

JAMES "KIMO" APANA  
Mayor

JOHN E. MIN  
Director

CLAYTON I. YOSHIDA  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING RECEIVED**

December 12, 2000

'00 DEC 13 P2:39

OFF. OF ENVIRONMENTAL  
QUALITY CONTROL

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

Dear Ms. Salmonson:

RE: Final Environmental Assessment (EA) - Finding of No Significant Impact (FONSI) for the Former Oda Tailor Shop, Tax Map Key: 2-6-006: 014, Kihei, Island of Maui, Hawaii (EA 2000/0004)

The Maui Planning Department (Department) has reviewed the comments received during the 30-day public comment period which began on September 8, 2000. The Department has determined that this project will not have any significant environmental effects and has issued a FONSI. Please publish this notice in the December 23, 2000 OEQC Environmental Bulletin. ✓

The Applicant has adequately addressed all of the issues raised by the agencies in the Final EA. Based upon the comments made by the State Historic Preservation Division, prior to the public hearing before the Maui Planning Commission, the Department will require review and comment from the Maui County Cultural Resources Commission regarding the demolition of the historic structure on the property.

The Department has enclosed a completed OEQC Publication Form and four copies of the Final EA. Please call Ms. Julie Higa, Staff Planner, of this office at 270-7814 if you have any questions.

Very truly yours,

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

JOHN E. MIN  
Planning Director

Ms. Genevieve Salmonson, Director  
December 12, 2000  
Page 2

JEM:JH

Enclosures

c: Clayton Yoshida, AICP, Deputy Director of Planning  
Hugh Starr, `Auku`u Consulting  
Julie Higa, Staff Planner  
Project File  
General File  
S:\ALLJULIE\Odashop\OEGCFIN.EA.wpd

