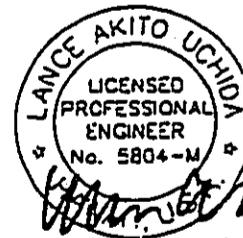
Data:

SF = Floor Area = 6,000 Square Feet

C = Construction Coefficient = 1.5 for wood frame construction.

Correction Factors are applied after rounding to the nearest 250 gpm and are as follows:

1. Occupancy Hazard Factor = 0.8 (20 percent reduction for low hazard)
2. Fire Sprinkler Factor = 0.0 (no sprinklers)



3. Exposure Factor = 25%

Based on the following site data:

South	75 feet	10%
East	75 feet	10%
West	110 feet	5%

Therefore, the required Fire Flow for the project is:

FIRE FLOW = $18(1.5)(6000)^{0.5}$
FIRE FLOW = 2091 GPM OR 2000 GPM (TO THE NEAREST 250 GPM)
FIRE FLOW = $2000(0.8) = 1600$ GPM (OCCUPANCY REDUCTION)
FIRE FLOW = $1600(1.25) = 2000$ GPM
FIRE FLOW = 2000 GPM

PROJECT PEAK DOMESTIC WATER DEMAND:

Total future project fixture unit total = 99.0 fixture units. From 1991 UPC, 99.0 FU
= **43 GPM domestic demand.**

Existing water meter load = 329.2 F.U.
Demolition from existing Service Station = -18.0 F.U.

New meter total = $329.2 - 18.0 + 99.0 = 410.2$ F.U. = **108 GPM**
Off peak irrigation demand = 64 GPM (existing demand of 45 + new of 19)

Therefore, existing 3-inch meter is adequate (320 gpm capacity).

PROJECT DAILY WATER USAGE:

The estimated daily demand for the new project is:

Employee demand	= 30 employees x 15 gpd/employee
	<u>450 gallons/day</u>
Restaurant demand	= 40 seats/day x 80 gpd/seat (meals and toilet)
	<u>3200 gallons/day</u>
Irrigation demand	= <u>1000 GPD</u>

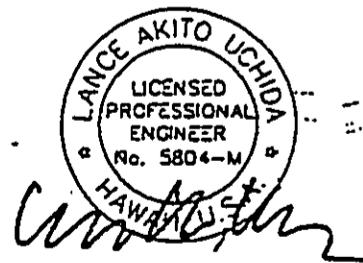
New site estimated daily demand = 19,090 existing + 450 + 3200 + 1000 =
23,740 GPD



PROJECT SEWER DISCHARGE TOTAL:

The estimated wastewater flow is 85-percent of water domestic water use
or $(450 + 3200) \times 0.85 = 3102.5$ or approx. 3100 gallons/day.

New estimated site wastewater discharge is 16,200 gpd existing + 3100 =
19,300 GPD



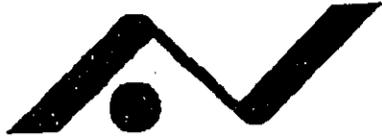
Old Lahaina Center - New Retail Building
WATER DEMAND SUMMARY

<u>Description</u>	<u>Qty</u>	Public <u>FU</u>	<u>Total</u>
STANDARD			
Water Closet (FV)		10.0	0.0
Water Closet (FT)		5.0	0.0
Urinal		5.0	0.0
Lavatory		2.0	0.0
Service Sink		4.0	0.0
Hand Sink		2.0	0.0
Sink		4.0	0.0
Ice Machine	3	2.0	6.0
Drinking Fountain		2.0	0.0
Beverage Machine	4	2.0	8.0
Hose Bibb	5	5.0	25.0
Shower		2.0	0.0
Equipment	6	2.0	12.0
LOW FLOW			
Water Closet (FV)		5.6	0.0
Water Closet (FT)	6	2.8	16.8
Urinal	2	2.8	5.6
Lavatory	6	1.2	7.2
Sink	9	3.2	28.8
Hand Sink	3	1.2	3.6
Shower		3.2	0.0
			113.0 Fixture Units

<u>DEMOLITION</u> <u>Description</u>	<u>Qty</u>	Public <u>FU</u>	<u>Total</u>
STANDARD			
Hose Bibb	2	5.0	10.0
LOW FLOW			
Water Closet (FT)	2	2.8	5.6
Lavatory	2	1.2	2.4
			18.0 Fixture Units



Lance Akito Uchida



BROWNLIE AND LEE
201 Merchant Street
Suite 1930
Honolulu, Hawaii 96813

Fax Memorandum

DATE: June 9, 2000

TO: Byron Tsuruda
Sueda & Associates, Inc.

PHONE: 949-8844
FAX: 949-8707

FROM: Jed Sugikawa

PHONE: 808 528-4363
FAX: 808 531-8191

B&L JOB # 93521.006

RE: Old Lahaina Center - Retail Center
Irrigation Demand

Number of pages including cover sheet: 1

Message:

As per your request, the irrigation demand for the above-mentioned project is 19 gpm and 1,000 gpd. If there are any questions, please call me.

The information contained in this facsimile transmittal is confidential information intended for the use of the addressee only. If you are neither the intended recipient, nor the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for the return of the original document to us.

000609c.doc



Sato & Associates, Inc.

Consulting Engineers 2046 So. King Street Honolulu, HI 96826

FAX TRANSMITTAL

Ph: (808) 955-4441 Fx: (808) 942-2027

To: SUEDA & ASSOC., INC. Date: JUNE 9, 2000

Attention: MR. BYRON TSURUBA

From: JASON NISHIKAWA Project No: _____

Project: OLD LAMANA CENTER

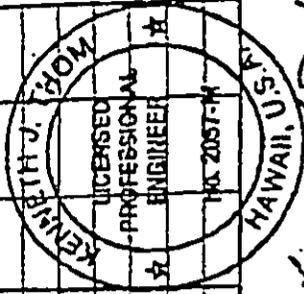
We are transmitting 2 pages, including this cover sheet.

Document to be mailed? Yes No

Remarks: METER ALONG FRONT STREET WAS RELOCATED
TO WIMNEE STREET. METER IS A 3" METER
WITH A FLOW CAPACITY OF 320 GPM. ATTACHED
IS DOMESTIC FLOW REQUIREMENTS SUBMITTED
BY KTA.

If enclosures are not so noted, kindly notify us at once.

NON-RESIDENTIAL BUILDING PERMIT APPLICATION FLOW REQUIREMENTS		C&C OF MAUI - DEPARTMENT OF WATER SUPPLY REQUIREMENTS	
SERVICE NUMBER (S/M):	611 401		
METER NUMBER (M/N):			
A. PROPOSED DOMESTIC	80.2 FU'S	39.1 GPM	
B. PROPOSED IRRIGATION	0.0 FU'S	0.0 GPM (SEE NOTE 1 BELOW)	
C. TOTAL PROPOSED	80.2 FU'S	39.1 GPM	
D. DEMOLITION	42.0 FU'S	25.5 GPM	
DEMO PERMIT NO.:			
DEMO PERMIT DATE:			
E. NET CHANGE	38.2 FU'S	23.8 GPM	990 GPD NET CHANGE IS "ADD"
F. EXISTING TO REMAIN	249.0 FU'S	73.9 GPM	18096 GPD (SEE NOTES 2 & 3 BELOW)
G. GRAND TOTAL	329.2 FU'S	97.3 GPM	19086 GPD
NOTES:	1 THE FOLLOWING PROPOSED IRRIGATION DATA IS FROM MIYABARA ASSOCIATES (2/2/96):		
	3" WAINEE STREET METER:	859 GPD	45.0 GPM
	2 THE FOLLOWING IS BASED ON OLD LAHAINA SHOPPING CENTER WATER BILLS:		
	OLD 3" FRONT STREET METER:	18096 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	1" WAINEE STREET METER:	8202 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	3 WATER DEMAND (GPM) IS BASED ON FLUSH TANK CURVE.		



Kenneth J. Bloom

**APPENDIX A -
DRAINAGE REPORT**

DRAINAGE REPORT
for
NEW RETAIL CENTER
@ OLD LAHAINA CENTER
at
LAHAINA, MAUI, HAWAII
TMK: 4-5-01: 46

PREPARED FOR:
HARRY & JEANETTE WEINBERG FOUNDATION

PREPARED BY:
SATO AND ASSOCIATES, INC.

May 2000

TABLE OF CONTENTS

- I. PROJECT LOCATION
- II. PROJECT DESCRIPTION
- III. FLOOD HAZARD
- IV. EXISTING STORM RUNOFF CONDITIONS
- V. DEVELOPED STORM RUNOFF CONDITIONS
- VI. CONCLUSION
- VII. HYDOLOGIC CALCULATIONS
- VIII. EXHIBITS

IX. PROJECT LOCATION

The project site is located in Lahaina on the Island of Maui. The proposed retail center site fronts Papalaua Street. The site abuts an entry drive into the Old Lahaina Center, the Old Lahaina Center parking lot, and a fast food restaurant. The site can be further identified by Tax Map Key No. 4-5-01:46.

II. PROJECT DESCRIPTION

Currently the site is occupied by a service station on 16,024 square foot (0.368 acre) lot. Under the proposed plan, the service station will be demolished and a new retail center building will be constructed. The existing pavement and planter areas will be removed and site repaved for parking with new planter areas.

The existing access to the site from Papalaua Street will be closed and access will be from the entry road and the parking area for the Lahaina Shopping Center.

III. FLOOD HAZARD

According to the Flood Insurance Rate Map (FIRM) for the County of Maui, the project site is located on land designated as Zone "C". Zone "C" denotes an area of minimal flooding.

IV. EXISTING STORM RUNOFF CONDITIONS

The existing site is fully paved with the exception of planting areas located within the site. Of the total area of 16,204 square feet, approximately 1,380 square feet is in planting areas. The site ranges in elevation from 12 to 15 feet mean sea level with average slopes ranging from approximately 1 to 2 percent. Under the present condition a portion of the lot (Area "A") sheetflows to the parking area of the Old Lahaina Center. The remainder of the lot (Area "B") sheetflows unto the entry road and Papalaua Street.

Area A has a storm runoff of 0.74 cfs.

Area B has a storm runoff of 0.79 cfs.

V. DEVELOPED STORM RUNOFF CONDITIONS

Storm runoff quantities for the proposed development will be the same as the existing condition. The site will be occupied by a 6,000 square foot retail space building and paved parking and planters. Areas of the new planters will exceed the existing planters. Since the building and new paved areas will be less than the existing, surface runoff quantities will not be greater than the existing,

The storm runoff from the developed site remains the same as the existing conditions.

VI. CONCLUSION

Construction of the new retail center and parking at the old service station site is not expected to cause any adverse effects to adjacent or downstream developments. Grading for the proposed project will be designed to minimize increase in runoff quantities offsite.

VII. HYDROLOGIC CALCULATIONS

HYDROLOGIC CALCULATIONS

Reference: Chapter 4 - Rules for the Design of Storm Drainage Facilities in the County of Maui.

Calculations for existing and proposed conditions are the same. There will be no change in site characteristics.

- A. Recurrence Interval: 10 year, 1-Hour Storm
- B. 1-Hour Rainfall (I): 2.0 inches/hour (Plate 4)
- C. Time of Concentration (T_c):

Based on Plate 1, the time of concentration for paved area, slope at 1.0 percent and lengths of 100 feet, will be less than 5 minutes. Therefore 5 minutes is used for these calculations.

- D. Rainfall Intensity (i₁₀): 5.2 inches/hour (Plate 2)
- E. Runoff Coefficient (C): 0.80 (Table 3)
- F. Runoff Area (A)

Area A = 7690 sf (0.177 ac)

Area B = 8334 sf (0.191 ac)

- G. Storm Runoff (Q)

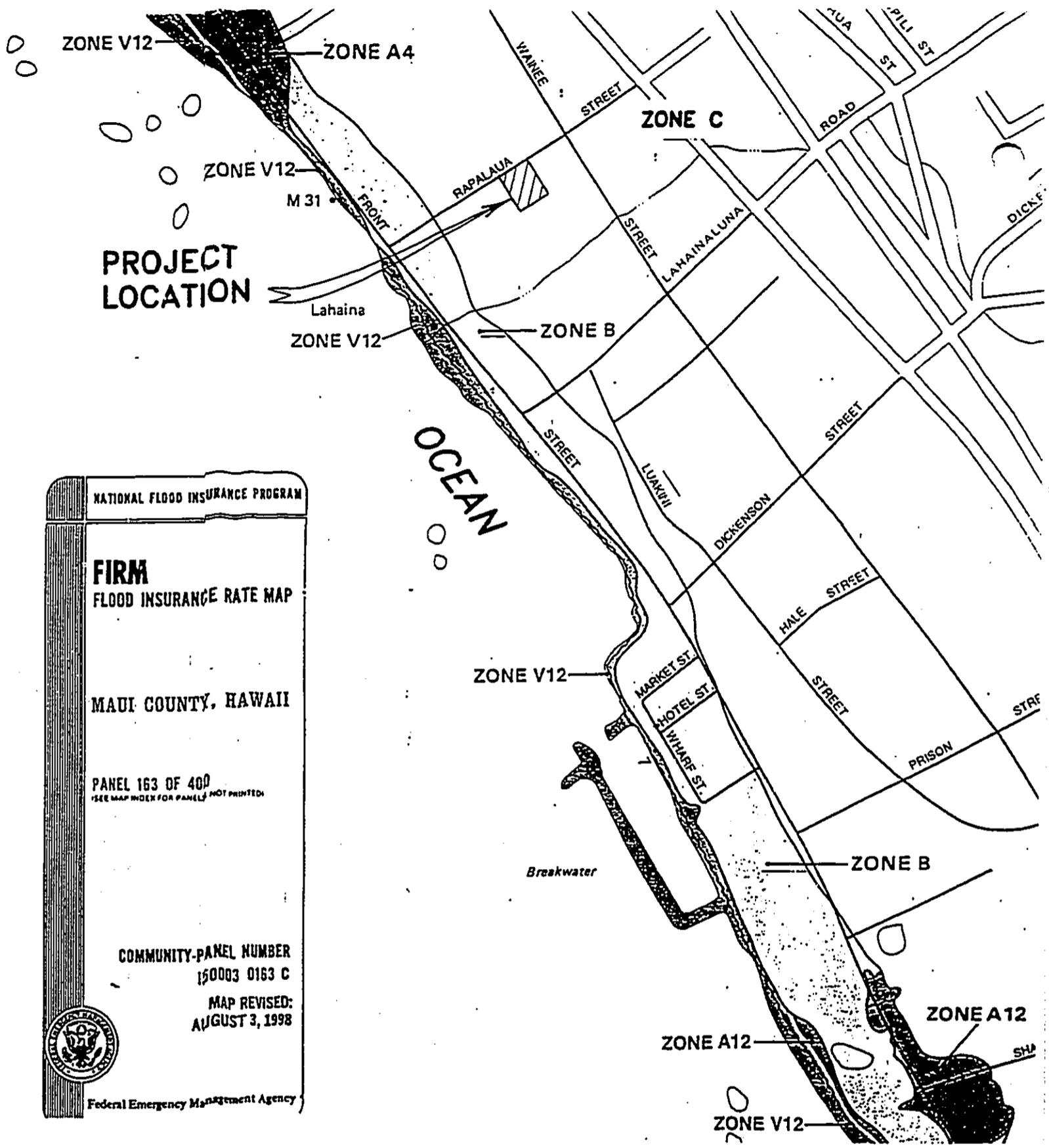
Rational Formula: $Q = CiA$ cfs

Area A: $Q = 0.80 \times 5.2 \times 0.177 = 0.74$ cfs

Area B: $Q = 0.80 \times 5.2 \times 0.191 = 0.79$ cfs

VIII. EXHIBITS

- A. PROJECT AND SITE LOCATION MAP
- B. FLOOD INSURANCE MAP
- C. EXISTING CONDITIONS
- D. DEVELOPED SITE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

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

COMMUNITY-PANEL NUMBER
150003 0163 C

MAP REVISED:
AUGUST 3, 1998



Federal Emergency Management Agency

EXHIBIT B
FLOOD INSURANCE RATE MAP

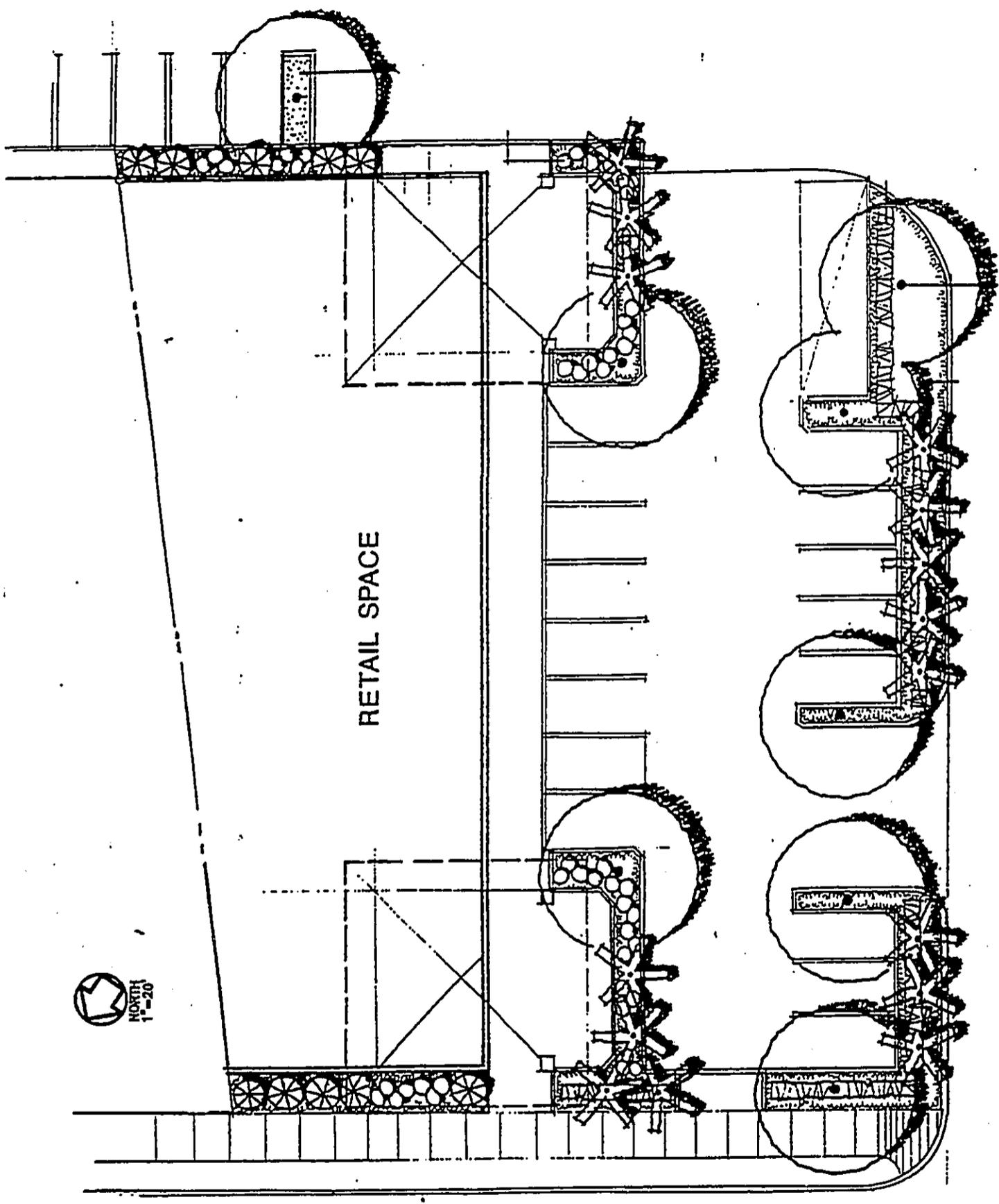
EXHIBIT D
DEVELOPMENT SITE

ENTRY DRIVE

PAPALAU STREET

OLD LAHAINA CENTER PARKING

RETAIL SPACE



**APPENDIX B -
EXISTING FUEL TANK REMOVAL**

Jun-01-00 08:07A WAYNE I. ARAKAKI ENGINEER
May-31-00 07:44P EMS, Inc.

360-825-8640

P.01

P.02

BENJAMIN J. CAFFANKO
GOVERNOR OF HAWAII



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

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

BY FAX, 808-586-1212
CAG/2000

March 8, 2000

U03012JU

Mr. Jeff Goold
Ecurva Services, LLC
10602 NE 38th Place
Kirkland, Washington 98033

Dear Mr. Goold:

Subject: Former Cabanilla Shell Service Station, 156 Papalaua Street, Lahaina
Facility ID #9-500214, Release ID #000048

Upon review of the above file and the *Underground Storage Tank Closure Report*, dated February 2000, and prepared by Walker Consultants, Ltd., we agree with your consultant's conclusion that no further action is necessary in response to this release.

You should note, however, that if in the future new information and data indicate the presence of contamination, additional investigative and cleanup actions may be required.

Should you have any questions regarding this letter, please contact Mr. Jeffrey Ung of our office at (803) 586-4226.

Sincerely,


STEVEN Y.K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch

ISLAND GEOTECHNICAL ENGINEERING, INC.
Geotechnical Consultants

1007 Dillingham Blvd., Suite 115
Honolulu, Hawaii 96817
Phone: (808) 842-9526

222-A Kawaipuna Place
Wailuku, Maui, Hawaii 96793
Phone: (808) 243-8355
Fax: (808) 244-8997

December 16, 1999
Project No. 99287-TM

M. Nakai Repair Service
288 Mokauea Street
Honolulu, Hawaii 96819

Attention: Masa Nakai

Subject: Report No. 1: Compaction Tests Results
Lahaina Shell
158 Papaiaua Street
Lahaina, Maui, Hawaii

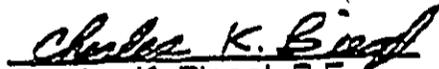
Gentlemen:

As requested, site visits were made to perform compaction tests at the subject project on December 9 and 13, 1999.

The attached compaction test results of in-place material at the described locations and elevations are for information only, and not intended to certify the contractors work.

Should you have any questions or require any further information, please do not hesitate to contact us.

ISLAND GEOTECHNICAL ENGINEERING, INC.


Charles K. Biegel, P.E.
President

CKB:jrc

SUMMARY OF COMPACTION TESTS: Lahaina Shell (Project No. 98287-TM)
 by ISLAND GEOTECHNICAL ENGINEERING, INC. 222-A Kawaipuna Place Wailuku, HI. 96793

Date	Test No.	Location	Approx. Elevation	Max. Dry Density (pcf)	% Field Moisture	Field Dry Density (pcf)	% of Max Dry Density	Remarks
12-8-99	1	Mauka hole	-5' TOP	137.5	8.0	133.4	97.0	
	2	Makai hole	-6.5' TOP	137.5	8.4	133.7	97.2	
12-13-99	3	Mauka hole	-2' TOP	137.5	8.7	141.3	100	
	4	Makai hole	-2' TOP	137.5	7.1	130.8	95.1	

TOP means top of pavement

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

June 3, 2000

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

Dear Mr. Jencks,

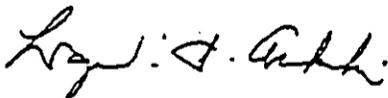
Re: Environmental Impact Statement Compliance Shell Oil/Equilon Enterprises
Shell Oil/Equilon Enterprises
TMK: (2) 4-5-001: 046

This is in response to your letter dated May 23, 2000. A report was completed and accepted by the Solid and Hazardous Waste Branch, Department of Health, State of Hawaii. The report was prepared by Walker Consultants, Ltd., under "Cabanilla Shell Service Station, 156 Papalua Street, Lahaina, Facility ID # 9-500214, Release ID # 000048.

Shell Oil/Equilon Enterprises, will follow the requirements as stated in a letter dated March 8, 2000, from the Solid and Hazardous Waste Branch. During demolition and removal, if any "new information and data indicate the presence of contamination, additional investigative and cleanup actions will be done", per EPA/DOH standards.

Please give me a call if you have any questions at (808) 242-5868.

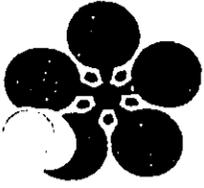
Sincerely,



Wayne I. Arakaki, P.E.

cc. Randy Orłowski

**APPENDIX C -
WATER DEMAND ANALYSIS**



LANCE UCHIDA MECHANICAL ENGINEERS, LTD.

1446 LALAMILO PLACE • HONOLULU, HAWAII 96819
PHONE: (808) 836-0396 • FAX: (808) 839-6081

June 14, 2000

WATER DEMAND CALCULATIONS

Project: LAHAINA RETAIL BUILDING - Old Lahaina Center

Location: tmk: 4-5-001:046

OBJECTIVE:

Recapitulation of water system design data for Dept. of Water Supply, County of Maui review.

REFERENCES:

"Water Systems Standards", State of Hawaii, Volume I, 1985.

"Uniform Plumbing Code", 1991 Edition.

"Guide for Determination of Required Fire Flow", Insurance Services Office, Second Edition, December 1974.

FIRE FLOW CALCULATIONS:

The required fire flow is based on:

$$\text{FIRE FLOW} = 18(C)(SF)^{0.5}(\text{CORRECTION FACTORS})$$

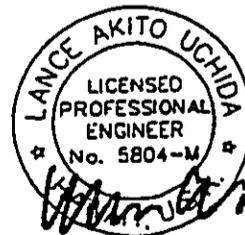
Data:

SF = Floor Area = 6,000 Square Feet

C = Construction Coefficient = 1.5 for wood frame construction.

Correction Factors are applied after rounding to the nearest 250 gpm and are as follows:

1. Occupancy Hazard Factor = 0.8 (20 percent reduction for low hazard)
2. Fire Sprinkler Factor = 0.0 (no sprinklers)



3. Exposure Factor = 25%

Based on the following site data:

South	75 feet	10%
East	75 feet	10%
West	110 feet	5%

Therefore, the required Fire Flow for the project is:

FIRE FLOW = $18(1.5)(6000)^{0.5}$
 FIRE FLOW = 2091 GPM OR 2000 GPM (TO THE NEAREST 250 GPM)
 FIRE FLOW = 2000 (0.8) = 1600 GPM (OCCUPANCY REDUCTION)
 FIRE FLOW = 1600(1.25) = 2000 GPM
FIRE FLOW = 2000 GPM

PROJECT PEAK DOMESTIC WATER DEMAND:

Total future project fixture unit total = 99.0 fixture units. From 1991 UPC, 99.0 FU = **43 GPM domestic demand.**

Existing water meter load = 329.2 F.U.
Demolition from existing Service Station = -18.0 F.U.