150

DEC 23 2000

**FILE COPY**

'00 DEC 12 A7:47

**FINAL  
ENVIRONMENTAL ASSESSMENT**

2000-12-23-MA-FEA-

For

The Oda Tailor Shop  
Lower Paia, Maui, HI  
TMK (2) 2-6-06:14

Owner

Ms. Angela D.L. Cochran

December, 2000

Prepared By:  
AUKU'U CONSULTING  
PO BOX 33  
MAKAWAO, HI 96768



## Table Of Contents

<p>Summary</p> <p><b>I. PROJECT OVERVIEW</b></p> <p style="padding-left: 20px;">A. Property Location, History of Use, and Land Ownership _____ 1</p> <p style="padding-left: 20px;">B. Proposed Action _____ 1</p> <p><b>II. DESCRIPTION OF THE EXISTING ENVIRONMENT</b></p> <p style="padding-left: 20px;">A. Physical Environment</p> <p style="padding-left: 40px;">1. Surrounding Land Uses _____ 11</p> <p style="padding-left: 40px;">2. Climate _____ 11</p> <p style="padding-left: 40px;">3. Topography and Soil Characteristics _____ 12</p> <p style="padding-left: 40px;">4. Flood and Tsunami Hazard _____ 12</p> <p style="padding-left: 40px;">5. Flora and Fauna _____ 12</p> <p style="padding-left: 40px;">6. Air Quality _____ 12</p> <p style="padding-left: 40px;">7. Noise Characteristics _____ 16</p> <p style="padding-left: 40px;">8. Scenic and Open Space Resources _____ 16</p> <p style="padding-left: 40px;">9. Archaeological Resources _____ 16</p> <p style="padding-left: 20px;">B. Socio-Economic Environment</p> <p style="padding-left: 40px;">1. Land Use and Community Character _____ 16</p> <p style="padding-left: 40px;">2. Population _____ 17</p> <p style="padding-left: 40px;">3. Economy _____ 17</p> <p style="padding-left: 20px;">C. Public Services and Infrastructure</p> <p style="padding-left: 40px;">1. Police and Fire Protection _____ 17</p> <p style="padding-left: 40px;">2. Medical facilities _____ 17</p> <p style="padding-left: 40px;">3. Schools _____ 18</p> <p style="padding-left: 40px;">4. Solid Waste _____ 18</p> <p style="padding-left: 20px;">D. Infrastructure</p> <p style="padding-left: 40px;">1. Roadways _____ 18</p> <p style="padding-left: 40px;">2. Water Systems _____ 18</p> <p style="padding-left: 40px;">3. Drainage _____ 18</p> <p style="padding-left: 40px;">4. Electrical and Telephone Systems _____ 18</p> <p style="padding-left: 40px;">5. Wastewater _____ 19</p> <p><b>III. POTENTIAL IMPACTS AND MITIGATION MEASURES</b></p> <p style="padding-left: 20px;">A. Impacts to the physical environment</p> <p style="padding-left: 40px;">1. Surrounding Uses _____ 20</p> <p style="padding-left: 40px;">2. Topography and Soil Characteristics _____ 20</p> <p style="padding-left: 40px;">3. Flora and Fauna _____ 20</p> <p style="padding-left: 40px;">4. Archaeological Resources _____ 20</p> <p style="padding-left: 40px;">5. Air Quality and Noise _____ 21</p> <p style="padding-left: 40px;">6. Scenic and Open Space Resources _____ 22</p> <p style="padding-left: 20px;">B. Impacts to Community Setting</p> <p style="padding-left: 40px;">1. Economy _____ 22</p> <p style="padding-left: 40px;">2. Agriculture _____ 22</p> <p style="padding-left: 40px;">3. Police, Fire and Medical Services _____ 22</p> <p style="padding-left: 40px;">4. Recreational and Educational Resources _____ 22</p> <p style="padding-left: 40px;">5. Solid Waste _____ 22</p> <p style="padding-left: 20px;">C. Impacts to Infrastructure</p> <p style="padding-left: 40px;">1. Roadways _____ 23</p> <p style="padding-left: 40px;">2. Water _____ 23</p> <p style="padding-left: 40px;">3. Wastewater _____ 23</p> <p style="padding-left: 40px;">4. Drainage _____ 24</p> <p><b>IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS</b></p> <p style="padding-left: 20px;">A. State Land Use Districts _____ 25</p> <p style="padding-left: 20px;">B. Maui County General Plan</p> <p style="padding-left: 40px;">1. Land Use _____ 27</p> <p style="padding-left: 40px;">2. Cultural Resources _____ 27</p> <p style="padding-left: 40px;">3. Economic Activity _____ 27</p> <p style="padding-left: 20px;">C. Paia-Haiku Community Plan _____ 28</p> <p style="padding-left: 40px;">1. Land Use _____ 29</p> <p style="padding-left: 40px;">2. Cultural Resources _____ 29</p>	<p style="padding-left: 40px;">3. Economic Activity _____ 29</p> <p style="padding-left: 40px;">4. Town Design _____ 29</p> <p style="padding-left: 20px;">D. Maui County Zoning _____ 31</p> <p style="padding-left: 20px;">E. Coastal Zone Management Objectives and Policies</p> <p style="padding-left: 40px;">1. Recreational resources _____ 31</p> <p style="padding-left: 40px;">2. Historic resources _____ 32</p> <p style="padding-left: 40px;">3. Scenic and open space resources _____ 33</p> <p style="padding-left: 40px;">4. Coastal ecosystems _____ 33</p> <p style="padding-left: 40px;">5. Economic uses _____ 34</p> <p style="padding-left: 40px;">6. Coastal hazards _____ 34</p> <p style="padding-left: 40px;">7. Managing development _____ 35</p> <p style="padding-left: 40px;">8. Public participation _____ 36</p> <p style="padding-left: 40px;">9. Beach protection _____ 36</p> <p style="padding-left: 40px;">10. Marine resources _____ 37</p> <p style="padding-left: 20px;">F. Paia-Haiku County Town Design Guidelines</p> <p style="padding-left: 40px;">1. Planning Policy Recommendations _____ 38</p> <p style="padding-left: 40px;">2. Existing Character _____ 38</p> <p style="padding-left: 40px;">3. Design Guidelines _____ 39</p> <p><b>IV. SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES</b></p> <p style="padding-left: 20px;">A. Unavoidable Adverse Environmental Effects _____ 42</p> <p style="padding-left: 20px;">B. Alternatives to the Proposed Action</p> <p style="padding-left: 40px;">1. Alternative "A" _____ 42</p> <p style="padding-left: 40px;">2. Alternative "B" _____ 42</p> <p style="padding-left: 40px;">3. Alternative "C" _____ 42</p> <p style="padding-left: 20px;">C. Irreversible and Irretrievable Commitments of Resources _____ 43</p> <p><b>V. FINDINGS AND CONCLUSIONS _____ 44</b></p> <p><b>VI. AGENCIES/ORGANIZATIONS CONTACTED DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT _____ 48</b></p> <p><b>REFERENCES:</b></p> <p><b>LIST OF APPENDICES</b></p> <p style="padding-left: 20px;">A. Preliminary Drainage and Soil Erosion Control Report</p> <p style="padding-left: 20px;">B. Public or agency comments and corresponding responses</p> <p><b>LIST OF FIGURES</b></p> <p style="padding-left: 20px;">1. Regional Location Map _____ 3</p> <p style="padding-left: 20px;">2. Site Map _____ 4</p> <p style="padding-left: 20px;">3. Proposed Site Map _____ 5</p> <p style="padding-left: 20px;">4. Front Elevation View _____ 6</p> <p style="padding-left: 20px;">5. Side Elevation View _____ 7</p> <p style="padding-left: 20px;">6. Rear Elevation View _____ 8</p> <p style="padding-left: 20px;">7. First Floor Plan View _____ 9</p> <p style="padding-left: 20px;">8. Second Floor Plan View _____ 10</p> <p style="padding-left: 20px;">9. Soil Classification Map _____ 13</p> <p style="padding-left: 20px;">10. Agricultural Lands of Importance to the State of Hawaii (ALISH) Map _____ 14</p> <p style="padding-left: 20px;">11. Flood Insurance Rate Map (F.I.R.M.) _____ 15</p> <p style="padding-left: 20px;">12. State Land Use Boundaries _____ 26</p> <p style="padding-left: 20px;">13. Paia-Haiku Community Plan Map _____ 30</p> <p style="padding-left: 20px;">14. Paia Inventory and Analysis _____ 41</p>
--	---

## SUMMARY

. . . . .

1. Applicant:  
The applicant filing the Environmental Assessment is Ms. Angela D.L. Cochran.
  2. Proposed project:  
The landowner proposes to construct a new plantation-style, 2-story retail/commercial building in Paia, Maui, Hawaii. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment (EA) documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.
  3. Approving Agency:  
County of Maui, Department of Planning.
  4. Anticipated Determination:  
It is anticipated that the approving agency will make a Finding of No Significant Impact (FONSI) with regard to the proposed project.
-

## CHAPTER ONE

### PROJECT OVERVIEW

#### A. Property Location, History of Use and Land Ownership:

The project site is located at 109 Baldwin Avenue in Lower Paia-Town on the Island of Maui. The tax map key number is (2) 2-6-006-014.

The property consists of a level and rectangular lot (133' x 55') containing a land area of 7,265 square feet, together with a wood-frame, post-and-pier, 4-bedroom, 1-bath single family residence built in 1915 and set back towards the rear (east) of the lot.

On the Baldwin Avenue frontage of the property is a scored concrete slab measuring approximately 36' x 48'; this is all that currently remains of the Oda Tailor Shop, a large plantation-style retail location, which was totally destroyed as the result of a fire in the early 1980's.

The current landowner, Ms. Angela D. L. Cochran of Paia, Hawaii, acquired the property in 1995 from the Oda Family.

#### B. Proposed Action:

The landowner proposes to construct a new plantation-style, two-story retail/commercial building at the Baldwin Avenue frontage of the site, adopting country town design standards as spelled out in the Paia-Haiku Country Town Design Guidelines amended and published in April of 1990. To accommodate an estimated seven to ten new parking stalls, one of which will conform to the Americans with Disabilities Act (ADA) standards, the present plan is to remove the existing wood-frame dwelling from the site, when the proposed building is approved for construction, and locate the parking at the rear of the lot.