New meter total = 329.2 - 18.0 + 99.0 = 410.2 F.U. = **108 GPM**
Off peak irrigation demand = 64 GPM (existing demand of 45 + new of 19)

Therefore, existing 3-inch meter is adequate (320 gpm capacity).

PROJECT DAILY WATER USAGE:

The estimated daily demand for the new project is:

Employee demand	= 30 employees x 15 gpd/employee
	<u>450 gallons/day</u>
Restaurant demand	= 40 seats/day x 80 gpd/seat (meals and toilet)
	<u>3200 gallons/day</u>
Irrigation demand	= <u>1000 GPD</u>

New site estimated daily demand = 19,090 existing + 450 + 3200 + 1000 = **23,740 GPD**



PROJECT SEWER DISCHARGE TOTAL:

The estimated wastewater flow is 85-percent of water domestic water use or $(450 + 3200) \times 0.85 = 3102.5$ or approx. 3100 gallons/day.

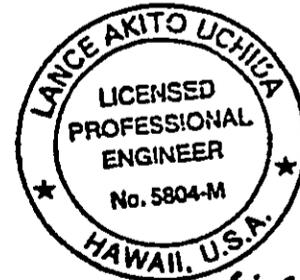
New estimated site wastewater discharge is 16,200 gpd existing + 3100 = 19,300 GPD



Old Lahaina Center - New Retail Building
WATER DEMAND SUMMARY

<u>Description</u>	<u>Qty</u>	<u>Public FU</u>	<u>Total</u>
STANDARD			
Water Closet (FV)		10.0	0.0
Water Closet (FT)		5.0	0.0
Urinal		5.0	0.0
Lavatory		2.0	0.0
Service Sink		4.0	0.0
Hand Sink		2.0	0.0
Sink		4.0	0.0
Ice Machine	3	2.0	6.0
Drinking Fountain		2.0	0.0
Beverage Machine	4	2.0	8.0
Hose Bibb	5	5.0	25.0
Shower		2.0	0.0
Equipment	6	2.0	12.0
LOW FLOW			
Water Closet (FV)		5.6	0.0
Water Closet (FT)	6	2.8	16.8
Urinal	2	2.8	5.6
Lavatory	6	1.2	7.2
Sink	9	3.2	28.8
Hand Sink	3	1.2	3.6
Shower		3.2	0.0
			113.0 Fixture Units

<u>DEMOLITION</u>	<u>Qty</u>	<u>Public FU</u>	<u>Total</u>
STANDARD			
Hose Bibb	2	5.0	10.0
LOW FLOW			
Water Closet (FT)	2	2.8	5.6
Lavatory	2	1.2	2.4
			18.0 Fixture Units



Lance Akito Uchida



BROWNLIE AND LEE

201 Merchant Street
Suite 1930
Honolulu, Hawaii 96813

Fax Memorandum

DATE: June 9, 2000

TO: Byron Tsuruda
Sueda & Associates, Inc.

PHONE: 949-8644
FAX: 949-8707

FROM: Jed Sugikawa

PHONE: 808 528-4363
FAX: 808 531-8191

B&L JOB # 93521.006

RE: Old Lahaina Center - Retail Center
Irrigation Demand

Number of pages including cover sheet: 1

Message:

As per your request, the irrigation demand for the above-mentioned project is 19 gpm and 1,000 gpd. If there are any questions, please call me.

The information contained in this facsimile transmittal is confidential information intended for the use of the addressee only. If you are neither the intended recipient, nor the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for the return of the original document to us.

000609c.doc

JUN 09 '00

02:20PM SATO & ASSOC. 808 9422027

P.1/2



Sato & Associates, Inc.

Consulting Engineers

2046 So. King Street

Honolulu, HI 96826

FAX TRANSMITTAL

Ph: (808) 955-4441 Fax: (808) 942-2027

To: SUEDA & ASSOC., INC. Date: JUNE 9, 2000

Attention: MR. BYRON TSURUDA Project No.:

From: JASON NISHIKAWA

Project: OLD LAMINA CENTER

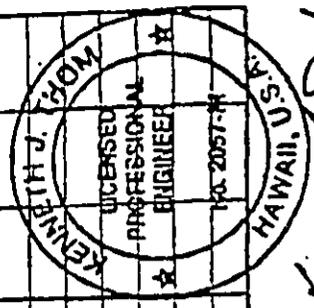
We are transmitting 2 pages, including this cover sheet.

Document to be mailed? Yes No

Remarks: METER ALONG FRONT STREET WAS RELOCATED
TO WINNIE STREET. METER IS A 3" METER
WITH A FLOW CAPACITY OF 320 GPM. ATTACHED
IS DOMESTIC FLOW REQUIREMENTS SUBMITTED
BY KTA.

If enclosures are not so noted, kindly notify us at once.

NON-RESIDENTIAL BUILDING PERMIT APPLICATION FLOW REQUIREMENTS									
C&C OF MAUI - DEPARTMENT OF WATER SUPPLY REQUIREMENTS									
SERVICE NUMBER (S/N):	611 401								
METER NUMBER (M/N):									
A. PROPOSED DOMESTIC	80.2 FU'S		39.1 GPM						
B. PROPOSED IRRIGATION	0.0 FU'S		0.0 GPM	(SEE NOTE 1 BELOW)					
C. TOTAL PROPOSED	80.2 FU'S		39.1 GPM						
D. DEMOLITION	42.0 FU'S		25.5 GPM						
DEMO PERMIT NO.:									
DEMO PERMIT DATE:									
E. NET CHANGE	38.2 FU'S		23.8 GPM		990 GPD			NET CHANGE IS "ADD"	
F. EXISTING TO REMAIN	249.0 FU'S		73.9 GPM		18096 GPD			(SEE NOTES 2 & 3 BELOW)	
G. GRAND TOTAL	329.2 FU'S		97.3 GPM		19086 GPD				
NOTES:	1 THE FOLLOWING PROPOSED IRRIGATION DATA IS FROM MIYABARA ASSOCIATES (2/2/96):								
	3" WAINEE STREET METER:				859 GPD			45.0 GPM	
	2 THE FOLLOWING IS BASED ON OLD LAHAINA SHOPPING CENTER WATER BILLS:								
	OLD 3" FRONT STREET METER:				18096 GPD			(AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	1" WAINEE STREET METER:				8202 GPD			(AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	3 WATER DEMAND (GPM) IS BASED ON FLUSH TANK CURVE.								



Kenneth J. Thom

**APPENDIX D -
ASBESTOS CONTAINING
MATERIALS SURVEY**

WALKER CONSULTANTS, LTD.

P.O. Box 4998
Hilo, HI 96720
808-966-7481
FAX 808-966-6509

**ASBESTOS CONTAINING MATERIALS SURVEY
For
EQUILON ENTERPRISES LLC
At
FORMER CABANILLA SHELL SERVICE
156 PAPALAUA STREET, LAHAINA, MAUI, HAWAII 96761**

**Prepared By
WALKER CONSULTANTS, LTD.**

DECEMBER 1999

Walker Consultants, Ltd. (WCL) has prepared this letter report for Equilon Enterprises LLC to discuss the results of an asbestos survey at the former Cabanilla Shell Service, 156 Papalaua Street, Lahaina, Maui, Hawaii (the Property). WCL surveyed the building and attached canopy roof on the Property for suspect asbestos containing materials (ACMs) and collected samples of suspect ACMs on November 22, 1999 incident to up-coming building demolition.

ACM Survey

During a visual survey of the onsite building, the following suspect ACMs were identified: 1) gray and black composition roofing (approximately 132 square feet) on a shed attached to the rear of the service station building; 2) black, bituminous felt underlayment on the station building and canopy roof (approximately 2,430 square feet); and 3) drywall and surfacing materials on the restroom ceilings (approximately 64 square feet). It is possible, although very unlikely, that there are other suspect ACMs concealed in the building.

Suspect ACM Sampling

WCL collected the following 11 randomly-located samples of suspect ACMs: 1) three samples of the gray and black composition shed roofing (AR-1 through AR-3); 2) five samples of the black, bituminous felt roofing underlayment (WR-1 through WR-5) from the station building and canopy; and 3) three samples of the drywall and surfacing materials on the restroom ceilings (DW-1 through DW-3). Approximate locations of the 11 samples analyzed are depicted on Figure 1. The samples were each collected by breaking, cutting, chipping, or scraping the suspect ACM into a resealable plastic bag.

The samples were shipped to EMSL Analytical, Inc. (EMSL) in Milpitas, California under Chain-of-Custody records (appended). EMSL analyzed each of the 11 samples using polarized light microscopy (PLM). Sample analyses (appended) indicate that the three composition shed roofing samples contain greater than 10 percent asbestos. No asbestos were detected in seven of the eight remaining samples and the eighth (drywall) sample contained less than 1 percent asbestos. Materials containing greater than 1 percent asbestos are considered ACMs; therefore, only the shed composition roofing are ACMs.

Walker Consultants, Ltd.
Asbestos Containing Materials Survey
Former Cabanilla Shell Service Station
156 Papalaua Street, Lahaina, Maui, Hawaii 96761
Equilon Enterprises LLC
December 1999

Findings

1. The gray and black composition roofing on the shed at the rear of the service station building (approximately 132 square feet) are ACMs and should be properly removed and disposed of as ACMs in accordance with federal and state regulations. A contractor who has a C-19 asbestos contractor's license should remove and dispose of the ACMs.
2. The wood roofing and felt underlayment on the service station building and canopy are not ACMs and may be disposed of as ordinary, non-hazardous demolition waste.
3. There were no other suspect ACMs identified on the Property during the asbestos survey. It is possible, although very unlikely, that there are other concealed, suspect ACMs in the building.

Please contact us at 808-966-7481, if you have any questions or need additional information.

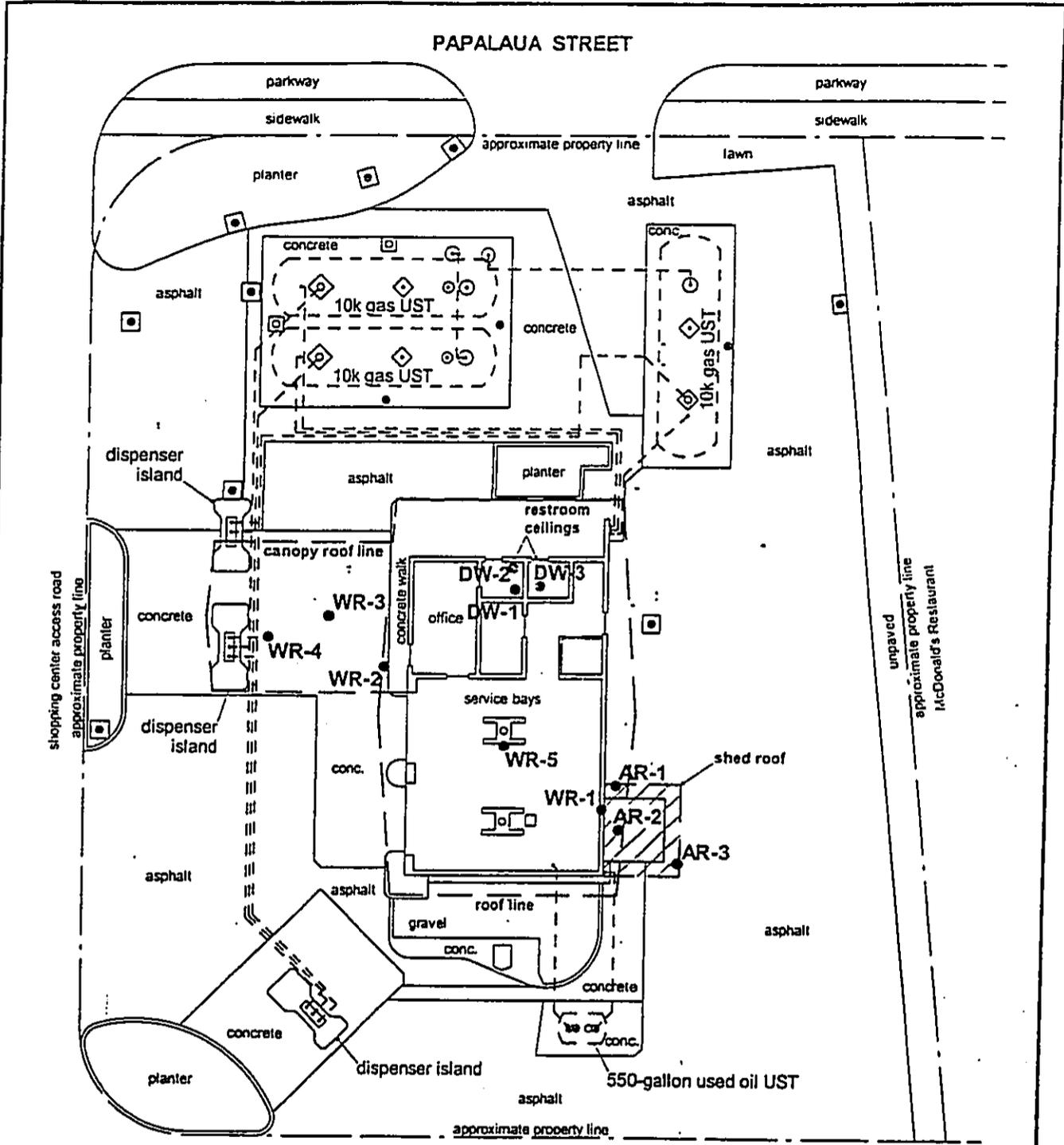
Respectfully submitted,
WALKER CONSULTANTS, LTD.

Duncan Walker, RG, CEG
President

APPENDICES

Walker Consultants, Ltd.
Asbestos Containing Materials Survey
Former Varsity Texaco Service Station (Location #61-100-0550)
1119 University Ave., Honolulu, Hawaii 96826
Equilon Enterprises LLC
November 1998

FIGURE 1



EXPLANATION

- AR-1 approximate shed roof sample location
- WR-1 approximate main roof sample location
- DW-1 approximate drywall sample location



Note: Map not a survey. Map data are based on field measurements and available plans, and are approximate.

SAMPLE LOCATION MAP

for
FORMER CABANILLA SHELL SERVICE
 156 PAPALAUA STREET
 LAHAINA, MAUI, HAWAII

prepared by
WALKER CONSULTANTS, LTD.

December 1999

FIGURE 1

Walker Consultants, Ltd.
Asbestos Containing Materials Survey
Former Varsity Texaco Service Station (Location #61-100-0550)
1119 University Ave., Honolulu, Hawaii 96826
Equilon Enterprises LLC
November 1998

**SAMPLE ANALYTICAL RESULTS,
LABORATORY QA/QC DATA,
AND
CHAIN-OF-CUSTODY RECORDS**



EMSL Analytical, Inc.

Asbestos

CHAIN OF CUSTODY

EMSL Representative: Connie Frasca

Your Company Name: WCL EMSL-Bill to: WCL

Street: _____ Street: _____

Box #: POB 4998 Box #: _____

City/State: Hills, HI Zip: 96720 City/State: _____ Zip: _____

Phone Results to: Name _____ Fax Results to: Name DUNCAN WALKER

Telephone #: 808-966-7481 Fax Number: 808-966-7509

Project Name/Number: CARANILLO SHELL SERVICE / 99-1460 Purchase Order #: _____

MATRIX

TURNAROUND

<input type="checkbox"/> Air	<input type="checkbox"/> Floor Tile	<input type="checkbox"/> Soil
<input checked="" type="checkbox"/> Bulk	<input type="checkbox"/> Drinking Water	<input type="checkbox"/> Dust
<input type="checkbox"/> Wipe	<input type="checkbox"/> Wastewater	

<input type="checkbox"/> 6-10 Days	<input type="checkbox"/> 72 Hours	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> Same Day*
<input type="checkbox"/> 5 Days	<input type="checkbox"/> 48 Hours	<input type="checkbox"/> 12 Hour	<input type="checkbox"/> 6 Hours

*S.D. - A.M. delivery by Fed. Ex. - Results by Mid-night or earlier

PCM <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> OSHA <input type="checkbox"/> Other: _____	TEM AIR <input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> Level I <input type="checkbox"/> Level II	TEM WATER <input type="checkbox"/> Wastewater <input type="checkbox"/> Drinking Water EPA 100.1 <input type="checkbox"/> Water - NY Wastewater <input type="checkbox"/> Water-NY Drinking Water
PLM <input checked="" type="checkbox"/> EPA 600 <input type="checkbox"/> NOB <input type="checkbox"/> Point Count <input type="checkbox"/> Other: _____	TEM BULK <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield <input type="checkbox"/> Chatfield / SEM QC <input type="checkbox"/> Conventional (Quantitative) <input type="checkbox"/> EMSL Method <input type="checkbox"/> NOB <input type="checkbox"/> NOB / SEM QC <input type="checkbox"/> Micro Vac - Quantitative <input type="checkbox"/> Micro Vac - Qualitative	TEM WIPE <input type="checkbox"/> Quantitative <input type="checkbox"/> Qualitative XRD <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica OTHER <input type="checkbox"/> _____

Client Sample # (s) AR-1-AR-3, WR-1 - WR-5, DW-1 - DW-3 Total Samples: 11

Relinquished: _____ Date: _____ Time: _____

Received: AW Date: 11-23-99 Time: 1:30p

Received: _____ Date: _____ Time: _____

NOTE: Please duplicate this form and use additional sheets if necessary.

EMSL Analytical, Inc.

382 South Abbott Avenue
 Milpitas, CA 95035
 Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
 Walker Consultants, LTD
 P.O. BOX 4998
 Hilo, HI 96720

Friday, December 03, 1999

Ref Number: CA997541

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
WR-4 (1345)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
WR-5 (1350)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
DW-1 (1410)	Drywall - Restroom Ceiling	Purple/White Fibrous Homogeneous	Teased/Crushed	< 1% Chrysotile		10% Cellulose	40% Gypsum 40% Ca Carbonate 10% Other
DW-2 (1420)	Drywall - Restroom Ceiling	White/Brown Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other
DW-3 (1440)	Drywall - Restroom Ceiling	Various Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.
 * NY samples analyzed by ELAP 198.1 Method.

Nonette Patron
 Analyst

Approved
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the tests listed. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

EMSL Analytical, Inc.

382 South Abbott Avenue
Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
Walker Consultants, LTD
P.O. BOX 4998
Hilo, HI 96720

Friday, December 03, 1999

Ref Number: CA997541

POLARIZED LIGHT MICROSCOPY (PLM)

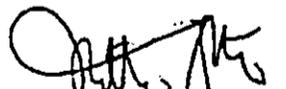
Performed by EPA 600/R-93/116 Method*

Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
AR-1 (1245)	Composition Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-2 (1255)	Composition Shed Roof	Brown/Black Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-3 (1300)	Composition Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
WR-1 (1310)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
WR-2 (1315)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
WR-3 (1320)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 188.1 Method.


Nonette Patron
Analyst

Approved
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the fibers tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



EMSL Analytical, Inc.

382 South Abbott Avenue
 Milpitas, CA 95035
 Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
 Walker Consultants, LTD
 P.O. BOX 4998
 Hilo, HI 96720

Friday, December 03, 1999

Ref Number: CA997541

POLARIZED LIGHT MICROSCOPY (PLM)

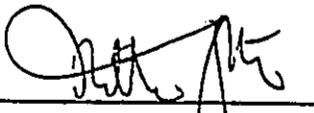
Performed by EPA 600/R-93/116 Method*

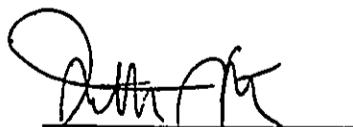
Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
AR-1 (1245)	Compostion Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-2 (1255)	Compostion Shed Roof	Brown/Black Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-3 (1300)	Compostion Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
WR-1 (1310)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other
WR-2 (1315)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other
WR-3 (1320)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 198.1 Method.


 Nonette Patron
 Analyst


 Approved Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Milpitas (NVLAP Air and Oak #101040-3, EPA #1020)

EMSL Analytical, Inc.

382 South Abbott Avenue
Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
Walker Consultants, LTD
P.O. BOX 4998
Hilo, HI 96720

Friday, December 03, 1999

Ref Number: CA997541

POLARIZED LIGHT MICROSCOPY (PLM)

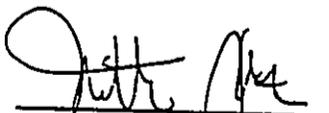
Performed by EPA 600/R-93/116 Method*

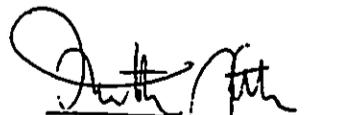
Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
WR-4 (1345)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
WR-5 (1350)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
DW-1 (1410)	Drywall - Restroom Ceiling	Purple/White Fibrous Homogeneous	Teased/Crushed	< 1% Chrysotile		10% Cellulose	40% Gypsum 40% Ca Carbonate 10% Other
DW-2 (1420)	Drywall - Restroom Ceiling	White/Brown Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other
DW-3 (1440)	Drywall - Restroom Ceiling	Various Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 198.1 Method.


Nonette Patron
Analyst


Approved
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



EMSL Analytical, Inc.

Asbestos

CHAIN OF CUSTODY

EMSL Representative: Connie Frasca

Your Company Name: WCL EMSL-Bill to: WCL

Street: _____ Street: _____

Box #: POB 4998 Box #: _____

City/State: HIA, HI Zip: 96720 City/State: _____ Zip: _____

Phone Results to: Name _____ Telephone #: 808-966-7481

Fax Results to: Name DUNCAN WALKER Fax Number: 808-966-1509

Project Name/Number: CAGNILLA STEEL SERVICE / 99-1460 Purchase Order #: _____

MATRIX

TURNAROUND

Air Floor Tile Soil

Bulk Drinking Water Dust

Wipe Wastewater

6-10 Days 72 Hours 24 Hour Same Day*

5 Days 48 Hours 12 Hour 6 Hours

*S.D. - A.M. delivery by Fed. Ex. - Results by Mid-night or earlier

<p>TM</p> <p><input type="checkbox"/> NIOSH 7400</p> <p><input type="checkbox"/> OSHA</p> <p><input type="checkbox"/> Other: _____</p>	<p>TEM AIR</p> <p><input type="checkbox"/> AHERA</p> <p><input type="checkbox"/> NIOSH 7402</p> <p><input type="checkbox"/> Level I</p> <p><input type="checkbox"/> Level II</p>	<p>TEM WATER</p> <p><input type="checkbox"/> Wastewater</p> <p><input type="checkbox"/> Drinking Water EPA 100.1</p> <p><input type="checkbox"/> Water - NY Wastewater</p> <p><input type="checkbox"/> Water-NY Drinking Water</p>
<p>PLM</p> <p><input checked="" type="checkbox"/> EPA 600</p> <p><input type="checkbox"/> NOB</p> <p><input type="checkbox"/> Point Count</p> <p><input type="checkbox"/> Other: _____</p>	<p>TEM BULK</p> <p><input type="checkbox"/> Drop Mount (Qualitative)</p> <p><input type="checkbox"/> Chatfield</p> <p><input type="checkbox"/> Chatfield / SEM QC</p> <p><input type="checkbox"/> Conventional (Quantitative)</p> <p><input type="checkbox"/> EMSL Method</p> <p><input type="checkbox"/> NOB</p> <p><input type="checkbox"/> NOB / SEM QC</p> <p><input type="checkbox"/> Micro Vac - Quantitative</p> <p><input type="checkbox"/> Micro Vac - Qualitative</p>	<p>TEM WIPE</p> <p><input type="checkbox"/> Quantitative</p> <p><input type="checkbox"/> Qualitative</p>
<p>SEM</p> <p><input type="checkbox"/> Qualitative</p> <p><input type="checkbox"/> Quantitative</p>		<p>XRD</p> <p><input type="checkbox"/> Asbestos</p> <p><input type="checkbox"/> Silica</p>
		<p>OTHER</p> <p><input type="checkbox"/> _____</p>

Client Sample #(s) AR-1-AR-3, WR-1-WR-5, DW-1-DW-3 Total Samples: 11

Relinquished: _____ Date: _____ Time: _____

Received: AW Date: 11-23-99 Time: 1:30p

Received: _____ Date: _____ Time: _____

NOTE: Please duplicate this form and use additional sheets if necessary.

JUL 23 2000

FILE COPY

2000-07-23-MA-FFA-Lahaina Retail
Building

Final Environmental Assessment

**Proposed New Retail Center
Old Lahaina Center
Lahaina, Maui, Hawaii**

Prepared for:
The Harry & Jeanette Weinberg Foundation, Inc.
3660 Waiālae Ave., #400
Honolulu, HI 96816

June, 2000

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CHAPTER I

Project Overview

FINAL
ENVIRONMENTAL ASSESSMENT
PROPOSED NEW RETAIL CENTER
OLD LAHAINA CENTER
PAPALAUA STREET
LAHAINA, MAUI

I. PROJECT OVERVIEW

District	Lahaina, Maui
Tax Map Key	4-5-01:46
Location	170 Papalaua Street
Land Area	16,826.5 sq. ft. (0.368 Ac.)
Applicant/Architect	Sueda & Associates, Inc. Lloyd T. Sueda 905 Makahiki Way Honolulu, HI 96826 Phone: 949-6644
Land Owner	Harry & Jeanette Weinberg Foundation, Inc. 3660 Waiialae Ave., #400 Honolulu, HI 96816
Approving Agencies	<u>Environmental Assessment</u> <u>Determination:</u> Department of Planning, County of Maui 250 S. High Street Wailuku, HI 96793 <u>Special Management Area:</u> Department of Planning, County of Maui 250 S. High Street Wailuku, HI 96793

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

Land Use Description

State Land Use Classification:
Urban
West Maui County Plan:
Commercial/Business
County Zoning:
B-2 Community Business District
Other: National Historic
Landmark (Lahaina Town);
Special Management Area

Current Land Use

The site is currently occupied by a single story service station structure.

Summary

The project fronts on Papalaua Street between the existing American Savings Bank (towards Front Street) and McDonald's Restaurant on Waivee Street.
See Figure 1 and Figure 2.