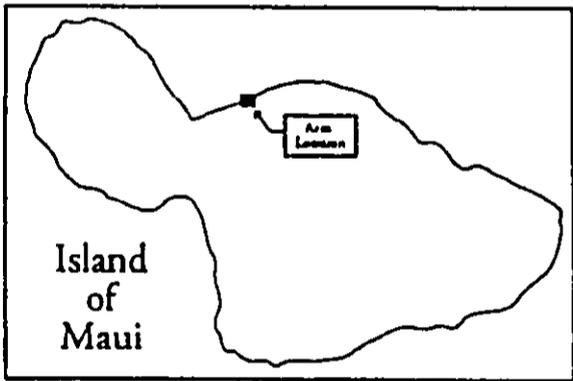
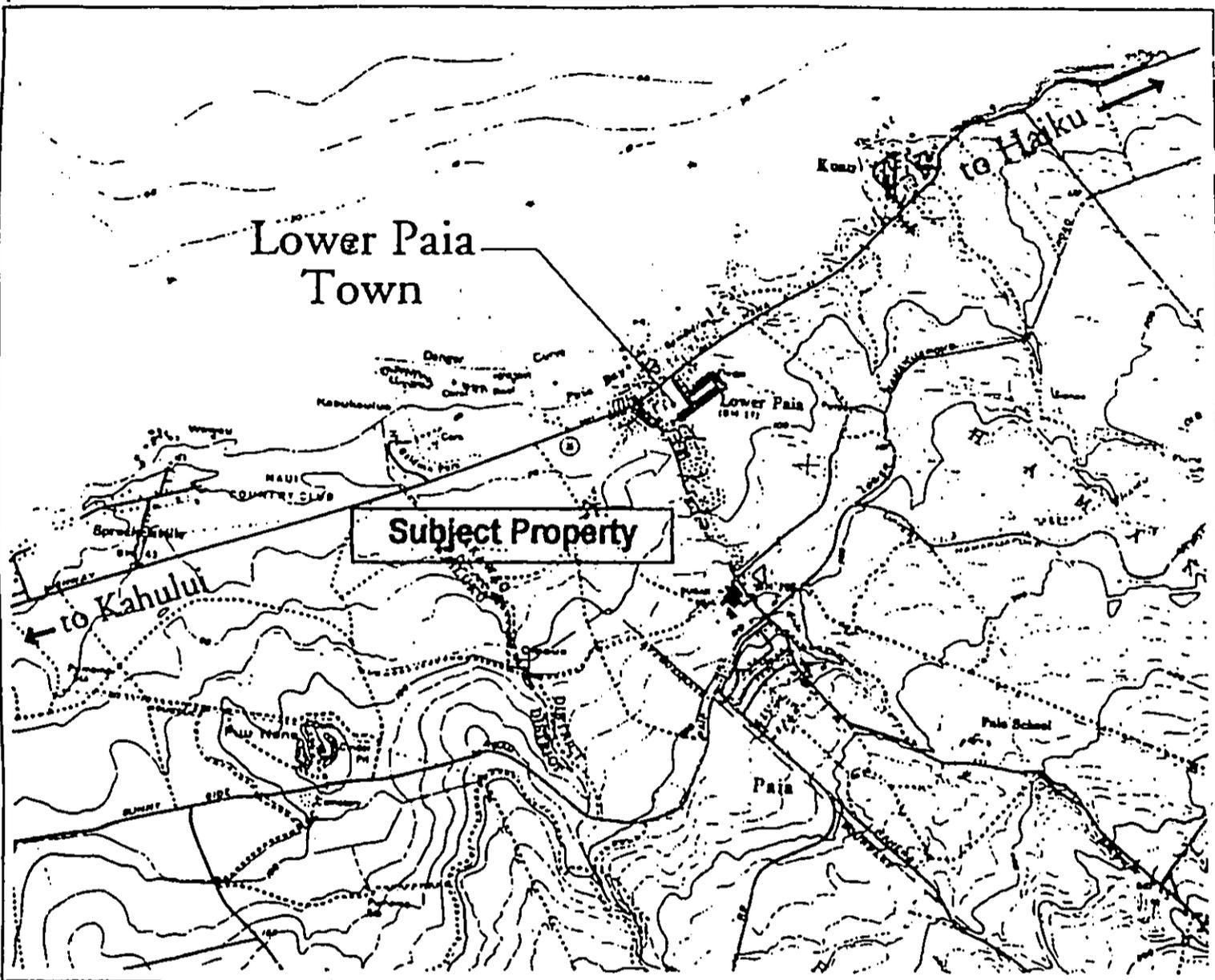
The landowner plans to construct the new building over the site of the Original Oda Tailor Shop, creating floor dimensions similar to that building, approximately 30' x 43'.

The Paia-Haiku Community Plan designates the subject property for Single - Family Residential use. The immediately adjacent properties on both the north (makai) and the south (mauka) sides of the subject property are designated

Business/Commercial; they are currently zoned Business Country Town, and on each of them are existing, active retail/commercial structures and uses.