The proposed project will consist of a single story retail structure of approximately 6,000 s.f. floor area with a covered walkway. The parcel is adjacent to Old Lahaina Center is occupied by a Shell Oil Service Station, which will be demolished. *See Figures 3 and 4.* Renovations to the Old Lahaina Center were addressed in the "Final Environmental Assessment - Old Lahaina Center", dated December 1994, prepared by KCOM Corp. on behalf of the Owner. *See Figures 5 through 7 for proposed development.*

The project will also contain paved parking areas and landscaped areas in conformance to requirements of the governing agencies. Landscaping will include climate adopted plants and automatic irrigation systems with rain sensors and/or other water conservation measures.

The proposed structure will have a height of approximately 20 feet for the leased areas plus architectural features with a height of approximately 32 feet. The proposed Retail Center will be limited to four (4) tenants. A fire sprinkler system is not anticipated for this project.

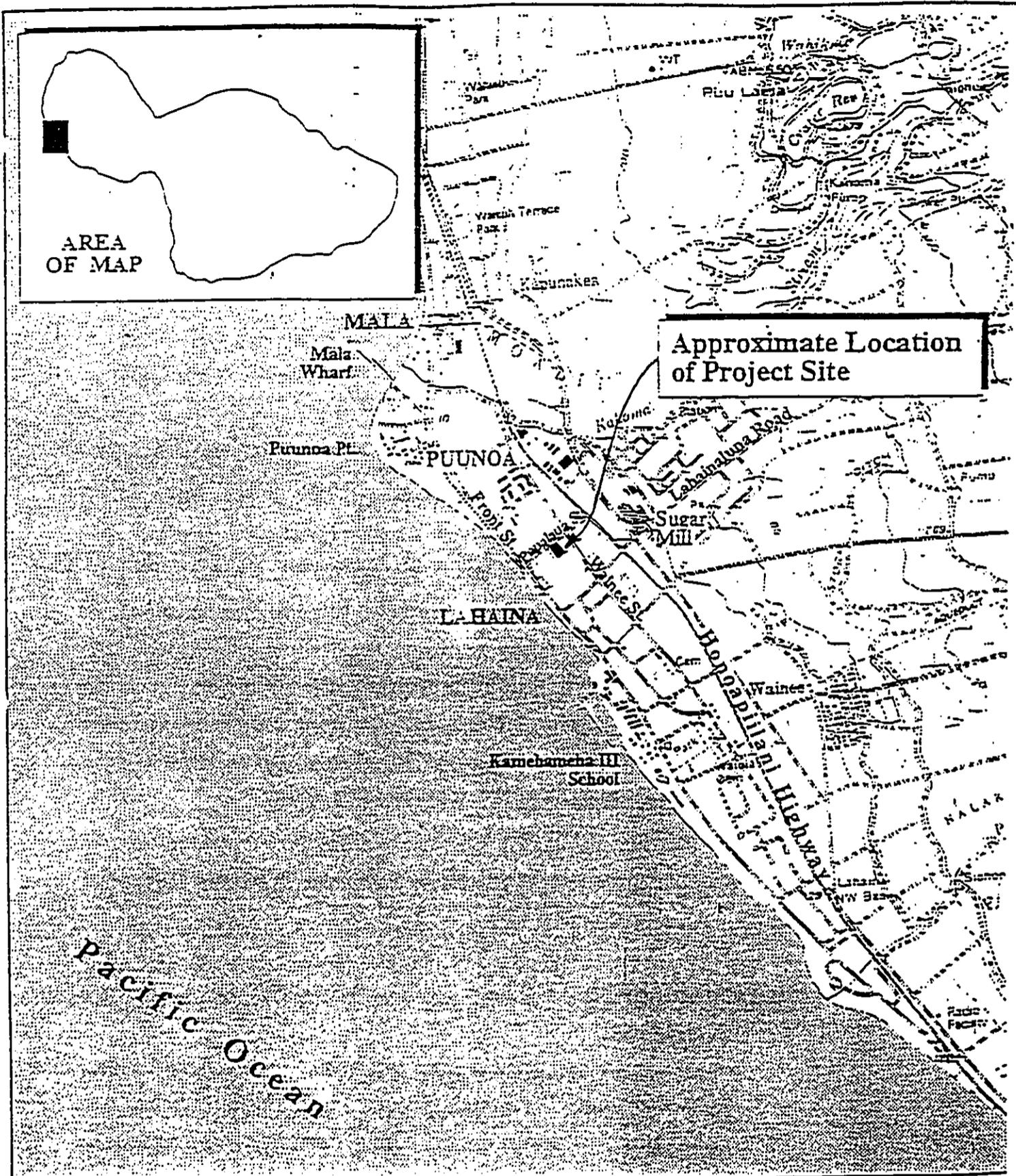


FIGURE 1

Old Lahaina Center
Regional Location Map



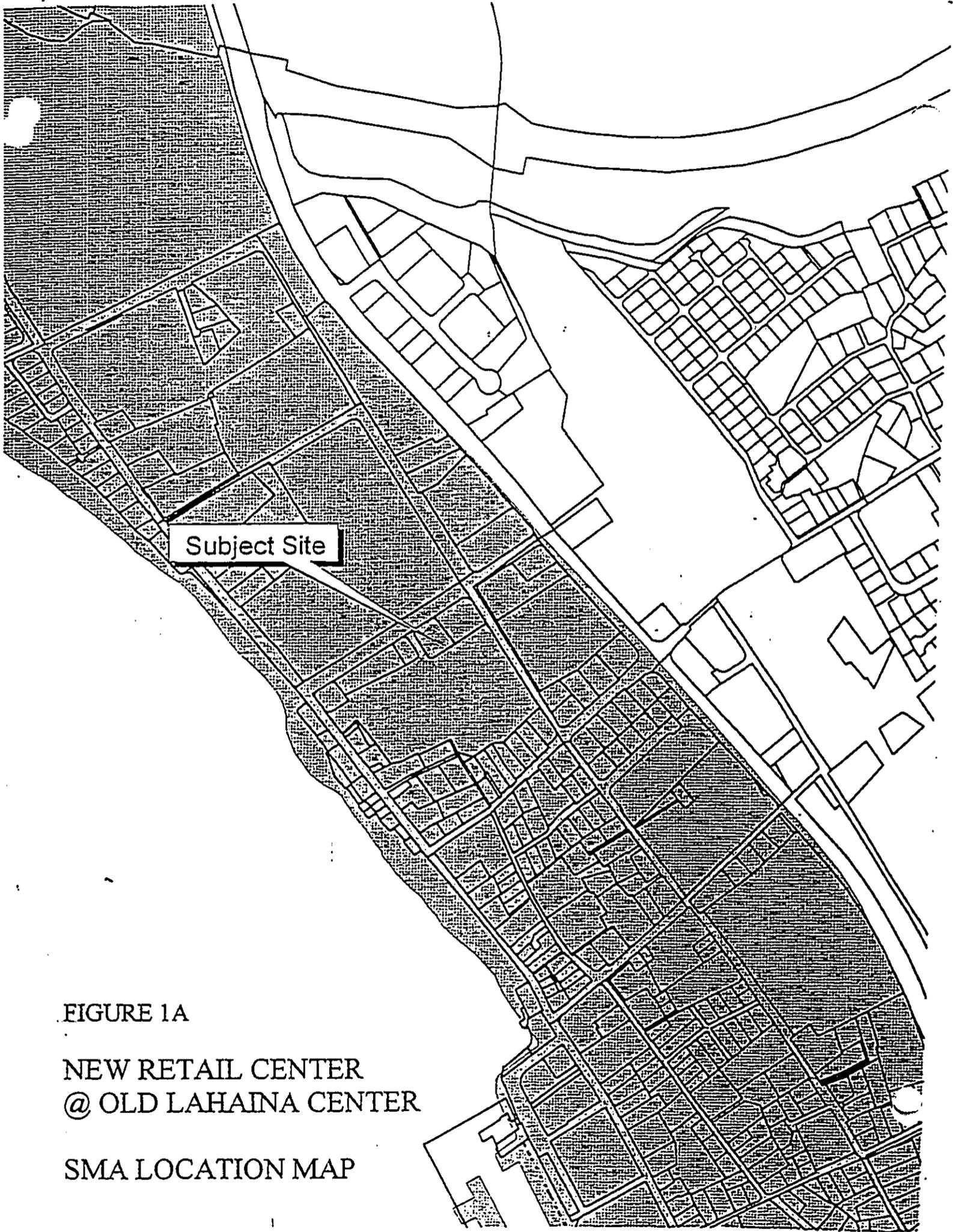
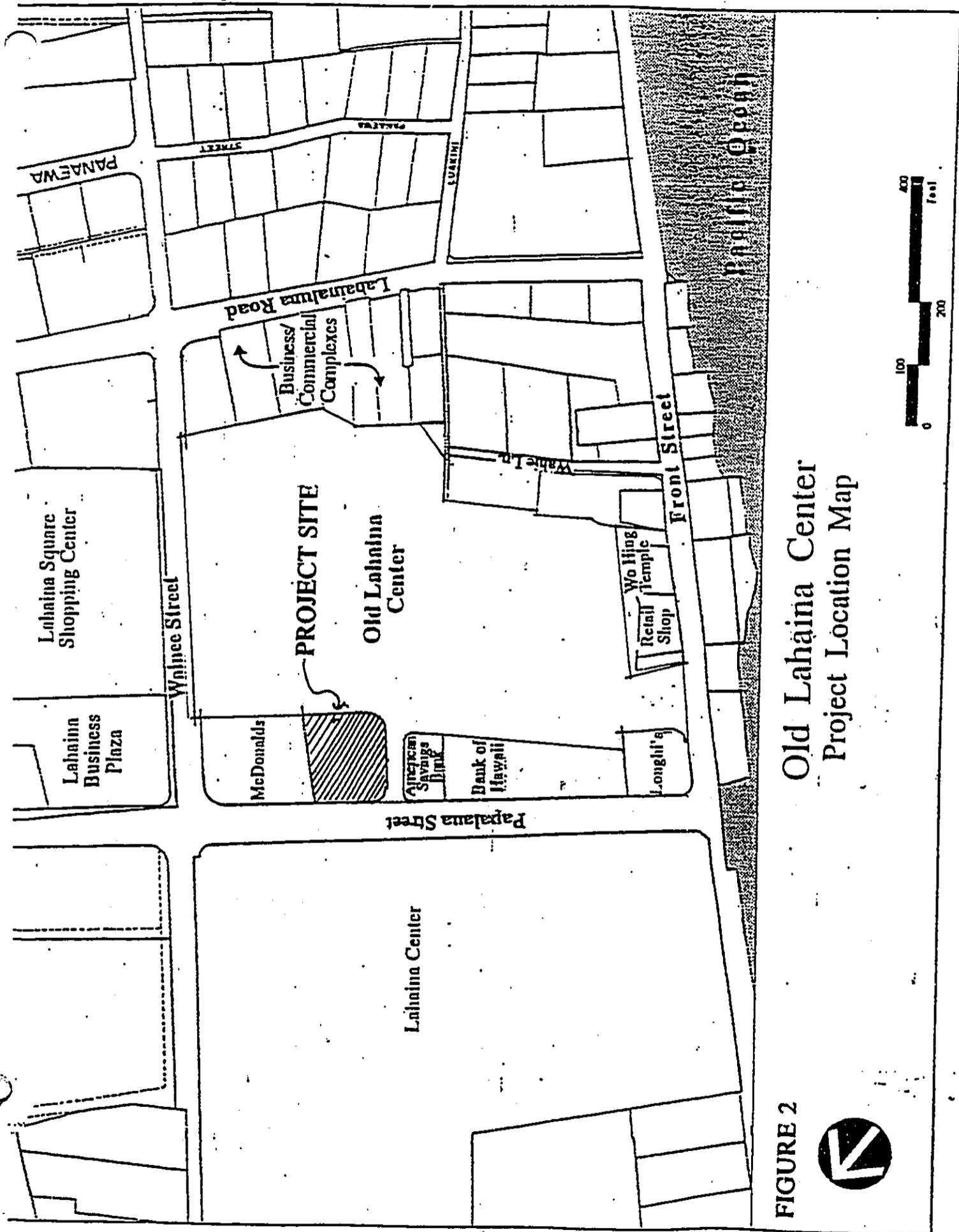


FIGURE 1A

NEW RETAIL CENTER
@ OLD LAHAINA CENTER

SMA LOCATION MAP



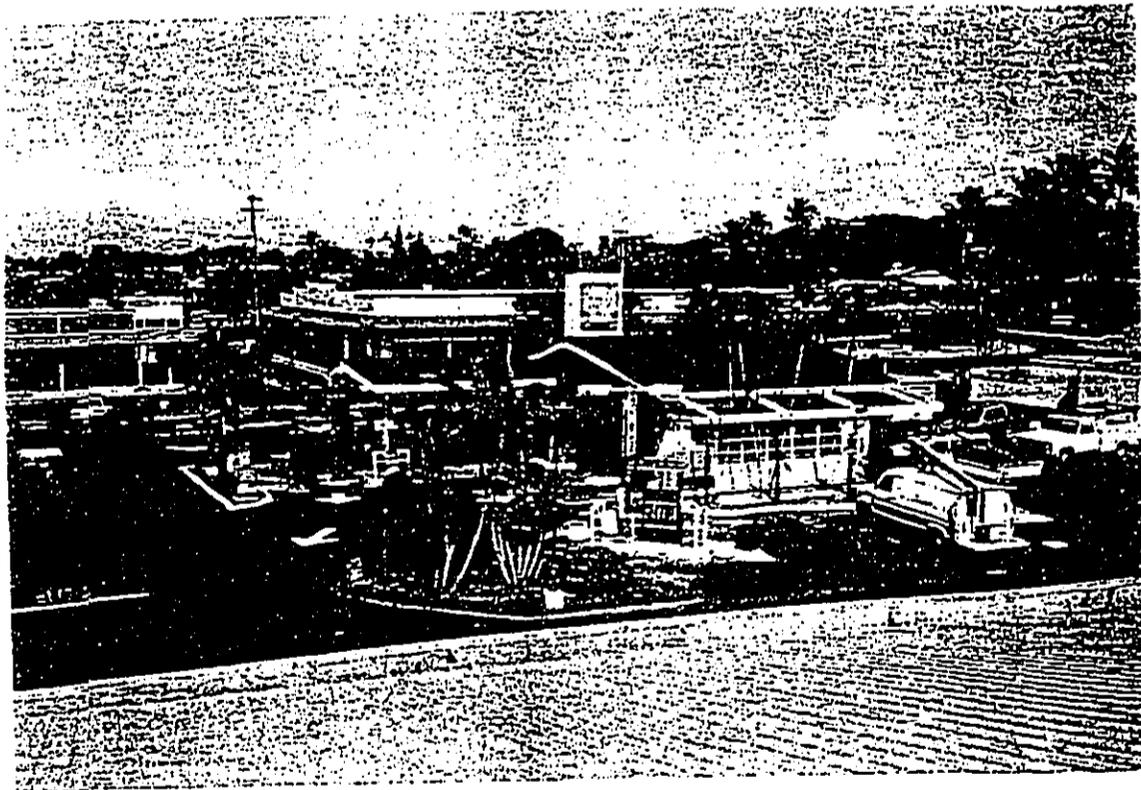
Old Lahaina Center
Project Location Map

FIGURE 2





VIEW OF SITE ACROSS ACCESS DRIVEWAY TO OLD LAHAINA CENTER
LOOKING TOWARDS PAPALAUA STREET

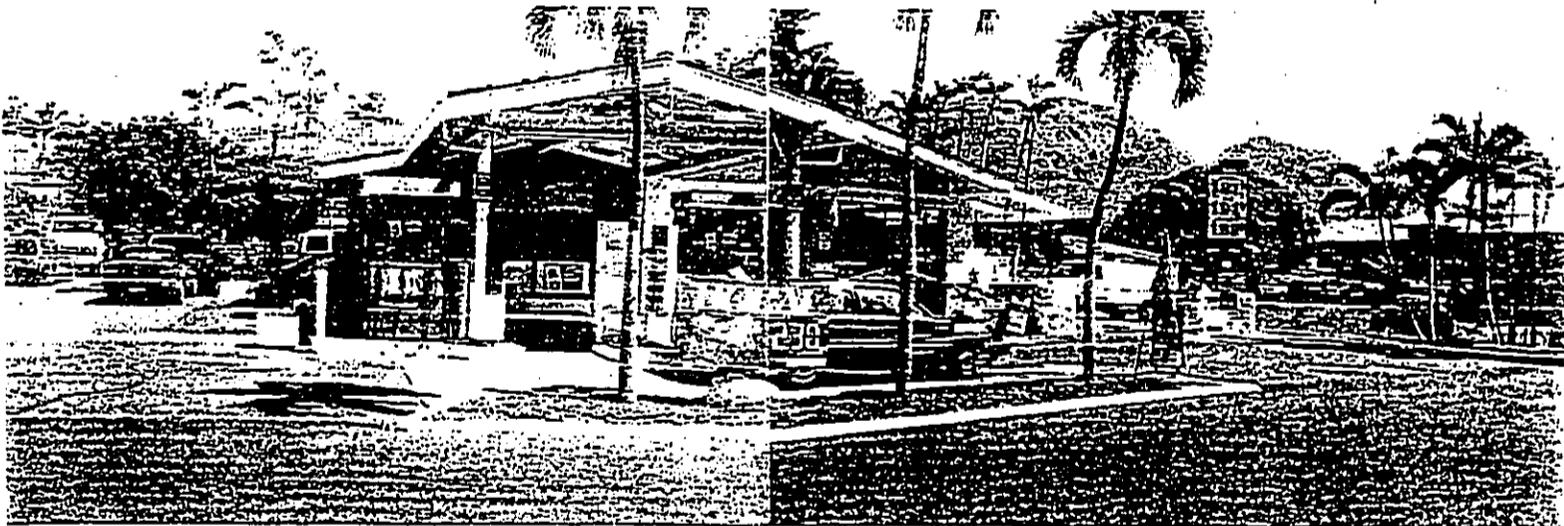


VIEW OF SITE LOOKING NORTH

FIGURE 3: PREVIOUS DEVELOPMENT ON THE SUBJECT SITE
PROPOSED RETAIL CENTER



VIEW OF SITE LOOKING NORTHEAST TOWARDS WAINEE STREET



VIEW OF SITE LOOKING EAST

FIGURE 4: PREVIOUS DEVELOPMENT ON THE SUBJECT SITE
PROPOSED RETAIL CENTER

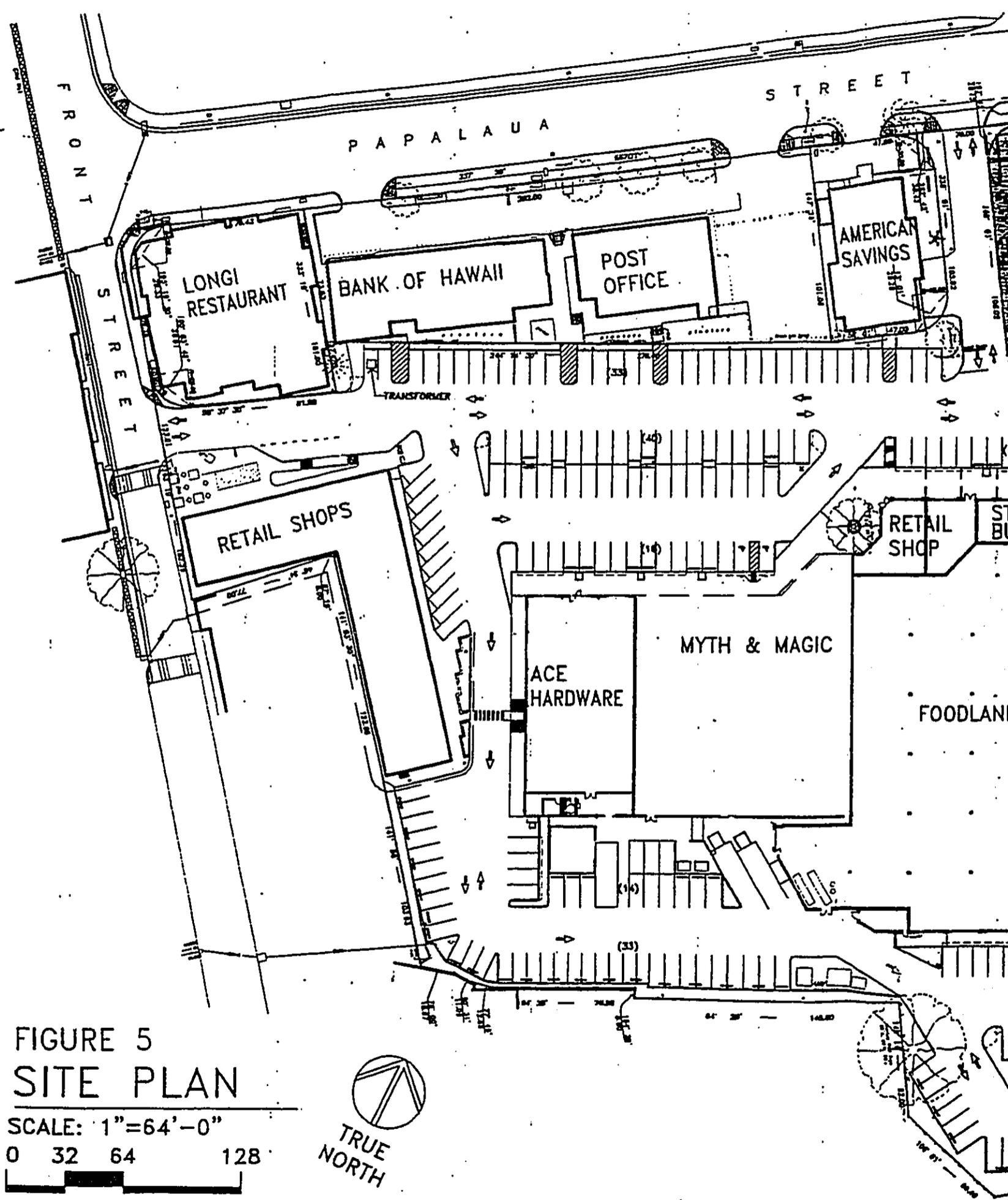
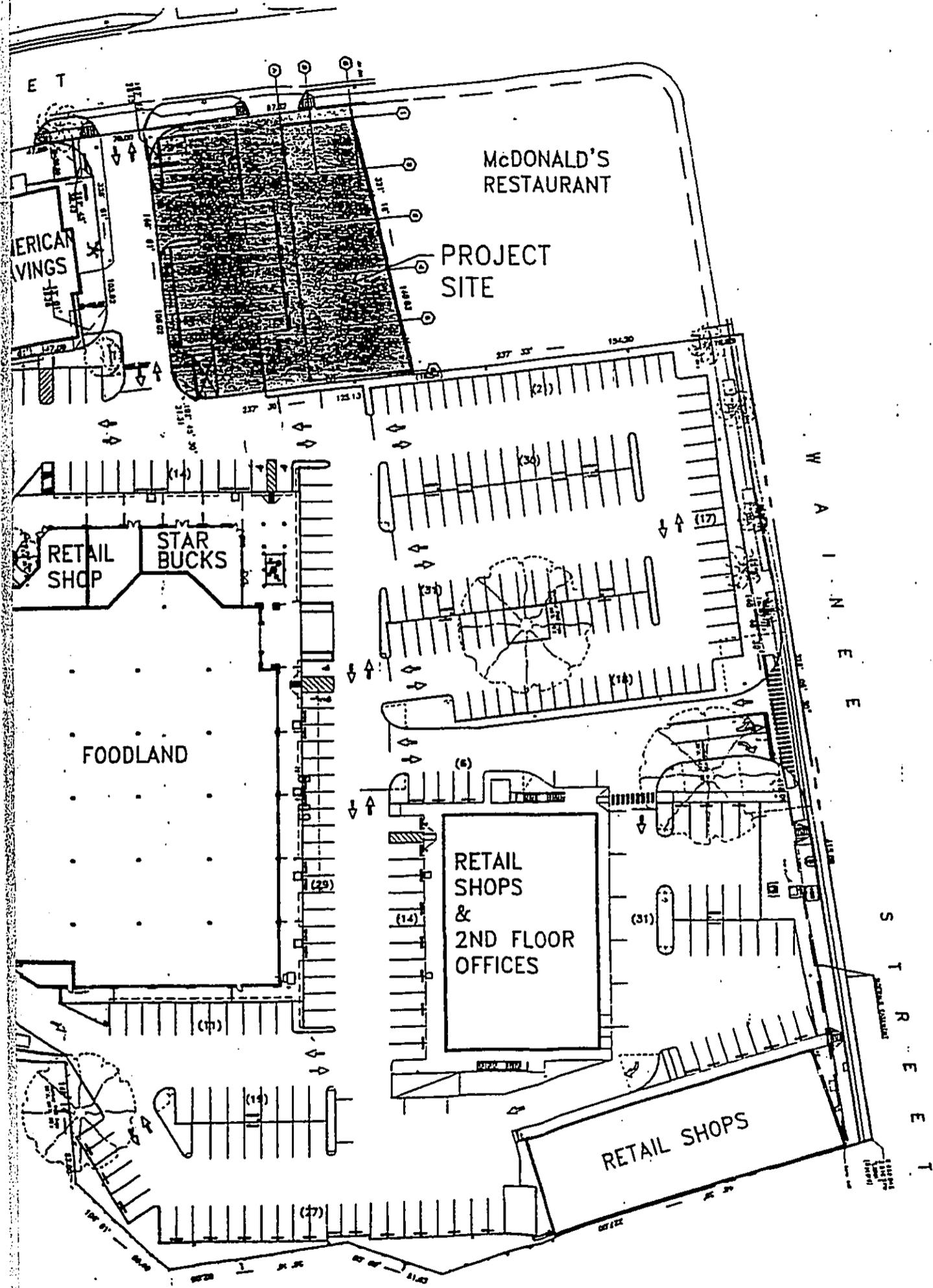


FIGURE 5
SITE PLAN

SCALE: 1"=64'-0"
0 32 64 128





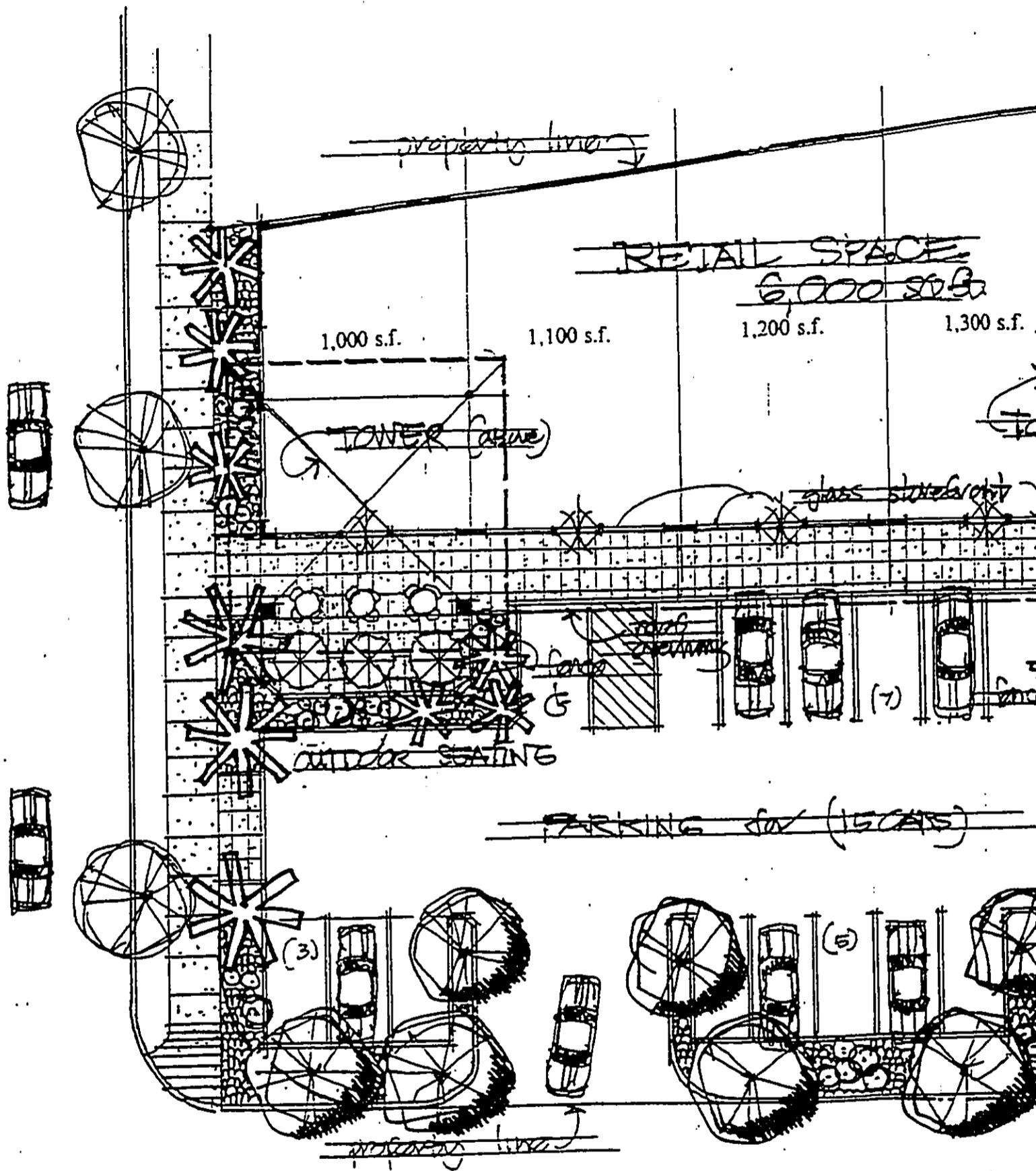
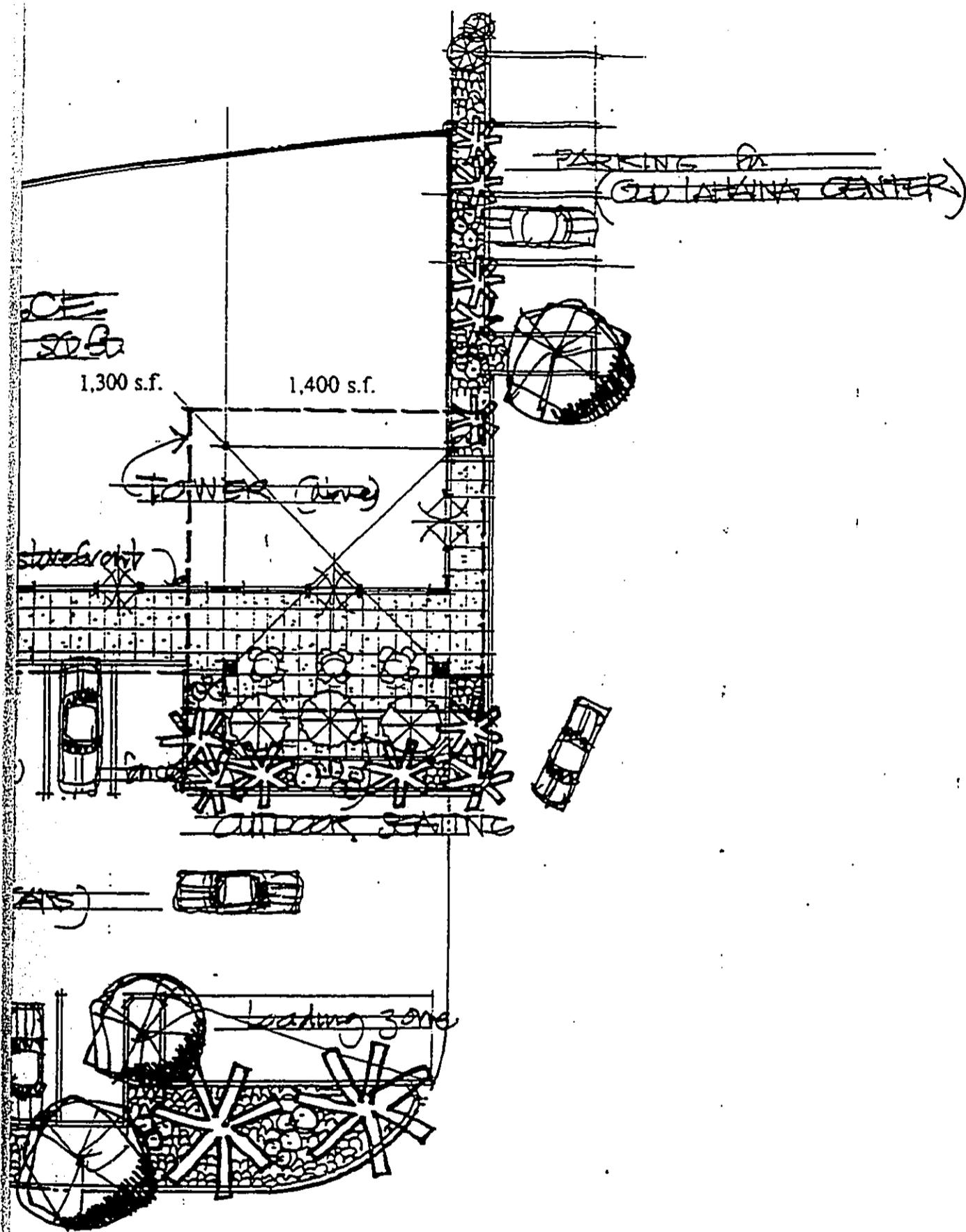


FIGURE 6.

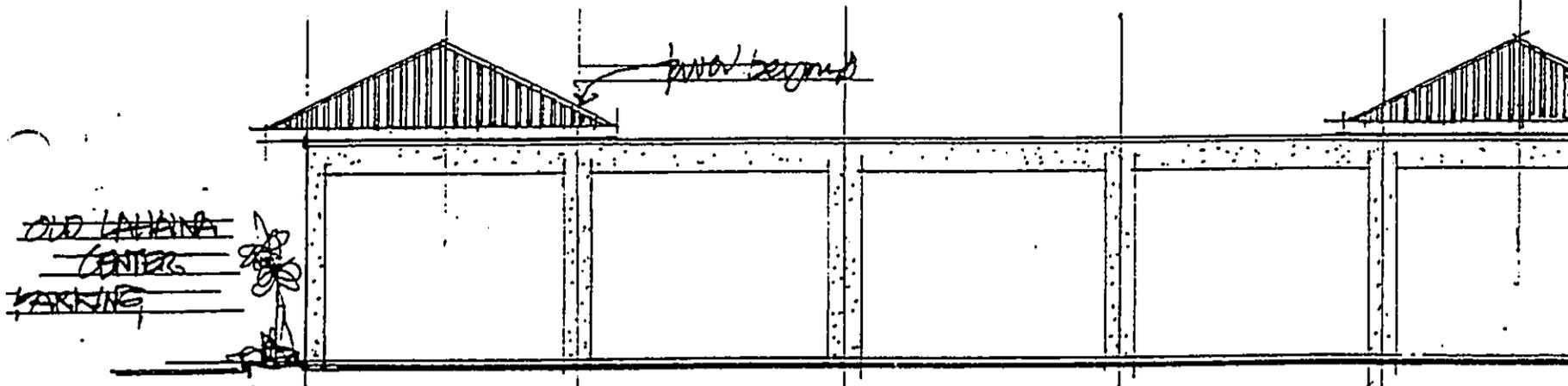


SITE & GROUND FLOOR PLAN

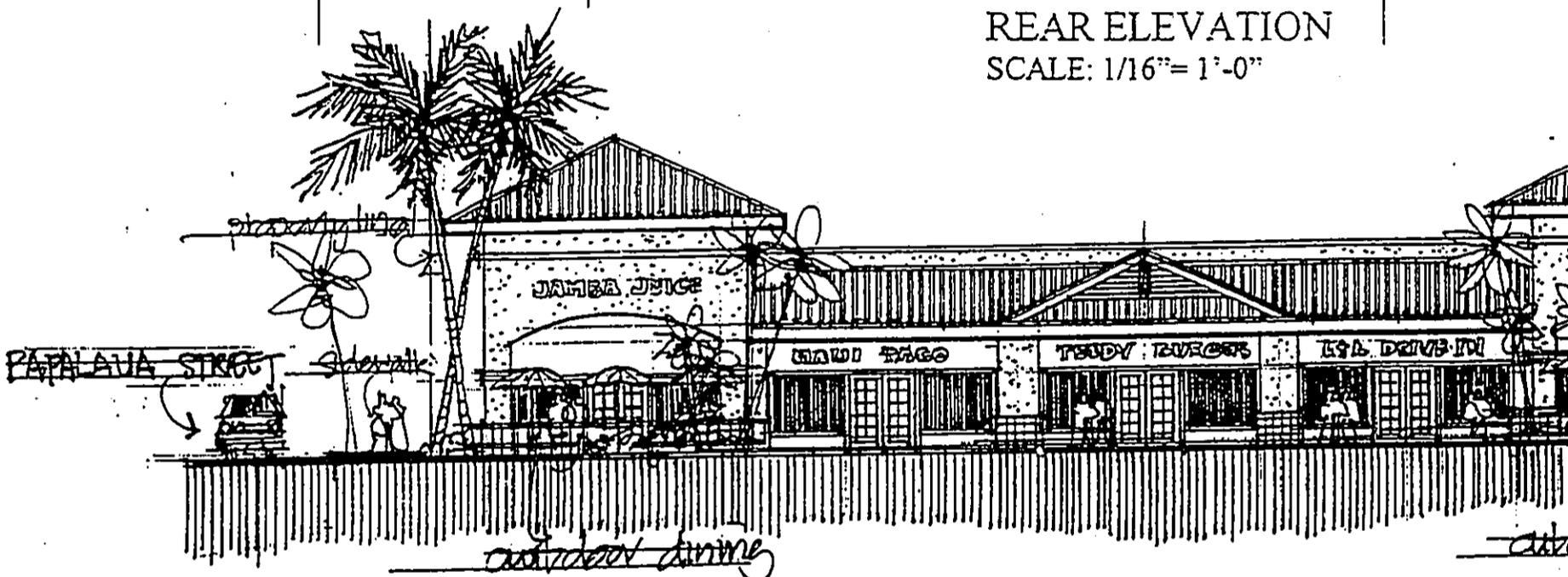
SCALE: 1/16" = 1'-0"



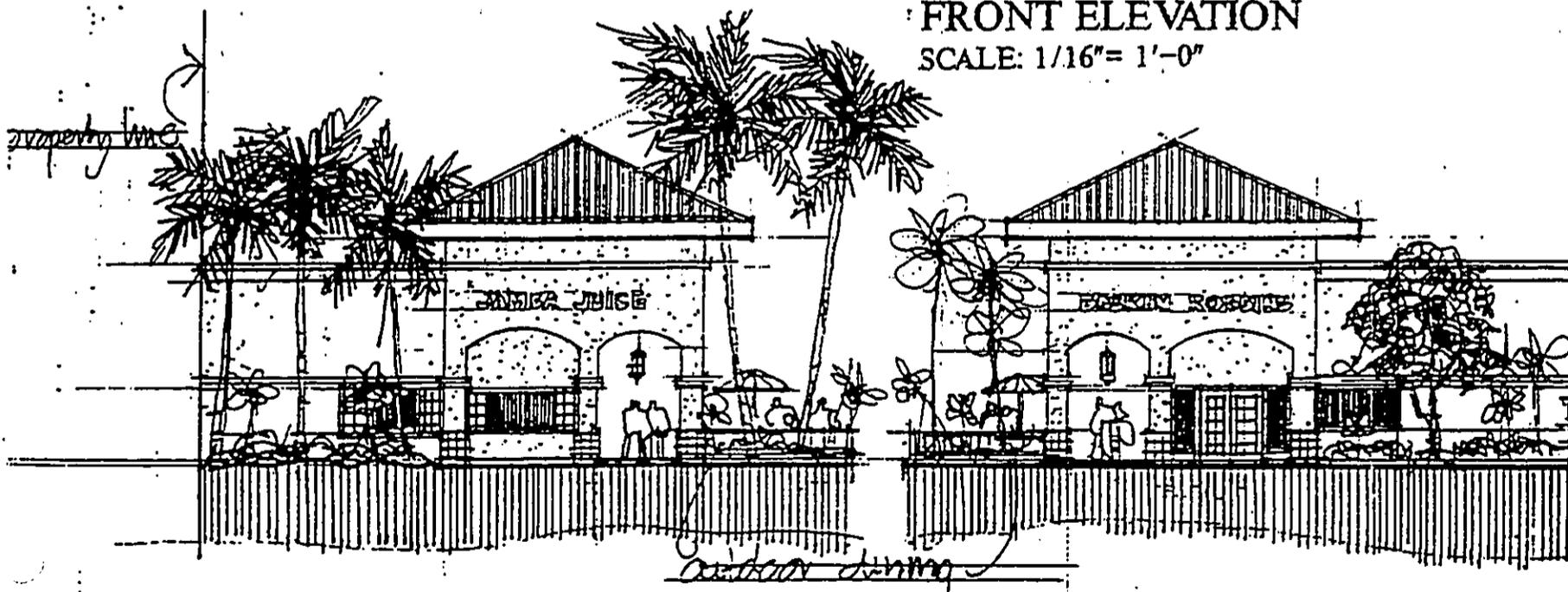
**PROPOSED:
NEW RETAIL CENTER
@ OLD LAHAINA CENTER**



REAR ELEVATION
SCALE: 1/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"

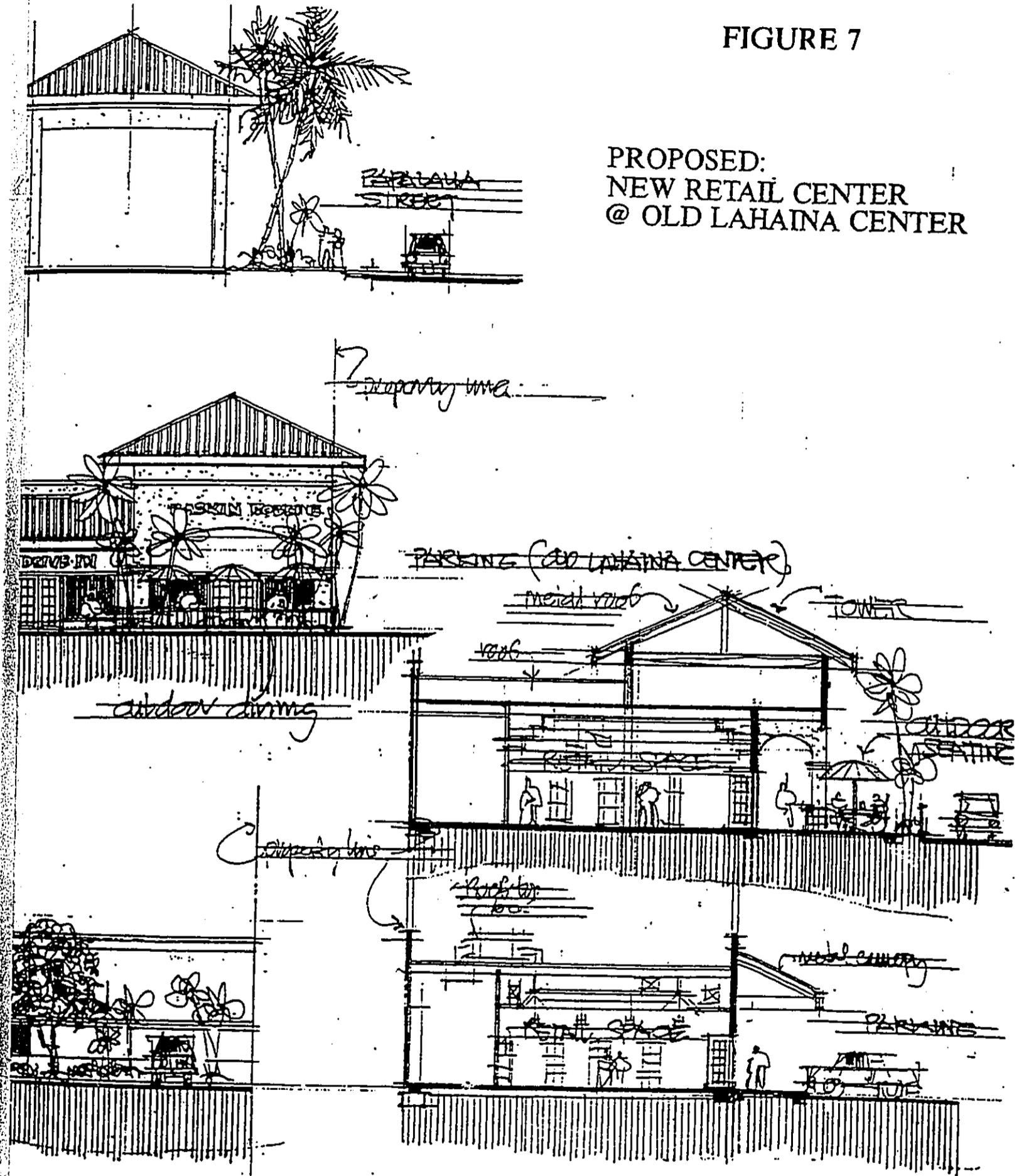


LEFT SIDE ELEVATION (PAPALAUUA ST.)
SCALE: 1/16" = 1'-0"

RIGHT SIDE ELEVATION (OLD LAHAINA)
SCALE: 1/16" = 1'-0"

FIGURE 7

PROPOSED:
NEW RETAIL CENTER
@ OLD LAHAINA CENTER



(OLD LAHAINA CENTER)

TYPICAL CROSS SECTION
SCALE: 1/16" = 1'-0"

Entry to the facility is planned to be off the access drive connecting Old Lahaina Center to Papalaua Street. The existing entry to the site from Papalaua Street is planned to be abandoned.

The proposed Retail Center will enhance compatibility of the site's use, tourist-oriented activities, traffic flow and architecture with the Lahaina Historic District's character compared to the service station it replaces.

CHAPTER II

Consulted Agencies

II. CONSULTED AGENCIES

A. COUNTY OF MAUI

1. Department of Planning
2. Department of Public Works and Waste Management
3. Department of Water Supply
4. Department of Transportation

B. STATE OF HAWAII

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

CHAPTER III

Description of the Property

III. DESCRIPTION OF THE PROPERTY

A. PROPERTY LOCATION

The subject property is located at 170 Papalaua Street, in the town of Lahaina, Island of Maui (TMK: 4-5-01:46). The site is located adjacent to the Papalaua Street entry of the Old Lahaina Center.

B. EXISTING USES

The property, which is 16,826.5 square feet in size is occupied by a Shell Oil Service Station which is closed for business.

C. EXISTING LAND USE DESIGNATIONS

Federal: Lahaina National Historic Landmark: Environmental review of the project is required by Chapter 343, HRS.

State Land Use Commission: Urban

West Maui Community Plan: Lahaina Community Plan Region,
Business/Commercial

County Zoning: B-2 Community Business District

Lahaina Historic Districts: The project site is outside of the Lahaina Historic Districts. A portion of the Old Lahaina Center within 100 feet of the mauka curb of Front Street is within Historic District No. 2. The Old Lahaina Center SMA/EA was addressed by the County in the "Final Environmental Assessment - Old Lahaina Center" previously referenced in this report.

Other Designations: Special Management Area

CHAPTER IV

Description of the Proposed Action and Need

IV. DESCRIPTION OF THE PROPOSED ACTION AND NEED

The proposed action consists of demolition of the existing Shell Oil Service Station and construction of a new single story retail facility of approximately 6,000 square feet with covered walkways, paved parking areas and landscaping. The site is currently occupied by a Shell Oil Service Station which is no longer open for business.

CHAPTER V

Description of the Physical Environment

V. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

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

Specific uses surrounding the subject site include the following:

- East (towards Wainee Street): Abutting the subject property on the northern boundary is McDonald's Restaurant.
- West: The west boundary of the site is adjacent to the driveway entry to the existing Old Lahaina Center from Papalaua Street. American Savings Bank is on the opposite side of this driveway.
- West: Papalaua Street abuts the north property line. The Lahaina Center shopping complex is on the opposite site of the street.
- South: Abutting the subject property on the southern boundary is the Old Lahaina Center.

2. Climate

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

3. Topography and Soils

The subject property is located west of Front Street and is generally level.

Underlying the project site are the soils of the Pulehu-Ewa-Jaucas association. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of this association as deep and nearly level to moderately sloping. These soils

possess well-drained to excessively drained features and are further typified by moderately fine to coarse-textured subsoils. This soil type is primarily found on alluvial fans and in basins.

The soil types specific to the project site are Pulehu silt loam, 0 to 3 percent slopes (PpA). This information is from the Soils Investigation, "Proposed Foodland Store, Old Lahaina Center", dated January 8, 1998, prepared by Island Geotechnical Engineering, Inc.

4. Flood and Tsunami Zone

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

5. Flora and Fauna

The proposed site is developed with the Shell Service Station. New landscaping conforming to County requirements will be provided as a part of the proposed development.

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

6. Air Quality

Air quality in the Lahaina region is considered relatively good. Non-point sources (e.g., automobile) of emissions are not significant to generate high concentration of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to wind, which quickly disperses concentrations of emissions. This rapid dispersion is evident during the burning of sugar cane in the fields of West Maui. The removal of the Shell Oil service station that was previously on the site should enhance the existing air quality.

7. Noise Characteristics

Traffic noise from Front Street, Papalaua Street and Wainee Street are the predominant sources of background noise in the vicinity of the subject property.

8. Visual Resources

Replacement of the existing service station with the proposed project will complement the architectural themes of existing developments on Front, Papalaua, and Wainee Streets. Building mass, height and design details are intended to complement neighboring developed properties. The project will not encroach into scenic view corridors.

9. Archaeological Resources

The project site was previously developed with a structure and paved areas. There are no surface archaeological features present on the site.

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

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

10. Environmental Concerns

A. Soil Contamination:

1. Four (4) existing fuel tanks were removed by the Shell Oil Company. These tanks consisted of three (3) 10,000 gallon tanks and one (1) waste oil tank. The tank removal was accepted by the Department of Health, State of Hawaii per their March 8, 2000 letter which accepted the "Underground Storage Tank Closure Report" dated February, 2000, prepared by Walker Consultants, Ltd. (Facility ID #9-500214). A copy of this letter is in the Appendices.
2. See "Environmental Impact" in Section VI of this report for remediation measures during demolition and new construction.
3. For above referenced letters, see Section X, "Comments Received and Response Letters".

11. Construction Type, Schedules & Funding

a. Construction Type:

1. Proposed construction will be concrete slab on grade with concrete foundations, concrete masonry bearing walls with wood frame construction for beams, joists and roof deck.
2. Roofs exposed to view will be prefinished metal. Exposed wall surfaces and roof fascias will be simulated stucco. Trim, cornices and architectural motifs will be wood.

b. Construction Schedule

1. Approximately four (4) months.

c. Funding

1. Construction cost will be privately funded. Construction cost is estimated to be around \$450,000.00.

12. Positive and Negative Impact

a. Positive Impact:

1. Replacement of an existing "utilitarian" service station with a facility which will be able to house retail goods and services better in tune with the unique Historic qualities of Lahaina.
2. The anticipated uses will be compatible with the West Maui Community Plan's economic objectives, consisting of:
 - "1. Promote a diversified economic base which offers long-term employment to Lahaina residents, and maintain overall stability in economic activity and growth. Such a program should include the following components:
 - (a) Visitor-related commercial services;
 - (b) Recreation-related commercial services; and,
 - (c) Resident-related commercial services.
3. Increase resident-related commercial and professional services; encourage commercial activities which offer diverse choices in merchandise and shopping experience in the following manner:

- (a) Enhance Lahaina Town's role as the regional center for resident-related commercial and professional services, concentrated around Wainee Street;
- (b) Encourage neighborhood commercial activities to serve existing and future small residential communities; and,
- (c) Encourage a diversity of visitor-oriented commercial offerings at the resort destinations and as a major component of Lahaina Town."

a. Negative Impact:

- 1. The proposed construction of the project will result in unavoidable construction-related impacts. These include construction noise and dust impacts primarily to the existing merchants who are anticipated to remain in business during the period of construction. Efforts will be made to minimize construction impacts by utilizing sheathing and fencing to confine noise and dust to the immediate area under construction. Night work will also be explored in selected situations to minimize impacts upon businesses and the general public.
- 2. Mitigation measures for potential impacts during construction are addressed in Section VI of this report.
- 3. There are no anticipated significant long-term adverse environmental effects as a result of the project.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

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

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

2. Economy

The Lahaina economy is based primarily upon the visitor industry. Visitor accommodations are located near the shoreline, along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while the old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center.