The proposed project has two requirements:

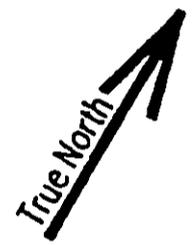
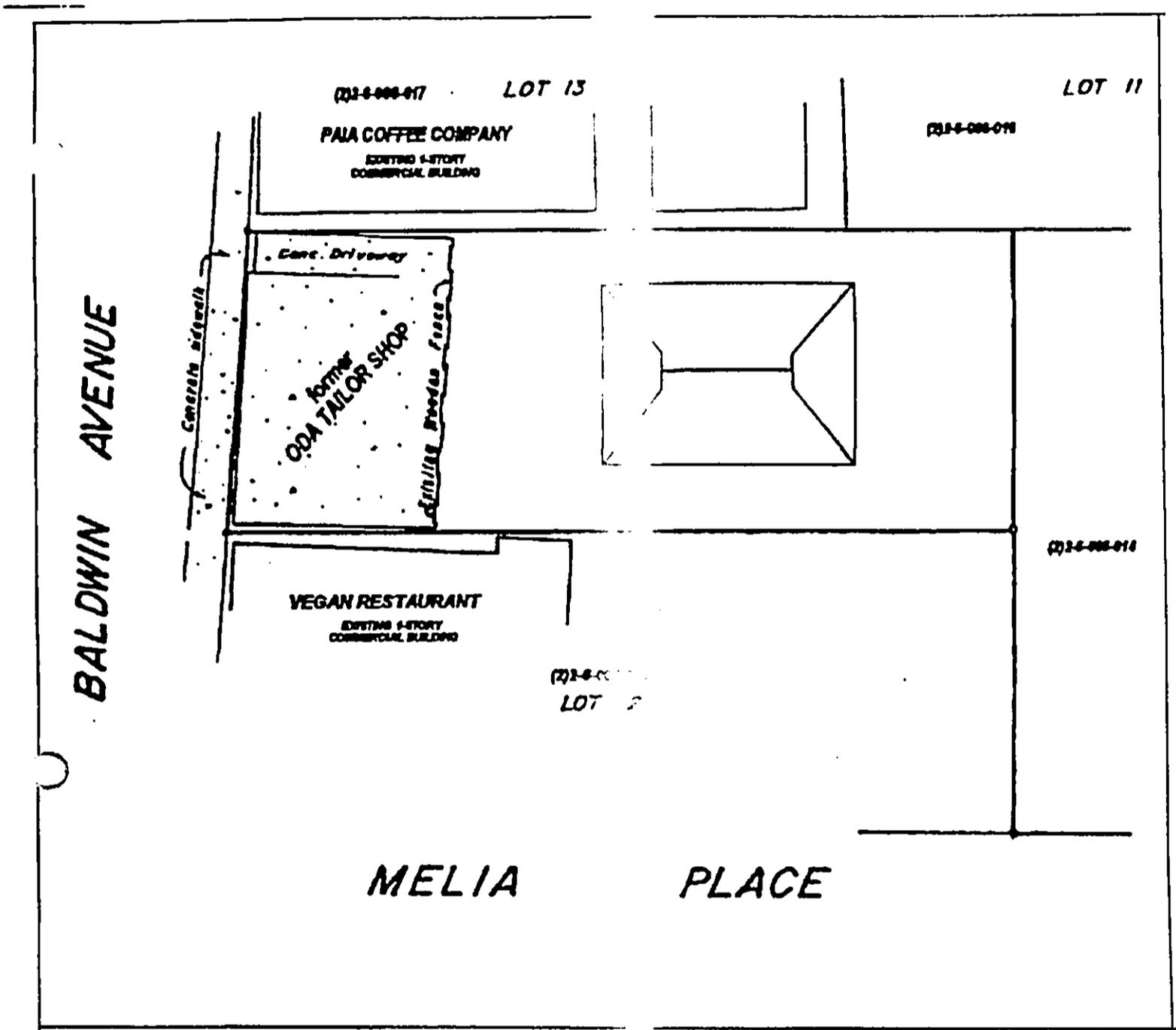
- 1) An amendment to the Paia-Haiku Community Plan from Single Family Residential to Business/Commercial, with an environmental review as required under Chapter 343 of the Hawaii Revised Statutes.
- 2) A Change-In-Zoning from County-Interim to Business Country Town District.