C. PUBLIC SERVICES

1. Recreational Facilities

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

2. Police and Fire Protection

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

Fire protection in the Lahaina District is provided by the Maui County Fire Department's Lahaina Station. The Lahaina Fire Station, built in 1972, is staffed by 30 firefighters. There are three shifts with ten men on each shift. The station has two (1 pumper; 1 ladder) fire trucks.

3. Solid Waste

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana Landfill. Single-family residential solid waste collection is provided by the County and taken to the Central Maui

Landfill, which also accepts waste from private refuse collection companies. A convenience station is located in Olowalu to service West Maui residents. Solid wastes are transported from this convenience station to the Central Maui Landfill. Solid waste collection for the project will be provided by private companies.

4. Health Care

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

5. Schools

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

D. INFRASTRUCTURE

1. Roadways

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

The proposed site is currently served by an existing access drive off of Papalaua Street and also from the Old Lahaina Center parking lot. It is anticipated that the existing access driveway to the Old Lahaina Center will continue for the proposed retail area and that the existing Papalaua Street entry to the parcel will be closed off. *See Figure 6.*

Wainee Street and Papalaua Street are served via Honoapiilani Highway, the primary arterial connecting the West Maui region with the rest of the Island. Honoapiilani Highway has a typical two-lane configuration except for a segment between Kaanapali and Lahaina where four (4) travel lanes are provided.

Wainee Street, serving the Old Lahaina Center, is a two-lane, two-way County roadway aligned along a north-south axis. Papalaua Street is a similar two-lane, two-way County roadway aligned along an east-west axis. Front Street is the primary two-lane, north-south roadway through Old Lahaina Town.

2. Wastewater Systems

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along the Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 6.7 MGD. Currently, usage is estimated at 5.75 MGD. The County, in partnership with the State Housing Finance and Development Corporation upgraded and expanded the LWRF to a design capacity of 9.0 MGD (per February 17, 2000 telephone conversation with Mr. Scott Rollins of Maui County Wastewater Reclamation Division).

3. Water System

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

- b. The project site is served by the Lahaina-Alaeloa water system. An 8-inch waterline and fire hydrants front the subject property on Papalaua Street.
- c. The existing Shell Oil Service Station on the site is currently served from a water line within the Old Lahaina Center which is connected to a 3-inch meter on Wainee Street. It is anticipated that water service for the proposed retail development would be connected to this existing water lateral.

4. Drainage

a. Existing Storm Runoff Conditions

The existing site is fully paved with the exception of planting areas located within the site. Of the total area of 16,204 square feet, approximately 1,380 square feet is in planting areas. The site ranges in elevation from 12 to 15 feet mean sea level with average slopes ranging from approximately 1 to 2 percent. Under the present condition a portion of the lot (Area "A") sheet flows to the parking area of the Old Lahaina Center. The remainder of the lot (Area "B") sheet flows unto the entry road and Papalaua Street.

Area A has a storm runoff of 0.74 cfs. (sheet flow to Old Lahaina Center).

Area B has a storm runoff of 0.79 cfs. (Sheet flow to entry road, Papalaua Street).

b. Developed Storm Runoff Conditions

Storm runoff quantities for the proposed development will be the same as the existing condition. The site will be occupied by a 6,000 square feet retail space building and paved parking and planters. Areas of the new planters will exceed the existing planters. Since the building and new paved areas will be less than the existing, surface runoff quantities will not be greater than the existing.

The storm runoff from the developed site remains the same as the existing conditions.

c. **Conclusion**

Construction of the new retail center and parking at the old service station site is not expected to cause any adverse effects to adjacent or downstream developments. Grading for the proposed project will be designed to minimize increase in runoff quantities offsite.

d. See Appendix for complete Preliminary Drainage Report.

5. **Electrical and Telephone Service**

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

CHAPTER VI

Potential Impacts and Mitigation Measures

VI. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

Open commercial use of the property is consistent with the established pattern of commercial uses on Front Street. Adjacent uses consists of commercial businesses, and Front Street, which should not be impacted by the use of the property. Therefore, the proposed improvement is not anticipated to result in any significant impacts to the surrounding uses.

2. Flora and Fauna

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

3. Air Quality and Noise

The increase in the number of employees, as well as the customers, may result in a slight increase in the volume of traffic being attached to the subject property. However, this increase is not considered significant when compared to the overall amount of vehicles in Lahaina Town. As such, the proposed improvement is not anticipated to be detrimental to local air quality. Also, the retail use reduces the frequent vehicular in-and-out traffic and frequent engine starts associated with the former service station use.

Impacts attributed to the project will include dust and noise generated by short-term construction-related activities. Site work, such as demolition of the existing service station, will generate airborne particulates and noise.

It is intended that tenants of the existing Old Lahaina Center will continue to be able to conduct business during periods of construction. Mitigation measures include sheathing and fencing to confine dust and noise to the immediate area under construction as well as night work to minimize impacts upon businesses.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions. Regarding noise, the project involves essentially the same use, scale, and density as the existing adjacent shopping complex. The project is not anticipated to have long-term noise impacts upon the environment.

4. Visual Impacts

The project will complement the architectural themes of existing developments on Front, Papalua, and Wainee Streets. Building mass, height and design details are intended to complement neighboring developed properties. The project will not encroach into scenic view corridors along the shoreline.

5. Historical Resources

The property is not located within the Lahaina National Historic Landmark and is not listed on the National Register of Historic Places. However, the project will conform to the objectives of the Lahaina National Historic Landmark, the National Register of Historic Places and the County's Historic District No. 2.

The proposed project will complement the existing design motif of the adjacent development.

6. Archaeological Resources

The project is currently occupied by a Shell Oil Service Station with concrete slabs on-grade and a.c. paving with scattered plant pockets. The Shell Oil Station is a contemporary structure typical of gas stations in the 1960s. There are no surface archaeological features present on the site.

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

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

7. Environmental Impacts

a. **Soil Contamination:** As mentioned in Section V A10, four (4) underground fuel tanks were removed and the Underground Storage Tank Closure Report was accepted by the State Department of Health. During demolition and removal of the existing Shell Station structure and site improvements, the Shell Oil Company will provide monitoring and remediation measures per EPA/DOH standards, if contaminated soils are encountered. See letter dated June 3, 2000 from Wayne Arakaki, Engineer to Director of Public Works and Waste Management, County of Maui in Section X of this report.

b. Construction Impacts

1. Construction excavation following demolition of the existing Shell Station is anticipated to be minimal and limited to adjusting the site to achieve the finish elevation for the building and relocated parking areas. Foundation excavations are anticipated to be thickened concrete edges of building slabs, approximately 18 inches maximum below finished grades.
2. Runoff from the site during construction will be controlled following State and County requirements. In general, silt fences will be installed around the work area and the placement of filter fabric with gravel at existing drain inlets.
3. Off-site traffic impacts should be minimal as the proposed single story Retail Center at 6,000 s.f. would not require use of extraordinary construction equipment. Also, it is anticipated that the driveway access from Papalaua to the existing Old Lahaina Center can continue to be in use without impeding street traffic.
4. Should a traffic problem arise during the course of construction, the Contractor would be required to provide necessary measures to reduce or correct the situation, following State and County requirements and customary practices during construction.
5. Construction mitigation measures shall follow Best Management Practices.

6. Existing asbestos containing materials will be removed and disposed per Federal and State requirements. During demolition, a monitor will be hired to test for asbestos contamination. A report will be generated for the County and State. If any asbestos is found, it will be disposed as per EPA/DOH standards. See letter dated June 14, 2000 to Charles Jencks from Wayne Arakaki, Engineer in Section V and Appendix D.

8. **Alternate Methods**

An alternate site is not available for this project.

9. **Public Contact**

- a. We have contacted, met with and given drawings to:

1. George Keoki Freeland, Exec. Director, The Lahaina Restoration Foundation
2. Theo Morrison, Managing Director, Lahaina Town Action Committee

- B. **SOCIO-ECONOMIC ENVIRONMENT**

On a short-term basis, the project will support construction related employment.

On a long-term basis, the proposed improvement will cause an increase for employment opportunities in the Lahaina region. The proposed improvement will have a positive impact upon employment opportunities, but should not have a significant impact upon the local population levels.

- C. **PUBLIC SERVICES**

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

D. INFRASTRUCTURE

1. Roadways

- a. Off-street parking, loading and landscaping shall conform to Maui County Code, Chapter 19.36. The Retail Center will be limited to four (4) tenants as the building is relatively small. Per Maui Code, Section 19.36.010.31, the proposed Center is not a shopping center. Proposed parking is based on one stall per 500 square feet, per code Section 19.36.010.26. Twelve stalls are required and fifteen stalls are to be provided, giving three spare stalls. The proposed parking would allow one small food service establishment with a dining/take out area of approximately 300 square feet and meet the minimum parking requirements of three stalls per patron and three stalls for employees.
- b. Should additional food service establishments become tenants, previous analysis indicates that the Lahaina Center across Papalaua Street has parking available and applications to the Maui Planning Commission for Off-site Parking Permits will be made.

2. Wastewater

- a. Approximately four (4) sewer stubs will be provided to tenant spaces, but public restrooms will not be furnished. Wastewater impact should be minimal as future connections will replace the existing service station wastewater loads. Wastewater connection is to the existing county sewer system.
- b. Any food service establishments shall comply with County pre-treatment standards. Should the proposed development include food service establishments, plans showing individual or shared grease traps shall be reviewed and approved by the Wastewater Reclamation Division.
- c. Should the proposed Retail Center include food service establishments, the tenant will be required to submit for Wastewater Reclamation Division's approval plumbing drawings prepared by a licensed mechanical engineer. Drawings will be submitted when building permit application is made. It is anticipated that any food service tenant would provide their own grease trap.

3. Water

- a. It is anticipated that the existing lateral within the Old Lahaina Center that currently services the service station will be reused for the proposed Retail Center. Attached in Appendix C is a water demand analysis that indicates the existing water service to be adequate. A fire sprinkler system is not anticipated to be used for this building.
- b. Best Management Practices designed to minimize infiltration and runoff from all construction and vehicle operations will be used.
- c. The project will utilize water conservation measures in and around the property, and shall include:
 1. Low flow fixtures and devices.
 2. Maintenance of fixtures to prevent leaks.
 3. Climate adapted plants.
 4. Automatic irrigation systems with rain sensors plus regular maintenance.

4. Drainage System

Storm runoff quantities for the project are the same as existing runoff conditions. Moreover, resurfacing of the parking areas will occur only on existing paved areas, thus, drainage areas will remain unchanged. *See Appendix A for Drainage Report.*

CHAPTER VII

Relationship to Government Plants, Policies, and Controls

VII. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

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

The proposed improvement is permitted within the "Urban" District.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui provides long term goals, objectives, and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues that influence future growth in Maui County. The subject property's use is consistent with the following General Plan objective and policies. The project site is zoned B-2 Community Business District.

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

Policy:

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

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

Policy:

- Maintain a diversified economic environment compatible with acceptable and consistent employment.
- Support programs, services and institutions which provide economic diversification.

C. WEST MAUI COMMUNITY PLAN

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

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

The subject property is located within the West Maui Community Plan. The West Maui Community Plan was recently updated and adopted by Ordinance No. 2476 on February 27, 1996. The subject property is designated as B-Business Multi-family.

The proposed reconstruction is consistent with the following West Maui Community Plan goals, objectives, and policies:

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

Objectives and Policy:

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

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

Objectives and Policies:

- Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:
 - Visitor-related services/commercial services.
 - Recreation-related service/commercial service.
 - Residential-related service/commercial service.

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

Objectives and Policies:

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

D. MAUI COUNTY ZONING

The zoning for the subject property is B2 Community Business District.

E. LAHAINA TOWN DESIGN GUIDELINES

The project site is outside of the county of Lahaina Historic District No. 1 and No. 2.

Historic District No. 2, of which the Old Lahaina Center is a part of, differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of Historic District No. 2 is to "preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina".

F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

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

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- Improve coordination and funding of coastal recreation planning and management; and
- Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - Protecting coastal resources uniquely suited recreation activities that cannot be provided in other areas;
 - Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;
 - Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters; and
 - Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The proposed project will not impact existing coastal or inland recreational resources. Public access to the shoreline will not be affected by the project.

2. Historical/Cultural Resources

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

Policies:

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

Response:

Since the subject property was previously developed and provided with all-weather pavement, there are no surface archaeological features at the site.

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

Although the project is located within the National Historic Landmark, it falls outside of the County Historic District.

The County of Maui established two historic districts in Lahaina. Historic District No. 1 was established in 1962, Historic District No. 2, established in 1967, includes makai portions of the Old Lahaina Center which abut Front Street. In the vicinity of the subject property, Historic District No. 2 extends approximately 100 feet mauka from the mauka curb of Front Street.

A portion of the Old Lahaina Center is located within the Historic District. Improvements to Old Lahaina Center was addressed in the "Final Environmental Assessment - Old Lahaina Center" proposed in December, 1994 for KCOM Corp.

The proposed project will not adversely affect the historic or cultural resources and values in the area.

3. Scenic and Open Space Resources

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

Policies:

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

Response:

The subject property is not part of a scenic corridor, nor does it provide valuable vantage points to scenic resources. The proposed project will not adversely alter the existing topographic character of the site and will be designed to assure compatibility with its surroundings.

4. Coastal Ecosystems

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

Policies:

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

Response:

The construction of the structure will have no impact on the region's coastal ecosystem, and there will be no significant impact on shore waters from point and non-point sources of pollution.

5. Economic Uses

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

Policies:

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

- Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments, and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - Utilization of presently designated locations is not feasible,
 - Adverse environmental effects are minimized, and
 - The development is important to the State's economy.

Response:

The project will enhance compatibility of the site with the County's objectives compared to the service station use of the site.

6. Coastal Hazards

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

Policies:

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

Response:

The subject property has been designated as in the Federal Flood Insurance Rate Maps as "Zone C", an area of minimum flooding. No significant adverse drainage impacts to surrounding properties are anticipated from the proposed project.

7. Managing Development

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

Policies:

- Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
- Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle, and in terms understandable to the general public, to facilitate public participation in the planning and review process.

Response:

The construction of the structure on the subject property will be conducted in accordance with applicable State and County requirements and subject to public and agency review during the environmental assessment determination.

8. Public Participation

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

Policies:

- Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- Disseminate information on coastal management issues by means of educational materials, published reports, staff contact and public workshops for persons and organizations concerned with coastal related issues, development, and government activities; and

- Organize workshops, policy dialogues, and site specific mediations to respond to coastal issues and conflict.

Response:

Public review and comment was required for the Draft Environmental Assessment.

9. Beach Protection

Objectives: Protect beaches for public use and recreation.

Policies:

- Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response:

The project is not located on the shoreline.

10. Marine Resources

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

Policies:

- Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;

- Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon the ocean and coastal resources; and
- Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

The site is not located on the shoreline.

G. Permits/Variance and Approvals Required

1. Maui County Requirements and Approvals
 - a. Special Management Area Permit
2. State Requirements and Permits
 - a. Environmental Assessment pursuant to Chapter 343, Hawaii Revised Statutes.
3. Federal Requirements and Permits
 - a. Not required.

CHAPTER VIII

Conclusions

VIII. CONCLUSIONS

1. The proposed action is consistent with the adopted West Maui Community Plan, zoning provisions of B-2 Community Business District.
2. The proposed development will conform to the existing zoning and its design is compatible to the nearby historic district in regard to heights, massing, material colors and use of some architectural details.
3. The proposed action will not have an adverse impact upon surrounding areas, significant archaeological or historic sites, employment opportunities, flood hazard potential, nor will it have a significant impact upon local population, public services such as police, medical facilities and schools, and public infrastructure relative to roadways, water, wastewater, drainage, and other infrastructure.
4. The proposed action is consistent with the objectives, policies and guidelines, pursuant to the Hawaii Coastal Zone Management Act, HRS Chapter 205A.
5. The proposed action will not have a significant effect on the environment relative to Significance Criteria, pursuant to §11-200-12, Environmental Impact Statement Rules, Department of Health.

CHAPTER IX

References

IX. REFERENCES

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

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

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

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

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

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

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

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

CHAPTER X

Comments Received and Response Letters

3665



RECEIVED

JUN 22 2000

SUEDA & ASSOC., INC.

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

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

'00 JUN -9 P1:22

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

DEPT OF LAND AND NATURAL RESOURCES
RECEIVED

June 8, 2000

LD-NAV

Ref.: SM12000012.RCM

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

Dear Mr. Min:

SUBJECT: I.D.: SM1 20000/0012 Shell Station Site
TMK: 4-5-001 046, Island of Maui, Hawaii

Thank you for the opportunity to review and comment on the subject matter.

We have transmitted the subject informational material to our appropriate divisions for their review and comment on the proposed project.

The Department has no other comment to offer on the subject matter at this time.

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

Very truly yours,

DEAN Y. UCHIDA
Administrator

C: Maui District Land Office

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

June 14, 2000

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

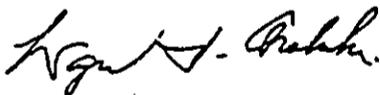
Dear Mr. Jencks,

Re: Environmental Impact Statement Compliance Shell Oil/Equilon Enterprises
Shell Oil/Equilon Enterprises (Asbestos)
TMK: (2) 4-5-001: 046

This letter is in response to the presence of asbestos, if any, during the demolition of the existing building. If required Equilon Enterprises, LLC will hire a monitor during the demolition of the existing building for asbestos contamination. A report will be generated for review and approval, by the Environmental Consultant. This report will then be submitted to the County and State. If any asbestos is found it will be disposed as per EPA/DOH standards.

Please give me a call if you have any questions at (808) 242-5868.

Sincerely,



Wayne I. Arakaki, P.E.

cc. Randy Orłowski



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

June 7, 2000

RECEIVED
JUN - 8 2000
SUEDA & ASSOC., INC.

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

Re: I.D.: SM1 2000/0012
TMK: 4-5-001:046
Project Name: Lahaina Retail Building

Dear Mr. Min,

Thank you for the opportunity to comment on this application. We provide the following information:

This project is served by the Lahaina - Alaeloa Water System. An 8-inch waterline and fire hydrants front the subject properties. Fire protection for a commercial use application is marginal. However, should commercial development occur domestic, fireflow and irrigation calculations will be required by our department in accordance to standards for proper sizing of the water meter and fireflow demand.

Based on system standards (square footage of the proposed developed area), the property's estimated water use is estimated around 840 gallons per day not including irrigation use. Requirements are not only based on Water System Standards but on the Insurance Services Office (ISO) guidelines and the Uniform Plumbing Code (UPC). Actual fire demand for structures is determined by using fire flow calculations performed by a certified engineer. The approved fire flow calculation methods for the applicant's use include "Fire Flow" - Hawaii Insurance Bureau, 1991; and "Guide for Determination of Required Fire Flow" - Insurance Service Office, 1974. The developers are encouraged to contact our engineering division at 270-7835 to discuss this matter.

This project overlies the Launipoko Aquifer System. In order to protect Maui's groundwater and surface water resources, DWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration and runoff from all construction and vehicle operations.

"By Water All Things Find Life"

John E. Min, Director
Lahaina Retail Building
June 7, 2000
Page 2

We have attached sample BMPs for principle operations and a list of references. Additional information is available from the State Department of Health.

In addition, the developer should implement conservation measures in and around the property. A few conservation measures are listed for your use.

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, 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.

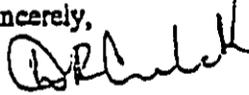
Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zone 3. Please refer to the attached documents "Saving Water in the Yard". Native plants adapted to the area conserve water and further protect the watershed from degradation due to invasive alien species.

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.

Look for Opportunities to Conserve Water Around the Property: A few examples: When cleaning driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Periodically check for leaks in faucets and toilet tanks.

Should you have questions, please contact our Water Resources & Planning Division at 270-7199.

Sincerely,



David R. Craddick
Director
rs

cc: Engineering

Applicant w/Attachments:

- 1) "The Costly Drip"
- 2) "Saving Water in The Yard - What and How to Plant in Your Area"
- 3) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 4) XERISCAPE - Water Conservation through Creative Landscaping"
- 5) "A Checklist for Water Conservation Ideas for Commercial Buildings"
- 6) Selected BMPs from "The Megamanual - Nonpoint Source Management Manual" Commonwealth of Massachusetts
- 7) Selected BMPs from "Guidance: Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA

By Water All Things Find Life



Sueda & Associates, Inc. / Architects and Planners

June 14, 2000

Mr. David Craddick
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Maui 96793-7109

Re: Proposed Retail Center @ Old Lahaina Center
ID: SM1 2000/0012
TMK: 4-5-001:046

Dear Mr. Craddick:

Thank you for your June 7, 2000 letter and comments to which we have the following response.

Paragraph 1: The existing Shell Station water service is from within the Old Lahaina Center which in turn is connected to a 3-inch meter at Wainee Street, Service #611401.

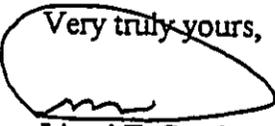
Paragraph 2: Attached, for your use, are Water Demand Calculations and Wastewater Flow Calculations prepared by Lance Uchida Mechanical Engineers, Ltd. dated June 14, 2000. This study is based on a worst case scenario if food service establishments occupy all lease spaces within the building. The study indicates that the proposed Retail Center can adequately be served from the existing Old Lahaina Center's 3-inch meter. The water demand wastewater flow study will be included in the final EA.

Paragraph 3: We have added to the final EA that Best Management Practices are to be incorporated in the construction of this project.

Paragraph 4: Water Conservation Practices have been incorporated into the final EA.

Thanks again for your comments, and should you have additional questions, please do not hesitate to call.

Very truly yours,


Lloyd T. Sueda, AIA
Principal

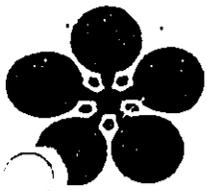
cc: Colleen Suyama w/enc.
OLC-Retail Ctr Wtr Supply comments

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate



LANCE UCHIDA MECHANICAL ENGINEERS, LTD.

1446 LALAMILO PLACE • HONOLULU, HAWAII 96819
PHONE: (808) 836-0396 • FAX: (808) 839-6081

June 14, 2000

WATER DEMAND CALCULATIONS

Project: LAHAINA RETAIL BUILDING - Old Lahaina Center

Location: tmk: 4-5-001:046

OBJECTIVE:

Recapitulation of water system design data for Dept. of Water Supply, County of Maui review.

REFERENCES:

"Water Systems Standards", State of Hawaii, Volume I, 1985.

"Uniform Plumbing Code", 1991 Edition.

"Guide for Determination of Required Fire Flow", Insurance Services Office, Second Edition, December 1974.

FIRE FLOW CALCULATIONS:

The required fire flow is based on:

$$\text{FIRE FLOW} = 18(C)(SF)^{0.5}(\text{CORRECTION FACTORS})$$

Data:

SF = Floor Area = 6,000 Square Feet

C = Construction Coefficient = 1.5 for wood frame construction.

Correction Factors are applied after rounding to the nearest 250 gpm and are as follows:

1. Occupancy Hazard Factor = 0.8 (20 percent reduction for low hazard)
2. Fire Sprinkler Factor = 0.0 (no sprinklers)



3. Exposure Factor = 25%

Based on the following site data:

South	75 feet	10%
East	75 feet	10%
West	110 feet	5%

Therefore, the required Fire Flow for the project is:

FIRE FLOW = $18(1.5)(6000)^{0.5}$
FIRE FLOW = 2091 GPM OR 2000 GPM (TO THE NEAREST 250 GPM)
FIRE FLOW = 2000 (0.8) = 1600 GPM (OCCUPANCY REDUCTION)
FIRE FLOW = 1600(1.25) = 2000 GPM
FIRE FLOW = 2000 GPM

PROJECT PEAK DOMESTIC WATER DEMAND:

Total future project fixture unit total = 99.0 fixture units. From 1991 UPC, 99.0 FU
= **43 GPM domestic demand.**

Existing water meter load = 329.2 F.U.
Demolition from existing Service Station = -18.0 F.U.

New meter total = $329.2 - 18.0 + 99.0 = 410.2$ F.U. = **108 GPM**
Off peak irrigation demand = 64 GPM (existing demand of 45 + new of 19)

Therefore, existing 3-inch meter is adequate (320 gpm capacity).

PROJECT DAILY WATER USAGE:

The estimated daily demand for the new project is:

Employee demand	= 30 employees x 15 gpd/employee
	<u>450 gallons/day</u>
Restaurant demand	= 40 seats/day x 80 gpd/seat (meals and toilet)
	<u>3200 gallons/day</u>
Irrigation demand	= <u>1000 GPD</u>

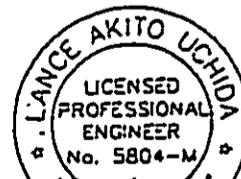
New site estimated daily demand = 19,090 existing + 450 + 3200 + 1000 =
23,740 GPD



PROJECT SEWER DISCHARGE TOTAL:

The estimated wastewater flow is 85-percent of water domestic water use or $(450 + 3200) \times 0.85 = 3102.5$ or approx. 3100 gallons/day.

New estimated site wastewater discharge is 16,200 gpd existing + 3100 = 19,300 GPD

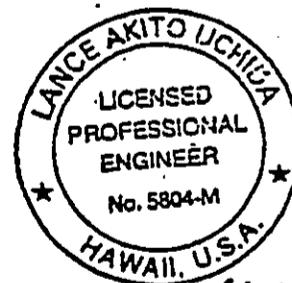


Lance Akito Uchida

Old Lahaina Center - New Retail Building
WATER DEMAND SUMMARY

<u>Description</u>	<u>Qty</u>	<u>Public</u> <u>FU</u>	<u>Total</u>
STANDARD			
Water Closet (FV)		10.0	0.0
Water Closet (FT)		5.0	0.0
Urinal		5.0	0.0
Lavatory		2.0	0.0
Service Sink		4.0	0.0
Hand Sink		2.0	0.0
Sink		4.0	0.0
Ice Machine	3	2.0	6.0
Drinking Fountain		2.0	0.0
Beverage Machine	4	2.0	8.0
Hose Bibb	5	5.0	25.0
Shower		2.0	0.0
Equipment	6	2.0	12.0
LOW FLOW			
Water Closet (FV)		5.6	0.0
Water Closet (FT)	6	2.8	16.8
Urinal	2	2.8	5.6
Lavatory	6	1.2	7.2
Sink	9	3.2	28.8
Hand Sink	3	1.2	3.6
Shower		3.2	0.0
			113.0 Fixture Units

<u>DEMOLITION</u> <u>Description</u>	<u>Qty</u>	<u>Public</u> <u>FU</u>	<u>Total</u>
STANDARD			
Hose Bibb	2	5.0	10.0
LOW FLOW			
Water Closet (FT)	2	2.8	5.6
Lavatory	2	1.2	2.4
			18.0 Fixture Units



Lance Akito Uchida



BROWNLIE AND LEE
201 Merchant Street
Suite 1930
Honolulu, Hawaii 96813

Fax Memorandum

DATE: June 9, 2000

TO: Byron Tsunoda
Sueda & Associates, Inc.

PHONE: 949-8644
FAX: 949-8707

FROM: Jed Sugikawa

PHONE: 808 528-4363
FAX: 808 531-8191

B&L JOB # 93521.006

RE: Old Lahaina Center - Retail Center
Irrigation Demand

Number of pages including cover sheet: 1

Message:

As per your request, the irrigation demand for the above-mentioned project is 19 gpm and 1,000 gpd. If there are any questions, please call me.

The information contained in this facsimile transmittal is confidential information intended for the use of the addressee only. If you are neither the intended recipient, nor the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for the return of the original document to us.

000609c.doc



Sato & Associates, Inc.

Consulting Engineers 2046 So. King Street Honolulu, HI 96826

FAX TRANSMITTAL

Ph: (808) 955-4441 Fx: (808) 942-2027

To: SUEDA & ASSOC., INC.

Date: JUNE 9, 2000

Attention: MR. BYRON TSURUBA

From: JASON NISHIKAWA

Project No.:

Project: OLD LAHAINA CENTER

We are transmitting 2 pages, including this cover sheet.

Document to be mailed? Yes No

Remarks: METER ALONG FRONT STREET WAS RELOCATED

TO WINNEE STREET. METER IS A 3" METER

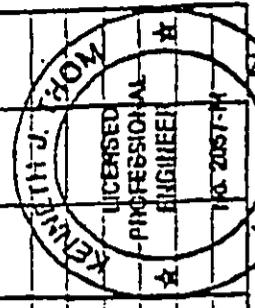
WITH A FLOW CAPACITY OF 320 GPM. ATTACHED

IS DOMESTIC FLOW REQUIREMENTS. SUBMITTED

BY KTA.

If enclosure not so noted, kindly write no. of copies

NON-RESIDENTIAL BUILDING PERMIT APPLICATION FLOW REQUIREMENTS		WATER SUPPLY REQUIREMENTS		IRRIGATION DATA		WATER DEMAND	
C&C OF MAUI - DEPARTMENT	SERVICE NUMBER (S/N)	METER NUMBER (M/N)	PROPOSED DOMESTIC	PROPOSED IRRIGATION	NET CHANGE	EXISTING TO REMAIN	GRAND TOTAL
	611 401		80.2 FU'S	39.1 GPM	990 GPD	23.8 GPM	990 GPD
			0.0 FU'S	0.0 GPM (SEE NOTE 1 BELOW)	18096 GPD	73.9 GPM	18096 GPD
			80.2 FU'S	39.1 GPM	19086 GPD	97.3 GPM	19086 GPD
			42.0 FU'S	25.5 GPM			
			30.2 FU'S	23.8 GPM			
			249.0 FU'S	73.9 GPM			
			329.2 FU'S	97.3 GPM			
NOTES:							
1	THE FOLLOWING PROPOSED IRRIGATION DATA IS FROM MIYABARA ASSOCIATES (2/2/96):						
	3" WAINEE STREET METER:			859 GPM		45.0 GPM	
2	THE FOLLOWING IS BASED ON OLD LAHAINA SHOPPING CENTER WATER BILLS:						
	OLD 3" FRONT STREET METER:			18096 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)			
	1" WAINEE STREET METER:			8202 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)			
3	WATER DEMAND (GPM) IS BASED ON FLUSH TANK CURVE:						



Kenneth J. Thom

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 528-4188
FACSIMILE (808) 528-4188

May 19, 2000

John Min
Maui Planning Department
205 South High Street
Wailuku, HI 96793

Attn: Colleen Suyama

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Lahaina Retail Building, TMK: 4-5-46

We have the following comments to offer:

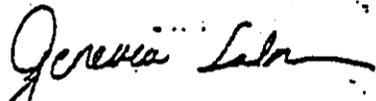
1. Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.
2. Project site: *Current Land Use* in Section I, "Project Overview," lists the lot as vacant, while other sections of the draft EA state that the Shell station will be demolished. What is the actual condition of the project site? Please clarify this in the final EA.
3. Soil contamination: Section V, A, 10, *Environmental Concerns*, notes that service station tanks "were removed and backfilled." How many tanks were removed and was the surrounding soil tested for contamination by hazardous substances? What mitigation measures are planned for remediation of any contaminated soil?
4. Construction impacts:
 - a. If any excavation is planned, please describe this in the final EA and indicate what measures will be taken to prevent runoff from the project site. Effective mitigation is especially essential if the soil reveals the presence of contaminants.
 - b. Describe any mitigation measures planned to reduce or eliminate impacts to traffic during construction.

John Min
May 19, 2000
Page 2

5. Permits: Section VII, G, lists a Conservation District Use Permit as one of the permits required for this project, yet the summary information specifies the state land use designation as Urban. Please clarify this in the final EA.
6. Special Management Area: Enclose a map showing the SMA boundary in relation to the project site.
7. Contacts: Document your contacts with the Historic Preservation Division of DLNR and include copies of any correspondence with this and any other state or county agencies contacted during the preconsultation period.

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

Sincerely,



GENEVIEVE SALMONSON
Director

c: Lloyd Sueda
Alvin Aways, Harry & Jeanette Weinberg Foundation



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

June 8, 2000

Ms. Genevieve Salmonson
Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania St., Suite 702
Honolulu, HI 96813

Re: Draft Environmental Assessment (EA) for Lahaina Retail Building
TMK: 4-5-01:46

Dear Ms. Salmonson:

Thank you for your letter of May 19, 2000. In regard to your comments, we respectfully submit the following responses.

1. **Two-sided Pages:** Except for the inserted figures, we will comply in printing on both sides of the pages for the final document.
2. **Project Site: Current Land Use in Section I, Project Overview:** the draft EA listed the lot as vacant as it was anticipated that the Shell Service Station would be demolished prior to submission of the proposed Retail Center EA. This was not accomplished and subsequently we will modify the final EA to include the removal of the service station.
3. **Soil Contamination:** Fuel tanks were removed by the Shell Oil Company. Four (4) tanks were removed consisting of three (3) 10,000 gallon tanks and one (1) waste oil tank. Attached are copies of the soil compaction test results made on December 9, 1999 and December 13, 1999. Also attached is a letter from the Department of Health, State of Hawaii dated March 8, 2000 which accepts the "Underground Storage Tank Closure Report", dated February, 2000 prepared by Walker Consultants. In regard to remediation during construction, please refer to the attached letter dated June 3, 2000 addressed to the Director of Public Works and Waste Management, County of Maui from Wayne Arakaki, Engineer.

4. Construction Impacts:

- a. Construction excavation following demolition of the existing Shell Station is anticipated to be minimal and limited to adjusting the site to achieve the finish elevation for the building and relocated parking areas. Foundation excavations are anticipated to be thickened concrete edges of building slabs, approximately 18 inches maximum below finished grades.

Runoff from the site during construction will be controlled following State and County requirements. In general, silt fences will be installed around the work area and the placement of filter fabric with gravel at existing drain inlets.

In regard to contaminated soils encountered during construction, Shell Oil Company will provide mitigation measures as described in Mr. Arakaki's June 3, 2000 letter reference above in item 3.

- b. Off-site traffic impacts should be minimal as the proposed single story Retail Center at 6,000 s.f. would not require use of extraordinary construction equipment. Also, it is anticipated that the driveway access from Papalaua to the existing Old Lahaina Center can continue to be in use without impeding street traffic.

The proposed development will be appropriately fenced and screened during construction as described elsewhere in the EA report.

Should a traffic problem arise during the course of construction, the Contractor would be required to provide necessary measures to reduce or correct the situation, following State and County requirements and customary practices during construction.

5. Permits: The parcel is designated Urban and reference to a Conservation District Use Permit will be deleted from the final EA.
6. Special Management Area: Enclosed is a map we received from Maui County for the Special Management Area. The map will be incorporated into the final EA.

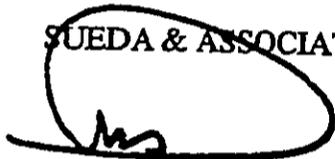
Ms. Genevieve Salmonson
June 8, 2000
Page 3

7. **Contacts - Historic Preservation Division:** We have not received comments with the Historic Preservation Division of DLNR at this time. Per telephone conversation with Ms. Kathleen Dagher of the Historic Preservation Division on June 8, 2000, we anticipate receiving a "no effect" evaluation next week. Copies of correspondence with this agency and with other State and County agencies will be included in the final EA.

We appreciate your review and comments, and should you have any further questions, please do not hesitate to contact us.

Very truly yours,

SUEDA & ASSOCIATES, INC.



Lloyd T. Sueda, AIA
Principal

cc: Colleen Suyama w/enc.
The Harry & Jeanette Weinberg Foundation, Inc. w/enc.

Jun-01-00 08:07A WAYNE I. ARAKAKI ENGINEER
May-31-00 07:44P EMS, Inc.

P.01

360-825-8540

P.02

ENJAMON J. CAYTTAKO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3379
HONOLULU HAWAII 96801

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

HONOLULU HAWAII 96801

March 8, 2000

U03012JU

Mr. Jeff Goold
Ecurva Services, LLC
10602 NE 35th Place
Kirkland, Washington 98033

Dear Mr. Goold:

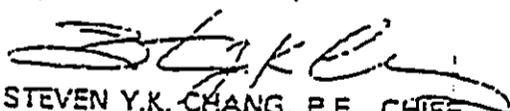
Subject: Former Cabanilla Shell Service Station, 156 Papalaua Street, Lahaina
Facility ID #9-500214, Release ID #000048

Upon review of the above file and the *Underground Storage Tank Closure Report*, dated February 2000, and prepared by Walker Consultants, Ltd., we agree with your consultant's conclusion that no further action is necessary in response to this release.

You should note, however, that if in the future new information and data indicate the presence of contamination, additional investigative and cleanup actions may be required.

Should you have any questions regarding this letter, please contact Mr. Jeffrey Ung of our office at (803) 586-4226.

Sincerely,


STEVEN Y.K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch

ISLAND GEOTECHNICAL ENGINEERING, INC.
Geotechnical Consultants

1007 Dillingham Blvd., Suite 115
Honolulu, Hawaii 96817
Phone: (808) 542-9528

222-A Kawaipuna Place
Wailuku, Maui, Hawaii 96793
Phone: (808) 243-3355
Fax: (808) 244-8997

December 15, 1999
Project No. 99287-TM

M. Nakai Repair Service
288 Mokauea Street
Honolulu, Hawaii 96819

Attention: Masa Nakai

Subject: Report No. 1: Compaction Tests Results
Lahaina Shell
156 Papaihua Street
Lahaina, Maui, Hawaii

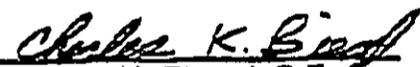
Gentlemen:

As requested, site visits were made to perform compaction tests at the subject project on December 9 and 13, 1999.

The attached compaction test results of in-place material at the described locations and elevations are for information only, and not intended to certify the contractors work.

Should you have any questions or require any further information, please do not hesitate to contact us.

ISLAND GEOTECHNICAL ENGINEERING, INC.


Charles K. Biegel, P.E.
President

CKB:jrc

SUMMARY OF COMPACTION TESTS: Lihala Shell (Project No. 98287-788)
 by ISLAND GEOTECHNICAL ENGINEERING, INC. 222-A Kawapuna Place Wailuku, HI. 96793

Date	Test No.	Location	Approx. Elevation	Max. Dry Density (pcf)	% Field Moisture	Field Dry Density (pcf)	% of Max Dry Density	Remarks
12-9-88	1	Mauka hole	-5' TOP	137.5	8.0	133.4	97.0	
	2	Makai hole	-6.5' TOP	137.5	8.4	133.7	97.2	
12-13-88	3	Mauka hole	-2' TOP	137.5	8.7	141.3	100+	
	4	Makai hole	-2' TOP	137.5	7.1	130.8	95.1	

TOP means top of pavement

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

June 3, 2000

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

Dear Mr. Jencks,

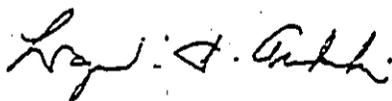
Re: Environmental Impact Statement Compliance Shell Oil/Equilon Enterprises
Shell Oil/Equilon Enterprises
TMK: (2) 4-5-001: 046

This is in response to your letter dated May 23, 2000. A report was completed and accepted by the Solid and Hazardous Waste Branch, Department of Health, State of Hawaii. The report was prepared by Walker Consultants, Ltd., under "Cabanilla Shell Service Station, 156 Papalua Street, Lahaina, Facility ID # 9-500214, Release ID # 000048.

Shell Oil/Equilon Enterprises, will follow the requirements as stated in a letter dated March 8, 2000, from the Solid and Hazardous Waste Branch. During demolition and removal, if any "new information and data indicate the presence of contamination, additional investigative and cleanup actions will be done", per EPA/DOH standards.

Please give me a call if you have any questions at (808) 242-5868.

Sincerely,



Wayne I. Arakaki, P.E.

cc. Randy Orłowski

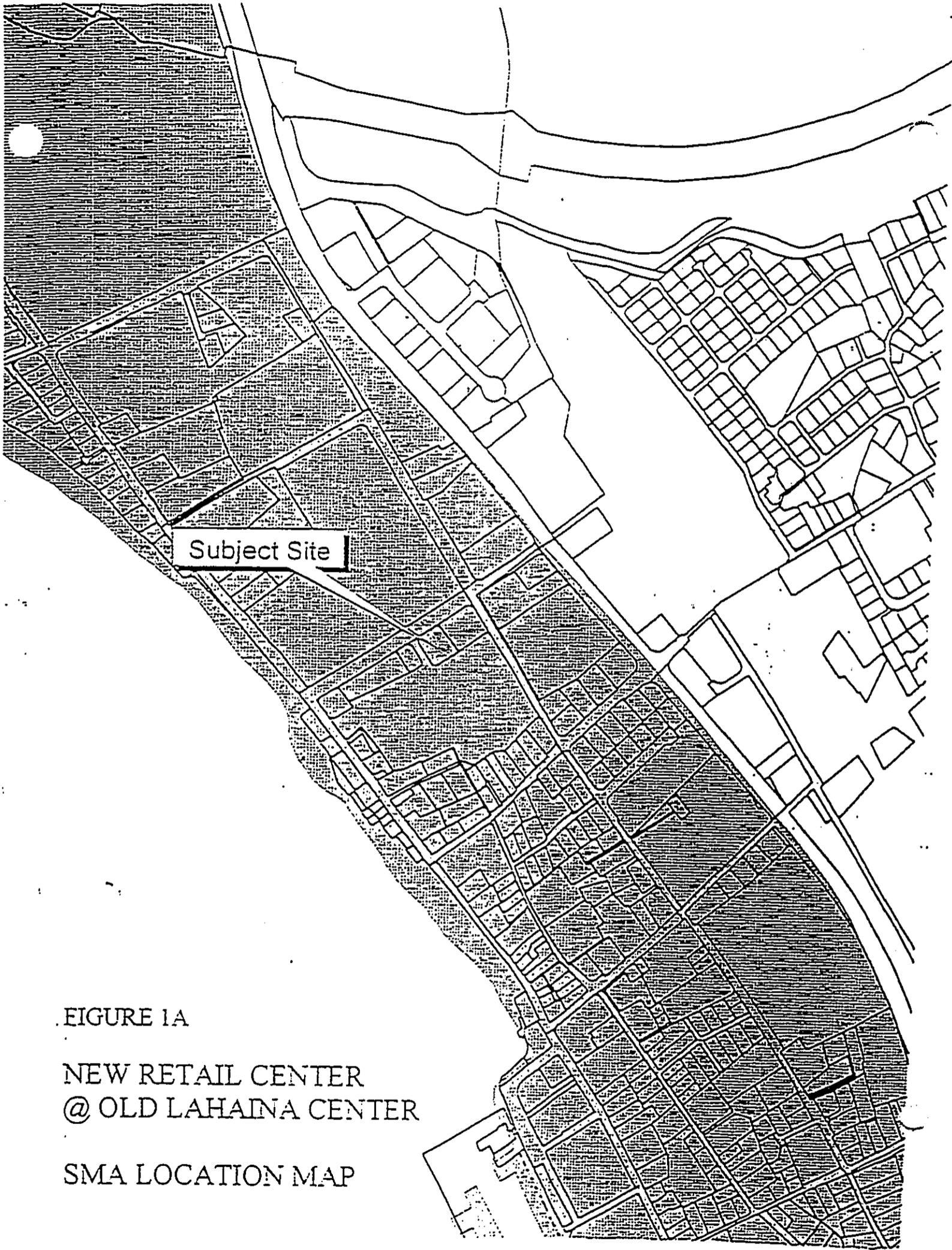


FIGURE 1A

NEW RETAIL CENTER
@ OLD LAHAINA CENTER

SMA LOCATION MAP

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
868 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-6097



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

'00 MAY 12 P1:40

May 10, 2000

DEPT OF TRANSPORTATION
COUNTY OF MAUI
RECEIVED

IN REPLY REFER TO:
STP 8.9545

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

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

Dear Mr. Min:

Subject: Shell Service Station Site for New Retail Center
Special Management Area Permit SM1 2000/0012
TMK: 4-5-001: 046

Thank you for your transmittal requesting our review of the subject application.

The proposed development is not anticipated to have a significant impact on our State transportation facilities in the area.

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



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

REPLY TO
ATTENTION OF

May 16, 2000

Civil Works Technical Branch

'00 MAY 19 P1:46

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

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

Dear Ms. Suyama:

Thank you for the opportunity to review and comment on the Application Booklet and Project Assessment Report for the Proposed Retail Building at Lahaina, Maui (TMK 4-5-1: 46). The following comments are provided in accordance with 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 7 of the Project Assessment Report is correct.

Sincerely,

James Pennaz
James Pennaz, P.E.
Chief, Civil Works
Technical Branch



'00 MAY 10 P1:57

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

May 9, 2000

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

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

Dear Mr. Min:

Subject: Retail Building at Former Shell Service Station Site
TMK: 4-5-001:048
I.D.: SM1 2000/0012

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,

A handwritten signature in cursive script that reads "Edward L. Reinhardt".

Edward L. Reinhardt
Manager, Energy Delivery



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

10 Ima Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

00 MAY -9 P2:12

DEPT OF AGRICULTURE
COLONY
DATE: May 8, 2000
RECEIVED

RECEIVED
MAY 24 2000
SUEDA & ASSOC., INC.

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

Dear Mr. Min,

SUBJECT: Retail Building at Former Shell Service Station Site
TMK: 4-5-001: 46
I.D. SM1 2000/0012

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist

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

08 MAY 26 P3:53

May 25, 2000

DEPT OF HEALTH
RECEIVED

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

Dear Mr. Min:

Subject: **Retail Building at Former Shell Service Station Site**
TMK: (2) 4-5-001:046
SM1 2000/0012

Thank you for the opportunity to comment on the Special Management Area permit application. Comments from this office were transmitted to our Honolulu Office. A coordinated response is forthcoming.

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, EPO

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 '00
HONOLULU, HAWAII 96801

In reply, please refer to:
File:

JUN 21 12:30
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

00-076/epo

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

Dear Mr. Min:

Subject: Special Management Area (SM1 2000/0012)
New Retail Center
Former Shell Service Station Site
Papalaua Street
Lahaina, Maui
TMK: 4-5-01:46

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

Solid & Hazardous Waste Branch

The site was previously occupied by a Shell Service Station (Facility I.D.#9-500214). According to Department of Health (DOH) records, a petroleum release from a Underground Storage Tank (UST) was discovered and reported to us (Release I.D.# 000048). The release was satisfactorily addressed and we issued a "no further action" letter on March 8, 2000.

If you have any questions regarding these UST comments, please contact Mr. Renato Maniulit of our Underground Storage Tank Section at (808) 586-4226.

If any of the retail tenants conduct activities involving autobody work, general auto maintenance or any other type of business that may generate hazardous wastes (ie. photoprocessing center, dental offices, etc.), then they will need to be aware of the proper handling of these wastes, and they would need to maintain acceptable cleaning practices of painting equipment and auto parts. These waste should be properly managed according to State hazardous waste rules (Hawaii Administrative Rules, Chapters 11-261 through 11-280).

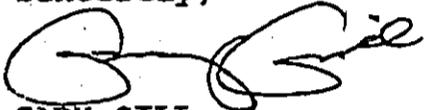
Mr. John Min
June 15, 2000
Page 2

00-076/epo

Besides the release from the UST, there may be contamination from spilled gasoline, oils, or standard automotive fluids from the previous service station. Therefore, a site assessment should be conducted before any new development takes place.

Should there be any questions regarding potential hazardous wastes, please contact Ms. Beryl Ekimoto, Hazardous Waste Section at (808) 586-4226.

Sincerely,



GARY GILL
Deputy Director for
Environmental Health

c: MDHO
SHWB



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

June 23, 2000

Mr. Gary Gill
Deputy Director for Environmental Health
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, HI 96801

Re: Retail Center @ Old Lahaina Center - SMA Permit Application
(formerly the Shell Service Station Site)

Dear Mr. Gill:

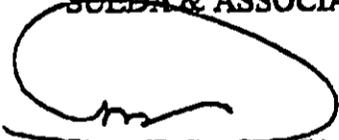
The proposed retail shops are strictly for commercial use. We propose to have a maximum of four tenants either in the retail or restaurant/fast food type business. We will definitely not be renting to any type of auto body or maintenance type business.

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

Thank you for your response.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda, AIA
Principal

cc: Colleen Suyama
The Harry & Jeanette Weinberg Foundation, Inc.

OLC-Retail Center-DOH Hal response

905 Makahiki Way, Mauka Suite • Honolulu, Hawaii 96826-2869 • Telephone (808) 949-6644 • FAX (808) 949-6707



BENJAMIN J. CAYETANO
GOVERNOR

RAYMOND H. SATO
COMPTROLLER

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

MAY 24 12:26

DEPT. OF ACCOUNTING
AND GENERAL SERVICES
RECEIVED

RESPONSE REFER TO:

FILE NO. _____

May 22, 2000

MEMORANDUM

TO: Mr. John E. Min, Planning Director
Maui County Planning Department

ATTN.: Ms. Colleen Suyama, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D.: SM1 2000/0012
TMK: 4-5-001:046
Project Name: Retail Building at Former Shell
Service Station Site
Applicant: Lloyd Sueda, on Behalf of Harry &
Jeanette Weinberg Foundation, Inc.

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

Should you have any questions, please call me at 586-0390.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



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

May 30, 2000

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

RON R. RISK, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

MEMO TO: JOHN E. MIN, DIRECTOR OF PLANNING

FROM: *for* CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND
WASTE MANAGEMENT *[Signature]*

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT APPLICATION
RETAIL BUILDING AT FORMER SHELL SERVICE STATION SITE
TMK: (2) 4-5-001:046

We reviewed the subject application and have the following comments.

1. The Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for this project.
2. All food service establishments shall comply with County pre-treatment standards. Should the proposed development be a food court as shown in the rendering, a conceptual plan showing individual or shared grease traps shall be reviewed and approved by the Wastewater Reclamation Division.
3. Off-street parking, loading spaces, and landscaping shall be provided per Maui County Code Chapter 19.36. The submittal (rendering) indicates that the building is to be of restaurant type use. As such, off-street parking may be deficient.
4. A drainage assessment prepared by the licensed engineer shall be submitted prior to the issuance of grading or building permits and shall provide verification that the runoff water generated from the project will not have an adverse effect on adjacent and downstream properties.

Mr. John E. Min
May 30, 2000
Page 2

5. A site specific erosion control plan shall be submitted with the construction plans for review and approval prior to the issuance of grading and building permits. The site specific erosion control plan shall show the location and details of structural and non-structural Best Management measures to control dust, erosion, and siltation from impacting neighboring properties and the adjacent waterway.

If you have any questions, please call David Goode at 270-7845.

DG:msc/mt

S:\LUCA\CZM\shell2.wpd



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

June 14, 2000

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

Re: Retail Center @ Old Lahaina Center - SMA Permit Application
(formally the Shell Service Station site)

Dear Mr. Jencks:

Thank you for your May 30, 2000 letter to which we offer the following comments.

Item 1: Attached is an estimate of water demand and wastewater flow by our mechanical consultant, dated June 14, 2000. This study is based on the heaviest water demand scenario whereby the total building consists of food service establishments.

Item 2: Should the proposed Retail Center include food service establishments, the tenant will be required to submit for Wastewater Reclamation Division's approval plumbing drawings prepared by a licensed mechanical engineer. Drawings will be submitted when building permit application is made. It is anticipated that any food service tenant would provide their own grease trap.

Item 3: Off-street parking, loading and landscaping shall conform to Maui County Code, Chapter 19.36. The Retail Center will be limited to four (4) tenants as the building is relatively small. Per Maui Code, Section 19.36.010.31, the proposed Center is not a shopping center. Proposed parking is based on one stall per 500 square feet, per code section 19.36.010.26. Twelve stalls are required and fifteen stalls are to be provided, giving three spare stalls. The proposed parking would allow one small food service establishment with a dining/take out area of approximately 300 square feet and meet the minimum parking requirements of three stalls per patron and three stalls for employees.

Mr. Charles Jencks
June 14, 2000
Page 2

Should additional food service establishments become tenants, previous analysis indicates that the Lahaina Center across Papalaua Street has parking available. Per my telephone conversation on June 14, 2000 with the Maui Planning Department, we understand that an application for off-site parking approval by the Planning Commission is premature at this time as the exact tenant mix of the proposed Retail Center has to be determined first.

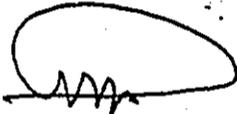
Item 4: A preliminary Drainage Report dated May, 2000 has been submitted to the County for review and will be included in the final SMA/EA.

Item 5: Upon completion of the Construction Documents, an erosion control plan will be submitted during the building permit application process.

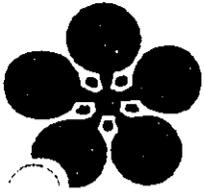
Again, thank you for your review comments, and should you have any additional questions, please call.

Very truly yours,

SUEDA & ASSOCIATES, INC.



Lloyd T. Sueda, AIA
Principal



LANCE UCHIDA MECHANICAL ENGINEERS, LTD.

1446 LALAMILO PLACE • HONOLULU, HAWAII 96819
PHONE: (808) 836-0396 • FAX: (808) 839-6081

June 14, 2000

WATER DEMAND CALCULATIONS

Project: LAHAINA RETAIL BUILDING - Old Lahaina Center

Location: tmk: 4-5-001:046

OBJECTIVE:

Recapitulation of water system design data for Dept. of Water Supply, County of Maui review.

REFERENCES:

"Water Systems Standards", State of Hawaii, Volume I, 1985.

"Uniform Plumbing Code", 1991 Edition.

"Guide for Determination of Required Fire Flow", Insurance Services Office, Second Edition, December 1974.

FIRE FLOW CALCULATIONS:

The required fire flow is based on:

$$\text{FIRE FLOW} = 18(C)(SF)^{0.5}(\text{CORRECTION FACTORS})$$

Data:

SF = Floor Area = 6,000 Square Feet

C = Construction Coefficient = 1.5 for wood frame construction.

Correction Factors are applied after rounding to the nearest 250 gpm and are as follows:

1. Occupancy Hazard Factor = 0.8 (20 percent reduction for low hazard)
2. Fire Sprinkler Factor = 0.0 (no sprinklers)



3. Exposure Factor = 25%

Based on the following site data:

South	75 feet	10%
East	75 feet	10%
West	110 feet	5%

Therefore, the required Fire Flow for the project is:

FIRE FLOW = $18(1.5)(6000)^{0.5}$
FIRE FLOW = 2091 GPM OR 2000 GPM (TO THE NEAREST 250 GPM)
FIRE FLOW = $2000(0.8) = 1600$ GPM (OCCUPANCY REDUCTION)
FIRE FLOW = $1600(1.25) = 2000$ GPM
FIRE FLOW = 2000 GPM

PROJECT PEAK DOMESTIC WATER DEMAND:

Total future project fixture unit total = 99.0 fixture units. From 1991 UPC, 99.0 FU
= 43 GPM domestic demand.

Existing water meter load = 329.2 F.U.
Demolition from existing Service Station = -18.0 F.U.

New meter total = $329.2 - 18.0 + 99.0 = 410.2$ F.U. = 108 GPM
Off peak irrigation demand = 64 GPM (existing demand of 45 + new of 19)

Therefore, existing 3-inch meter is adequate (320 gpm capacity).

PROJECT DAILY WATER USAGE:

The estimated daily demand for the new project is:

Employee demand	= 30 employees x 15 gpd/employee
	<u>450 gallons/day</u>
Restaurant demand	= 40 seats/day x 80 gpd/seat (meals and toilet)
	<u>3200 gallons/day</u>
Irrigation demand	= <u>1000 GPD</u>

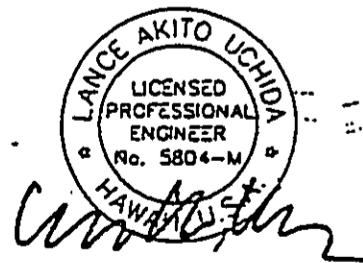
New site estimated daily demand = 19,090 existing + 450 + 3200 + 1000 =
23,740 GPD



PROJECT SEWER DISCHARGE TOTAL:

The estimated wastewater flow is 85-percent of water domestic water use
or $(450 + 3200) \times 0.85 = 3102.5$ or approx. 3100 gallons/day.

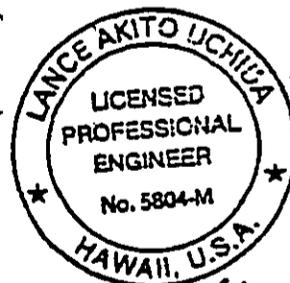
New estimated site wastewater discharge is 16,200 gpd existing + 3100 =
19,300 GPD



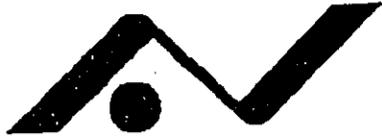
Old Lahaina Center - New Retail Building
WATER DEMAND SUMMARY

<u>Description</u>	<u>Qty</u>	Public <u>FU</u>	<u>Total</u>
STANDARD			
Water Closet (FV)		10.0	0.0
Water Closet (FT)		5.0	0.0
Urinal		5.0	0.0
Lavatory		2.0	0.0
Service Sink		4.0	0.0
Hand Sink		2.0	0.0
Sink		4.0	0.0
Ice Machine	3	2.0	6.0
Drinking Fountain		2.0	0.0
Beverage Machine	4	2.0	8.0
Hose Bibb	5	5.0	25.0
Shower		2.0	0.0
Equipment	6	2.0	12.0
LOW FLOW			
Water Closet (FV)		5.6	0.0
Water Closet (FT)	6	2.8	16.8
Urinal	2	2.8	5.6
Lavatory	6	1.2	7.2
Sink	9	3.2	28.8
Hand Sink	3	1.2	3.6
Shower		3.2	0.0
			113.0 Fixture Units

<u>DEMOLITION</u> <u>Description</u>	<u>Qty</u>	Public <u>FU</u>	<u>Total</u>
STANDARD			
Hose Bibb	2	5.0	10.0
LOW FLOW			
Water Closet (FT)	2	2.8	5.6
Lavatory	2	1.2	2.4
			18.0 Fixture Units



Lance Akito Uchida



BROWNLIE AND LEE
201 Merchant Street
Suite 1930
Honolulu, Hawaii 96813

Fax Memorandum

DATE: June 9, 2000

TO: Byron Tsuruda
Sueda & Associates, Inc.

PHONE: 949-8844
FAX: 949-8707

FROM: Jed Sugikawa

PHONE: 808 528-4363
FAX: 808 531-8191

B&L JOB # 93521.006

RE: Old Lahaina Center - Retail Center
Irrigation Demand

Number of pages including cover sheet: 1

Message:

As per your request, the irrigation demand for the above-mentioned project is 19 gpm and 1,000 gpd. If there are any questions, please call me.

The information contained in this facsimile transmittal is confidential information intended for the use of the addressee only. If you are neither the intended recipient, nor the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for the return of the original document to us.

000609c.doc

JUN 09 '00 02:20PM SATO & ASSOC. 808 9422027



Sato & Associates, Inc.

Consulting Engineers 2046 So. King Street Honolulu, HI 96826

FAX TRANSMITTAL

Ph: (808) 955-4441 Fx: (808) 942-2027

To: SUEDA & ASSOC., INC. Date: JUNE 9, 2000

Attention: MR. BYRON TSURUBA

From: JASON NISHIKAWA Project No: _____

Project: OLD LAMANA CENTER

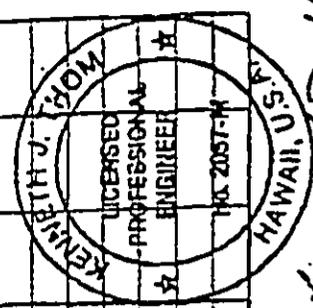
We are transmitting 2 pages, including this cover sheet.

Document to be mailed? Yes No

Remarks: METER ALONG FRONT STREET WAS RELOCATED
TO WIMNEE STREET. METER IS A 3" METER
WITH A FLOW CAPACITY OF 320 GPM. ATTACHED
IS DOMESTIC FLOW REQUIREMENTS SUBMITTED
BY KTA.

If enclosures are not so noted, kindly notify us at once.

NON-RESIDENTIAL BUILDING PERMIT APPLICATION FLOW REQUIREMENTS		C&C OF MAUI - DEPARTMENT OF WATER SUPPLY REQUIREMENTS	
SERVICE NUMBER (S/M):	611 401		
METER NUMBER (M/N):			
A. PROPOSED DOMESTIC	80.2 FU'S	39.1 GPM	
B. PROPOSED IRRIGATION	0.0 FU'S	0.0 GPM (SEE NOTE 1 BELOW)	
C. TOTAL PROPOSED	80.2 FU'S	39.1 GPM	
D. DEMOLITION	42.0 FU'S	25.5 GPM	
DEMO PERMIT NO.:			
DEMO PERMIT DATE:			
E. NET CHANGE	38.2 FU'S	23.8 GPM	990 GPD NET CHANGE IS "ADD"
F. EXISTING TO REMAIN	249.0 FU'S	73.9 GPM	18096 GPD (SEE NOTES 2 & 3 BELOW)
G. GRAND TOTAL	329.2 FU'S	97.3 GPM	19086 GPD
NOTES:	1 THE FOLLOWING PROPOSED IRRIGATION DATA IS FROM MIYABARA ASSOCIATES (2/2/96):		
	3" WAINEE STREET METER:	859 GPD	45.0 GPM
	2 THE FOLLOWING IS BASED ON OLD LAHAINA SHOPPING CENTER WATER BILLS:		
	OLD 3" FRONT STREET METER:	18096 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	1" WAINEE STREET METER:	8202 GPD (AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	3 WATER DEMAND (GPM) IS BASED ON FLUSH TANK CURVE.		



Kenneth J. Bloom

**APPENDIX A -
DRAINAGE REPORT**

DRAINAGE REPORT
for
NEW RETAIL CENTER
@ OLD LAHAINA CENTER
at
LAHAINA, MAUI, HAWAII
TMK: 4-5-01: 46

PREPARED FOR:
HARRY & JEANETTE WEINBERG FOUNDATION

PREPARED BY:
SATO AND ASSOCIATES, INC.

May 2000

TABLE OF CONTENTS

- I. PROJECT LOCATION
- II. PROJECT DESCRIPTION
- III. FLOOD HAZARD
- IV. EXISTING STORM RUNOFF CONDITIONS
- V. DEVELOPED STORM RUNOFF CONDITIONS
- VI. CONCLUSION
- VII. HYDOLOGIC CALCULATIONS
- VIII. EXHIBITS

IX. PROJECT LOCATION

The project site is located in Lahaina on the Island of Maui. The proposed retail center site fronts Papalaua Street. The site abuts an entry drive into the Old Lahaina Center, the Old Lahaina Center parking lot, and a fast food restaurant. The site can be further identified by Tax Map Key No. 4-5-01:46.

II. PROJECT DESCRIPTION

Currently the site is occupied by a service station on 16,024 square foot (0.368 acre) lot. Under the proposed plan, the service station will be demolished and a new retail center building will be constructed. The existing pavement and planter areas will be removed and site repaved for parking with new planter areas.

The existing access to the site from Papalaua Street will be closed and access will be from the entry road and the parking area for the Lahaina Shopping Center.

III. FLOOD HAZARD

According to the Flood Insurance Rate Map (FIRM) for the County of Maui, the project site is located on land designated as Zone "C". Zone "C" denotes an area of minimal flooding.

IV. EXISTING STORM RUNOFF CONDITIONS

The existing site is fully paved with the exception of planting areas located within the site. Of the total area of 16,204 square feet, approximately 1,380 square feet is in planting areas. The site ranges in elevation from 12 to 15 feet mean sea level with average slopes ranging from approximately 1 to 2 percent. Under the present condition a portion of the lot (Area "A") sheetflows to the parking area of the Old Lahaina Center. The remainder of the lot (Area "B") sheetflows unto the entry road and Papalaua Street.

Area A has a storm runoff of 0.74 cfs.

Area B has a storm runoff of 0.79 cfs.

V. DEVELOPED STORM RUNOFF CONDITIONS

Storm runoff quantities for the proposed development will be the same as the existing condition. The site will be occupied by a 6,000 square foot retail space building and paved parking and planters. Areas of the new planters will exceed the existing planters. Since the building and new paved areas will be less than the existing, surface runoff quantities will not be greater than the existing,

The storm runoff from the developed site remains the same as the existing conditions.

VI. CONCLUSION

Construction of the new retail center and parking at the old service station site is not expected to cause any adverse effects to adjacent or downstream developments. Grading for the proposed project will be designed to minimize increase in runoff quantities offsite.

VII. HYDROLOGIC CALCULATIONS

HYDROLOGIC CALCULATIONS

Reference: Chapter 4 - Rules for the Design of Storm Drainage Facilities in the County of Maui.

Calculations for existing and proposed conditions are the same. There will be no change in site characteristics.

- A. Recurrence Interval: 10 year, 1-Hour Storm
- B. 1-Hour Rainfall (I): 2.0 inches/hour (Plate 4)
- C. Time of Concentration (T_c):

Based on Plate 1, the time of concentration for paved area, slope at 1.0 percent and lengths of 100 feet, will be less than 5 minutes. Therefore 5 minutes is used for these calculations.

- D. Rainfall Intensity (i₁₀): 5.2 inches/hour (Plate 2)
- E. Runoff Coefficient (C): 0.80 (Table 3)
- F. Runoff Area (A)

Area A = 7690 sf (0.177 ac)

Area B = 8334 sf (0.191 ac)

- G. Storm Runoff (Q)

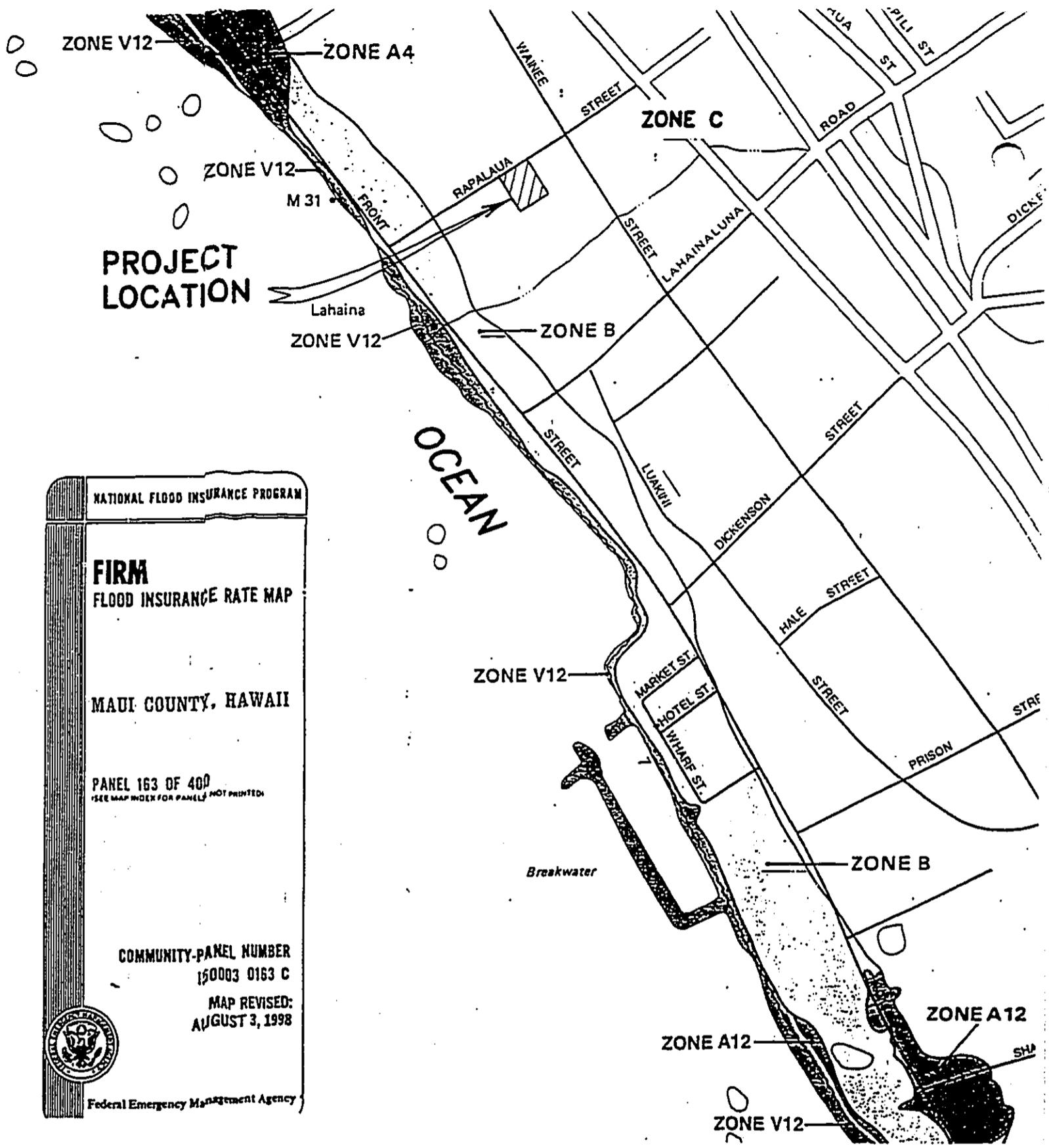
Rational Formula: $Q = CiA$ cfs

Area A: $Q = 0.80 \times 5.2 \times 0.177 = 0.74$ cfs

Area B: $Q = 0.80 \times 5.2 \times 0.191 = 0.79$ cfs

VIII. EXHIBITS

- A. PROJECT AND SITE LOCATION MAP
- B. FLOOD INSURANCE MAP
- C. EXISTING CONDITIONS
- D. DEVELOPED SITE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

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

COMMUNITY-PANEL NUMBER
150003 0163 C

MAP REVISED:
AUGUST 3, 1998



Federal Emergency Management Agency

EXHIBIT B
FLOOD INSURANCE RATE MAP

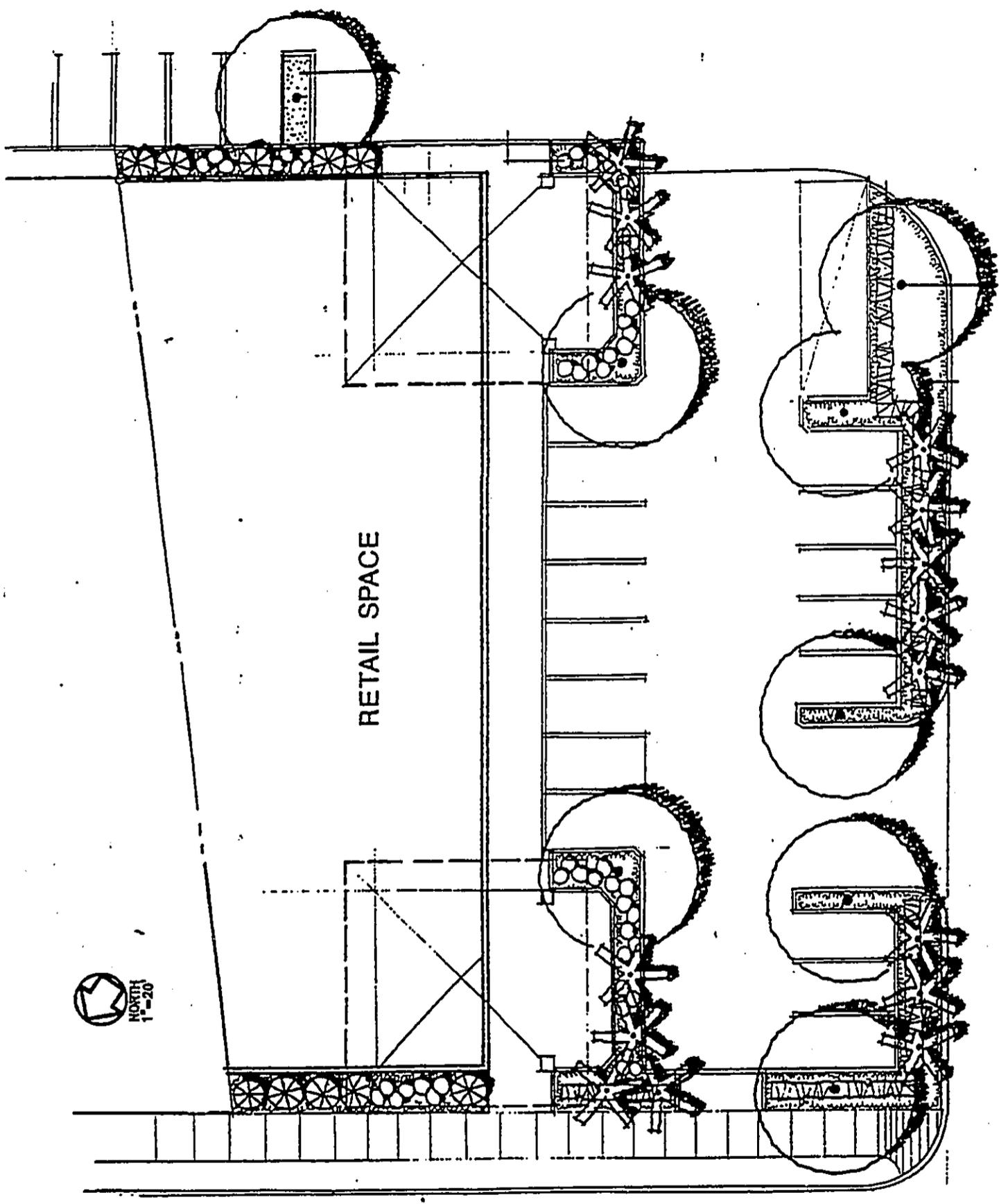
EXHIBIT D
DEVELOPMENT SITE

ENTRY DRIVE

PAPALAU STREET

OLD LAHAINA CENTER PARKING

RETAIL SPACE



**APPENDIX B -
EXISTING FUEL TANK REMOVAL**

Jun-01-00 08:07A WAYNE I. ARAKAKI ENGINEER
May-31-00 07:44P EMS, Inc.

360-825-8640

P.01

P.02

BENJAMIN J. CAYTANK
GOVERNOR OF HAWAII



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

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

BY FAX, 808-586-1212
CAG/2000

March 8, 2000

U03012JU

Mr. Jeff Goold
Ecurva Services, LLC
10602 NE 38th Place
Kirkland, Washington 98033

Dear Mr. Goold:

Subject: Former Cabanilla Shell Service Station, 156 Papalaua Street, Lahaina
Facility ID #9-500214, Release ID #000048

Upon review of the above file and the *Underground Storage Tank Closure Report*, dated February 2000, and prepared by Walker Consultants, Ltd., we agree with your consultant's conclusion that no further action is necessary in response to this release.

You should note, however, that if in the future new information and data indicate the presence of contamination, additional investigative and cleanup actions may be required.

Should you have any questions regarding this letter, please contact Mr. Jeffrey Ung of our office at (803) 586-4226.

Sincerely,


STEVEN Y.K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch

ISLAND GEOTECHNICAL ENGINEERING, INC.
Geotechnical Consultants

1007 Dillingham Blvd., Suite 115
Honolulu, Hawaii 96817
Phone: (808) 842-9526

222-A Kawaipuna Place
Wailuku, Maui, Hawaii 96793
Phone: (808) 243-8355
Fax: (808) 244-8997

December 16, 1999
Project No. 99287-TM

M. Nakai Repair Service
288 Mokauea Street
Honolulu, Hawaii 96819

Attention: Masa Nakai

Subject: Report No. 1: Compaction Tests Results
Lahaina Shell
158 Papaiaua Street
Lahaina, Maui, Hawaii

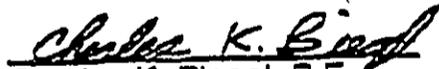
Gentlemen:

As requested, site visits were made to perform compaction tests at the subject project on December 9 and 13, 1999.

The attached compaction test results of in-place material at the described locations and elevations are for information only, and not intended to certify the contractors work.

Should you have any questions or require any further information, please do not hesitate to contact us.

ISLAND GEOTECHNICAL ENGINEERING, INC.


Charles K. Biegel, P.E.
President

CKB:jrc

SUMMARY OF COMPACTION TESTS: Lahaina Shell (Project No. 98287-TM)
 by ISLAND GEOTECHNICAL ENGINEERING, INC. 222-A Kawaipuna Place Wailuku, HI. 96793

Date	Test No.	Location	Approx. Elevation	Max. Dry Density (pcf)	% Field Moisture	Field Dry Density (pcf)	% of Max Dry Density	Remarks
12-8-99	1	Mauka hole	-5' TOP	137.5	8.0	133.4	97.0	
	2	Makai hole	-6.5' TOP	137.5	8.4	133.7	97.2	
12-13-99	3	Mauka hole	-2' TOP	137.5	8.7	141.3	100	
	4	Makai hole	-2' TOP	137.5	7.1	130.8	95.1	

TOP means top of pavement

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

June 3, 2000

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

Dear Mr. Jencks,

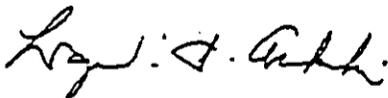
Re: Environmental Impact Statement Compliance Shell Oil/Equilon Enterprises
Shell Oil/Equilon Enterprises
TMK: (2) 4-5-001: 046

This is in response to your letter dated May 23, 2000. A report was completed and accepted by the Solid and Hazardous Waste Branch, Department of Health, State of Hawaii. The report was prepared by Walker Consultants, Ltd., under "Cabanilla Shell Service Station, 156 Papalua Street, Lahaina, Facility ID # 9-500214, Release ID # 000048.

Shell Oil/Equilon Enterprises, will follow the requirements as stated in a letter dated March 8, 2000, from the Solid and Hazardous Waste Branch. During demolition and removal, if any "new information and data indicate the presence of contamination, additional investigative and cleanup actions will be done", per EPA/DOH standards.

Please give me a call if you have any questions at (808) 242-5868.

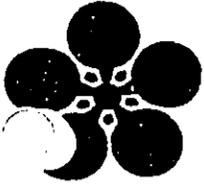
Sincerely,



Wayne I. Arakaki, P.E.

cc. Randy Orłowski

**APPENDIX C -
WATER DEMAND ANALYSIS**



LANCE UCHIDA MECHANICAL ENGINEERS, LTD.

1446 LALAMILO PLACE • HONOLULU, HAWAII 96819
PHONE: (808) 836-0396 • FAX: (808) 839-6081

June 14, 2000

WATER DEMAND CALCULATIONS

Project: LAHAINA RETAIL BUILDING - Old Lahaina Center

Location: tmk: 4-5-001:046

OBJECTIVE:

Recapitulation of water system design data for Dept. of Water Supply, County of Maui review.

REFERENCES:

"Water Systems Standards", State of Hawaii, Volume I, 1985.

"Uniform Plumbing Code", 1991 Edition.

"Guide for Determination of Required Fire Flow", Insurance Services Office, Second Edition, December 1974.

FIRE FLOW CALCULATIONS:

The required fire flow is based on:

$$\text{FIRE FLOW} = 18(C)(SF)^{0.5}(\text{CORRECTION FACTORS})$$

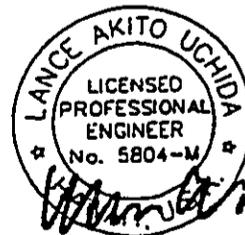
Data:

SF = Floor Area = 6,000 Square Feet

C = Construction Coefficient = 1.5 for wood frame construction.

Correction Factors are applied after rounding to the nearest 250 gpm and are as follows:

1. Occupancy Hazard Factor = 0.8 (20 percent reduction for low hazard)
2. Fire Sprinkler Factor = 0.0 (no sprinklers)



3. Exposure Factor = 25%

Based on the following site data:

South	75 feet	10%
East	75 feet	10%
West	110 feet	5%

Therefore, the required Fire Flow for the project is:

FIRE FLOW = $18(1.5)(6000)^{0.5}$
 FIRE FLOW = 2091 GPM OR 2000 GPM (TO THE NEAREST 250 GPM)
 FIRE FLOW = 2000 (0.8) = 1600 GPM (OCCUPANCY REDUCTION)
 FIRE FLOW = 1600(1.25) = 2000 GPM
FIRE FLOW = 2000 GPM

PROJECT PEAK DOMESTIC WATER DEMAND:

Total future project fixture unit total = 99.0 fixture units. From 1991 UPC, 99.0 FU = **43 GPM domestic demand.**

Existing water meter load = 329.2 F.U.
Demolition from existing Service Station = -18.0 F.U.

New meter total = 329.2 - 18.0 + 99.0 = 410.2 F.U. = **108 GPM**
Off peak irrigation demand = 64 GPM (existing demand of 45 + new of 19)

Therefore, existing 3-inch meter is adequate (320 gpm capacity).

PROJECT DAILY WATER USAGE:

The estimated daily demand for the new project is:

Employee demand	= 30 employees x 15 gpd/employee
	<u>450 gallons/day</u>
Restaurant demand	= 40 seats/day x 80 gpd/seat (meals and toilet)
	<u>3200 gallons/day</u>
Irrigation demand	= <u>1000 GPD</u>

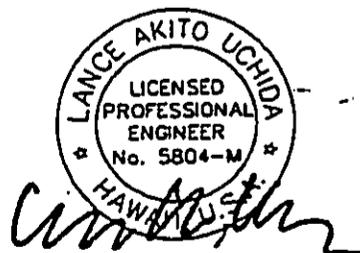
New site estimated daily demand = 19,090 existing + 450 + 3200 + 1000 = **23,740 GPD**



PROJECT SEWER DISCHARGE TOTAL:

The estimated wastewater flow is 85-percent of water domestic water use or $(450 + 3200) \times 0.85 = 3102.5$ or approx. 3100 gallons/day.

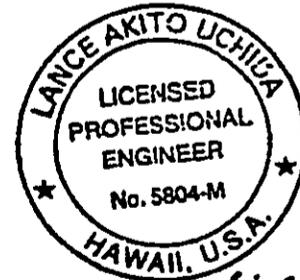
New estimated site wastewater discharge is 16,200 gpd existing + 3100 = 19,300 GPD



Old Lahaina Center - New Retail Building
WATER DEMAND SUMMARY

<u>Description</u>	<u>Qty</u>	Public <u>FU</u>	<u>Total</u>
STANDARD			
Water Closet (FV)		10.0	0.0
Water Closet (FT)		5.0	0.0
Urinal		5.0	0.0
Lavatory		2.0	0.0
Service Sink		4.0	0.0
Hand Sink		2.0	0.0
Sink		4.0	0.0
Ice Machine	3	2.0	6.0
Drinking Fountain		2.0	0.0
Beverage Machine	4	2.0	8.0
Hose Bibb	5	5.0	25.0
Shower		2.0	0.0
Equipment	6	2.0	12.0
LOW FLOW			
Water Closet (FV)		5.6	0.0
Water Closet (FT)	6	2.8	16.8
Urinal	2	2.8	5.6
Lavatory	6	1.2	7.2
Sink	9	3.2	28.8
Hand Sink	3	1.2	3.6
Shower		3.2	0.0
			113.0 Fixture Units

<u>DEMOLITION</u> <u>Description</u>	<u>Qty</u>	Public <u>FU</u>	<u>Total</u>
STANDARD			
Hose Bibb	2	5.0	10.0
LOW FLOW			
Water Closet (FT)	2	2.8	5.6
Lavatory	2	1.2	2.4
			18.0 Fixture Units



Lance Akito Uchida



BROWNLIE AND LEE

201 Merchant Street
Suite 1930
Honolulu, Hawaii 96813

Fax Memorandum

DATE: June 9, 2000

TO: Byron Tsuruda
Sueda & Associates, Inc.

PHONE: 949-8644
FAX: 949-8707

FROM: Jed Sugikawa

PHONE: 808 528-4363
FAX: 808 531-8191

B&L JOB # 93521.006

RE: Old Lahaina Center - Retail Center
Irrigation Demand

Number of pages including cover sheet: 1

Message:

As per your request, the irrigation demand for the above-mentioned project is 19 gpm and 1,000 gpd. If there are any questions, please call me.

The information contained in this facsimile transmittal is confidential information intended for the use of the addressee only. If you are neither the intended recipient, nor the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for the return of the original document to us.

000609c.doc

JUN 09 '00

02:20PM SATO & ASSOC. 808 9422027

P.1/2



Sato & Associates, Inc.

Consulting Engineers

2046 So. King Street

Honolulu, HI 96826

FAX TRANSMITTAL

Ph: (808) 955-4441 Fax: (808) 942-2027

To: SUEDA & ASSOC., INC. Date: JUNE 9, 2000

Attention: MR. BYRON TSURUDA

From: JASON NISHIKAWA Project No.:

Project: OLD LAMINA CENTER

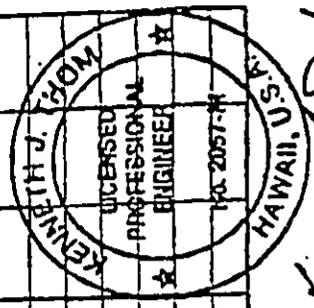
We are transmitting 2 pages, including this cover sheet.

Document to be mailed? Yes No

Remarks: METER ALONG FRONT STREET WAS RELOCATED
TO WINNIE STREET. METER IS A 3" METER
WITH A FLOW CAPACITY OF 320 GPM. ATTACHED
IS DOMESTIC FLOW REQUIREMENTS SUBMITTED
BY KTA.

If enclosures are not so noted, kindly notify us at once.

NON-RESIDENTIAL BUILDING PERMIT APPLICATION FLOW REQUIREMENTS									
C&C OF MAUI - DEPARTMENT OF WATER SUPPLY REQUIREMENTS									
SERVICE NUMBER (S/N):	611 401								
METER NUMBER (M/N):									
A. PROPOSED DOMESTIC	80.2 FU'S		39.1 GPM						
B. PROPOSED IRRIGATION	0.0 FU'S		0.0 GPM	(SEE NOTE 1 BELOW)					
C. TOTAL PROPOSED	80.2 FU'S		39.1 GPM						
D. DEMOLITION	42.0 FU'S		25.5 GPM						
DEMO PERMIT NO.:									
DEMO PERMIT DATE:									
E. NET CHANGE	38.2 FU'S		23.8 GPM		990 GPD			NET CHANGE IS "ADD"	
F. EXISTING TO REMAIN	249.0 FU'S		73.9 GPM		18096 GPD			(SEE NOTES 2 & 3 BELOW)	
G. GRAND TOTAL	329.2 FU'S		97.3 GPM		19086 GPD				
NOTES:	1 THE FOLLOWING PROPOSED IRRIGATION DATA IS FROM MIYABARA ASSOCIATES (2/2/96):								
	3" WAINEE STREET METER:				859 GPD			45.0 GPM	
	2 THE FOLLOWING IS BASED ON OLD LAHAINA SHOPPING CENTER WATER BILLS:								
	OLD 3" FRONT STREET METER:				18096 GPD			(AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	1" WAINEE STREET METER:				8202 GPD			(AVERAGE FOR 12 MONTHS, 11-94 TO 10-95)	
	3 WATER DEMAND (GPM) IS BASED ON FLUSH TANK CURVE.								



Kenneth J. Thom

**APPENDIX D -
ASBESTOS CONTAINING
MATERIALS SURVEY**

WALKER CONSULTANTS, LTD.

P.O. Box 4998
Hilo, HI 96720
808-966-7481
FAX 808-966-6509

**ASBESTOS CONTAINING MATERIALS SURVEY
For
EQUILON ENTERPRISES LLC
At
FORMER CABANILLA SHELL SERVICE
156 PAPALAUA STREET, LAHAINA, MAUI, HAWAII 96761**

**Prepared By
WALKER CONSULTANTS, LTD.**

DECEMBER 1999

Walker Consultants, Ltd. (WCL) has prepared this letter report for Equilon Enterprises LLC to discuss the results of an asbestos survey at the former Cabanilla Shell Service, 156 Papalaua Street, Lahaina, Maui, Hawaii (the Property). WCL surveyed the building and attached canopy roof on the Property for suspect asbestos containing materials (ACMs) and collected samples of suspect ACMs on November 22, 1999 incident to up-coming building demolition.

ACM Survey

During a visual survey of the onsite building, the following suspect ACMs were identified: 1) gray and black composition roofing (approximately 132 square feet) on a shed attached to the rear of the service station building; 2) black, bituminous felt underlayment on the station building and canopy roof (approximately 2,430 square feet); and 3) drywall and surfacing materials on the restroom ceilings (approximately 64 square feet). It is possible, although very unlikely, that there are other suspect ACMs concealed in the building.

Suspect ACM Sampling

WCL collected the following 11 randomly-located samples of suspect ACMs: 1) three samples of the gray and black composition shed roofing (AR-1 through AR-3); 2) five samples of the black, bituminous felt roofing underlayment (WR-1 through WR-5) from the station building and canopy; and 3) three samples of the drywall and surfacing materials on the restroom ceilings (DW-1 through DW-3). Approximate locations of the 11 samples analyzed are depicted on Figure 1. The samples were each collected by breaking, cutting, chipping, or scraping the suspect ACM into a resealable plastic bag.

The samples were shipped to EMSL Analytical, Inc. (EMSL) in Milpitas, California under Chain-of-Custody records (appended). EMSL analyzed each of the 11 samples using polarized light microscopy (PLM). Sample analyses (appended) indicate that the three composition shed roofing samples contain greater than 10 percent asbestos. No asbestos were detected in seven of the eight remaining samples and the eighth (drywall) sample contained less than 1 percent asbestos. Materials containing greater than 1 percent asbestos are considered ACMs; therefore, only the shed composition roofing are ACMs.

Walker Consultants, Ltd.
Asbestos Containing Materials Survey
Former Cabanilla Shell Service Station
156 Papalaua Street, Lahaina, Maui, Hawaii 96761
Equilon Enterprises LLC
December 1999

Findings

1. The gray and black composition roofing on the shed at the rear of the service station building (approximately 132 square feet) are ACMs and should be properly removed and disposed of as ACMs in accordance with federal and state regulations. A contractor who has a C-19 asbestos contractor's license should remove and dispose of the ACMs.
2. The wood roofing and felt underlayment on the service station building and canopy are not ACMs and may be disposed of as ordinary, non-hazardous demolition waste.
3. There were no other suspect ACMs identified on the Property during the asbestos survey. It is possible, although very unlikely, that there are other concealed, suspect ACMs in the building.

Please contact us at 808-966-7481, if you have any questions or need additional information.

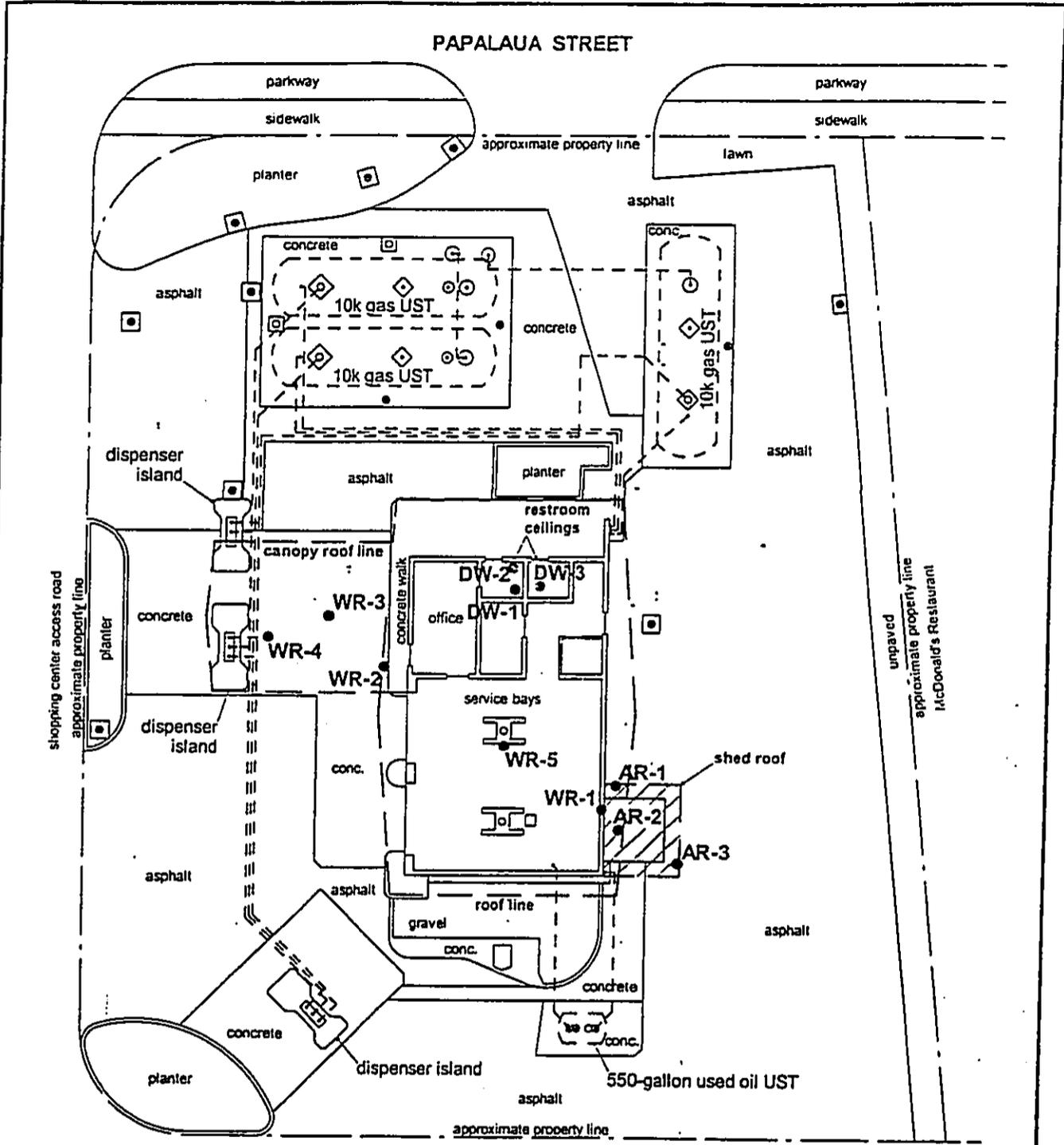
Respectfully submitted,
WALKER CONSULTANTS, LTD.

Duncan Walker, RG, CEG
President

APPENDICES

Walker Consultants, Ltd.
Asbestos Containing Materials Survey
Former Varsity Texaco Service Station (Location #61-100-0550)
1119 University Ave., Honolulu, Hawaii 96826
Equilon Enterprises LLC
November 1998

FIGURE 1



EXPLANATION

- AR-1 approximate shed roof sample location
- WR-1 approximate main roof sample location
- DW-1 approximate drywall sample location



Note: Map not a survey. Map data are based on field measurements and available plans, and are approximate.

SAMPLE LOCATION MAP

for
FORMER CABANILLA SHELL SERVICE
 156 PAPALAUA STREET
 LAHAINA, MAUI, HAWAII

prepared by
WALKER CONSULTANTS, LTD.

December 1999

FIGURE 1

Walker Consultants, Ltd.
Asbestos Containing Materials Survey
Former Varsity Texaco Service Station (Location #61-100-0550)
1119 University Ave., Honolulu, Hawaii 96826
Equilon Enterprises LLC
November 1998

**SAMPLE ANALYTICAL RESULTS,
LABORATORY QA/QC DATA,
AND
CHAIN-OF-CUSTODY RECORDS**



EMSL Analytical, Inc.

Asbestos

CHAIN OF CUSTODY

EMSL Representative: Connie Frasca

Your Company Name: WCL EMSL-Bill to: WCL

Street: _____ Street: _____

Box #: POB 4998 Box #: _____

City/State: Hills, HI Zip: 96720 City/State: _____ Zip: _____

Phone Results to: Name _____ Fax Results to: Name DUNCAN WALKER

Telephone #: 808-966-7481 Fax Number: 808-966-7509

Project Name/Number: CARANILLO SHELL SERVICE / 99-1460 Purchase Order #: _____

MATRIX

TURNAROUND

<input type="checkbox"/> Air	<input type="checkbox"/> Floor Tile	<input type="checkbox"/> Soil
<input checked="" type="checkbox"/> Bulk	<input type="checkbox"/> Drinking Water	<input type="checkbox"/> Dust
<input type="checkbox"/> Wipe	<input type="checkbox"/> Wastewater	

<input type="checkbox"/> 6-10 Days	<input type="checkbox"/> 72 Hours	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> Same Day*
<input type="checkbox"/> 5 Days	<input type="checkbox"/> 48 Hours	<input type="checkbox"/> 12 Hour	<input type="checkbox"/> 6 Hours

*S.D. - A.M. delivery by Fed. Ex. - Results by Mid-night or earlier

PCM <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> OSHA <input type="checkbox"/> Other: _____	TEM AIR <input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> Level I <input type="checkbox"/> Level II	TEM WATER <input type="checkbox"/> Wastewater <input type="checkbox"/> Drinking Water EPA 100.1 <input type="checkbox"/> Water - NY Wastewater <input type="checkbox"/> Water-NY Drinking Water
PLM <input checked="" type="checkbox"/> EPA 600 <input type="checkbox"/> NOB <input type="checkbox"/> Point Count <input type="checkbox"/> Other: _____	TEM BULK <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield <input type="checkbox"/> Chatfield / SEM QC <input type="checkbox"/> Conventional (Quantitative) <input type="checkbox"/> EMSL Method <input type="checkbox"/> NOB <input type="checkbox"/> NOB / SEM QC <input type="checkbox"/> Micro Vac - Quantitative <input type="checkbox"/> Micro Vac - Qualitative	TEM WIPE <input type="checkbox"/> Quantitative <input type="checkbox"/> Qualitative
SEM <input type="checkbox"/> Qualitative <input type="checkbox"/> Quantitative		XRD <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica
		OTHER <input type="checkbox"/> _____

Client Sample # (s) AR-1-AR-3, WR-1 - WR-5, DW-1 - DW-3 Total Samples: 11

Relinquished: _____ Date: _____ Time: _____

Received: AW Date: 11-23-99 Time: 1:30p

Received: _____ Date: _____ Time: _____

NOTE: Please duplicate this form and use additional sheets if necessary.

EMSL Analytical, Inc.

382 South Abbott Avenue
 Milpitas, CA 95035
 Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
 Walker Consultants, LTD
 P.O. BOX 4998
 Hilo, HI 96720

Friday, December 03, 1999

Ref Number: CA997541

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
WR-4 (1345)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
WR-5 (1350)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
DW-1 (1410)	Drywall - Restroom Ceiling	Purple/White Fibrous Homogeneous	Teased/Crushed	< 1% Chrysotile		10% Cellulose	40% Gypsum 40% Ca Carbonate 10% Other
DW-2 (1420)	Drywall - Restroom Ceiling	White/Brown Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other
DW-3 (1440)	Drywall - Restroom Ceiling	Various Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.
 * NY samples analyzed by ELAP 198.1 Method.

Nonette Patron
 Analyst

Approved
 Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the tests listed. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NYLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

EMSL Analytical, Inc.

382 South Abbott Avenue
Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
Walker Consultants, LTD
P.O. BOX 4998
Hilo, HI 96720

Friday, December 03, 1999

Ref Number: CA997541

POLARIZED LIGHT MICROSCOPY (PLM)

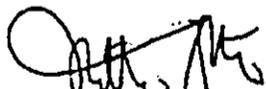
Performed by EPA 600/R-93/116 Method*

Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
AR-1 (1245)	Composition Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-2 (1255)	Composition Shed Roof	Brown/Black Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-3 (1300)	Composition Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
WR-1 (1310)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other
WR-2 (1315)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other
WR-3 (1320)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 188.1 Method.


Nonette Patron
Analyst

Approved
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the fibers tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



EMSL Analytical, Inc.

382 South Abbott Avenue
 Milpitas, CA 95035
 Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
 Walker Consultants, LTD
 P.O. BOX 4998
 Hilo, HI 96720

Friday, December 03, 1999
 Ref Number: CA997541

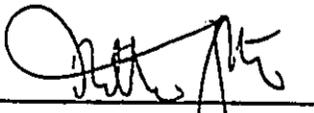
POLARIZED LIGHT MICROSCOPY (PLM) Performed by EPA 600/R-93/116 Method*

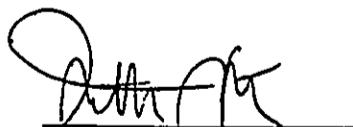
Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
AR-1 (1245)	Compostion Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-2 (1255)	Compostion Shed Roof	Brown/Black Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
AR-3 (1300)	Compostion Shed Roof	Black/Brown Fibrous Homogeneous	Dissolved/Teased	10%	Chrysotile	15% Glass 10% Cellulose	65% Other
WR-1 (1310)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other
WR-2 (1315)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other
WR-3 (1320)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved		None Detected	25% Cellulose	75% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 198.1 Method.


 Nonette Patron
 Analyst


 Approved Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by EMSL Milpitas (NVLAP Air and Oak #101040-3, EPA #1020)

EMSL Analytical, Inc.

382 South Abbott Avenue
Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Duncan Walker
Walker Consultants, LTD
P.O. BOX 4998
Hilo, HI 96720

Friday, December 03, 1999

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POLARIZED LIGHT MICROSCOPY (PLM)

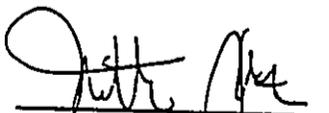
Performed by EPA 600/R-93/116 Method*

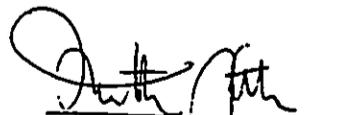
Project: Cabanilla Shell Service

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
WR-4 (1345)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
WR-5 (1350)	Tar Paper / Mastic / Tar - Under Wood Roof	Black Fibrous Homogeneous	Dissolved	None Detected		25% Cellulose	75% Other
DW-1 (1410)	Drywall - Restroom Ceiling	Purple/White Fibrous Homogeneous	Teased/Crushed	< 1% Chrysotile		10% Cellulose	40% Gypsum 40% Ca Carbonate 10% Other
DW-2 (1420)	Drywall - Restroom Ceiling	White/Brown Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other
DW-3 (1440)	Drywall - Restroom Ceiling	Various Fibrous Homogeneous	Teased/Crushed	None Detected		10% Cellulose	70% Gypsum 20% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

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EMSL Analytical, Inc.

Asbestos

CHAIN OF CUSTODY

EMSL Representative: Connie Frasca
 Your Company Name: WCL EMSL-Bill to: WCL
 Street: _____ Street: _____
 Box #: POB 4998 Box #: _____
 City/State: HWS, HI Zip: 96720 City/State: _____ Zip: _____

Phone Results to: Name _____ Fax Results to: Name DUNCAN WALKER
 Telephone #: 808-966-7481 Fax Number: 808-966-1509
 Project Name/Number: CAGANILLA Purchase Order #: _____
STEEL SERVICE / 99-1460

MATRIX

TURNAROUND

- Air
- Bulk
- Wipe
- Floor Tile
- Drinking Water
- Wastewater
- Soil
- Dust

- 6-10 Days
 - 5 Days
 - 72 Hours
 - 48 Hours
 - 24 Hour
 - 12 Hour
 - Same Day*
 - 6 Hours
- *S.D. - A.M. delivery by Fed. Ex. - Results by Mid-night or earlier

<p>TM</p> <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> OSHA <input type="checkbox"/> Other: _____	<p>TEM AIR</p> <input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> Level I <input type="checkbox"/> Level II	<p>TEM WATER</p> <input type="checkbox"/> Wastewater <input type="checkbox"/> Drinking Water EPA 100.1 <input type="checkbox"/> Water - NY Wastewater <input type="checkbox"/> Water-NY Drinking Water
<p>PLM</p> <input checked="" type="checkbox"/> EPA 600 <input type="checkbox"/> NOB <input type="checkbox"/> Point Count <input type="checkbox"/> Other: _____	<p>TEM BULK</p> <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield <input type="checkbox"/> Chatfield / SEM QC <input type="checkbox"/> Conventional (Quantitative) <input type="checkbox"/> EMSL Method <input type="checkbox"/> NOB <input type="checkbox"/> NOB / SEM QC <input type="checkbox"/> Micro Vac - Quantitative <input type="checkbox"/> Micro Vac - Qualitative	<p>TEM WIPE</p> <input type="checkbox"/> Quantitative <input type="checkbox"/> Qualitative
<p>SEM</p> <input type="checkbox"/> Qualitative <input type="checkbox"/> Quantitative		<p>XRD</p> <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica
		<p>OTHER</p> <input type="checkbox"/> _____

Client Sample #(s) AR-1-AR-3, WR-1-WR-5, DW-1-DW-3 Total Samples: 11
 Relinquished: _____ Date: _____ Time: _____
 Received: AW Date: 11-23-99 Time: 1:30p
 Received: _____ Date: _____ Time: _____

NOTE: Please duplicate this form and use additional sheets if necessary.