The Former Oda Tailor Shop  
Regional Location Map

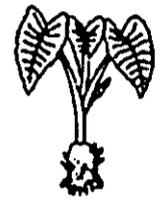


Auku'u Consulting  
Figure 1

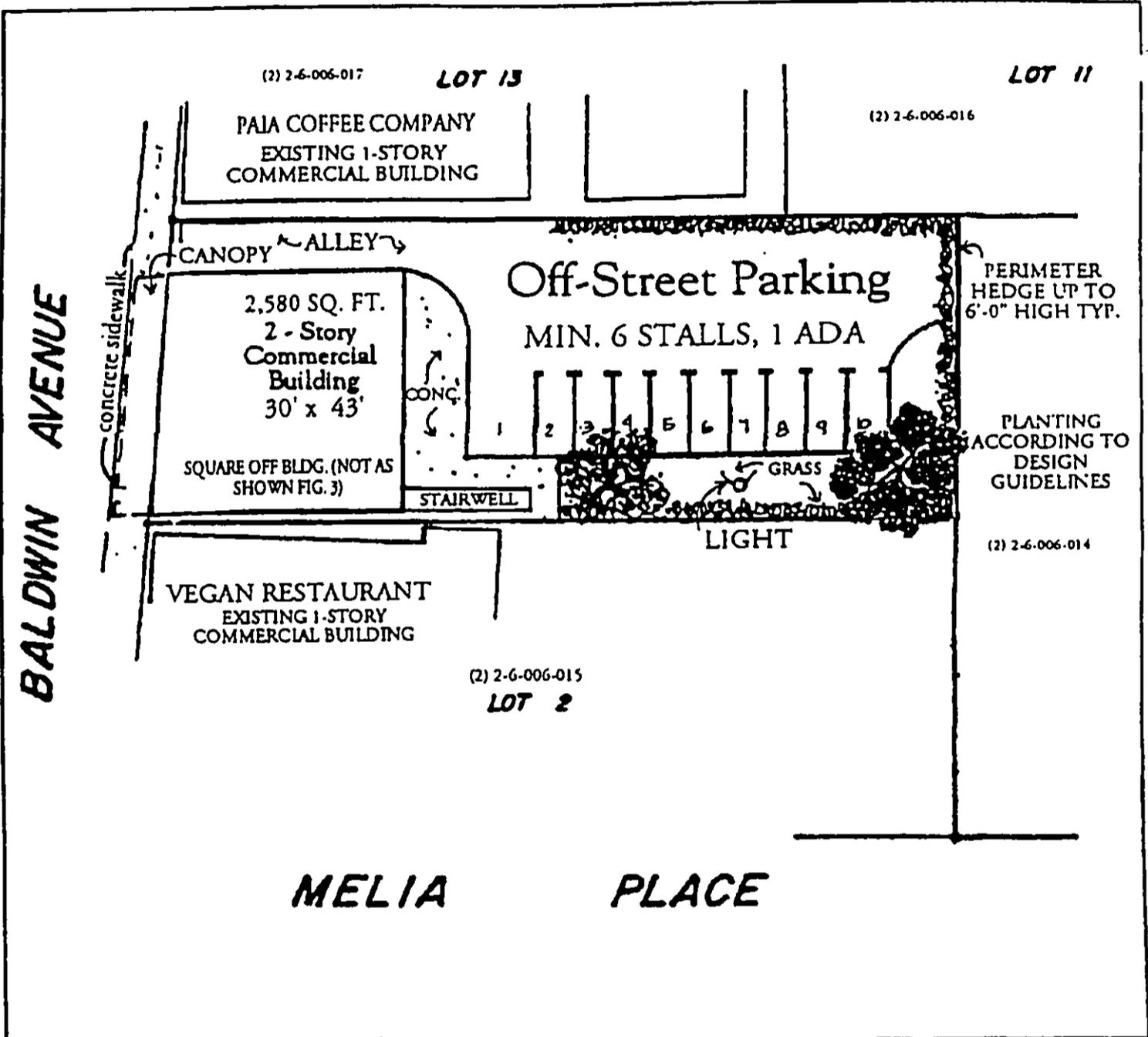


# The Former Oda Tailor Shop Site Map

NOT TO SCALE



Auku'u Consulting  
Figure 2



# The Former Oda Tailor Shop Proposed Site Map



NOT TO SCALE



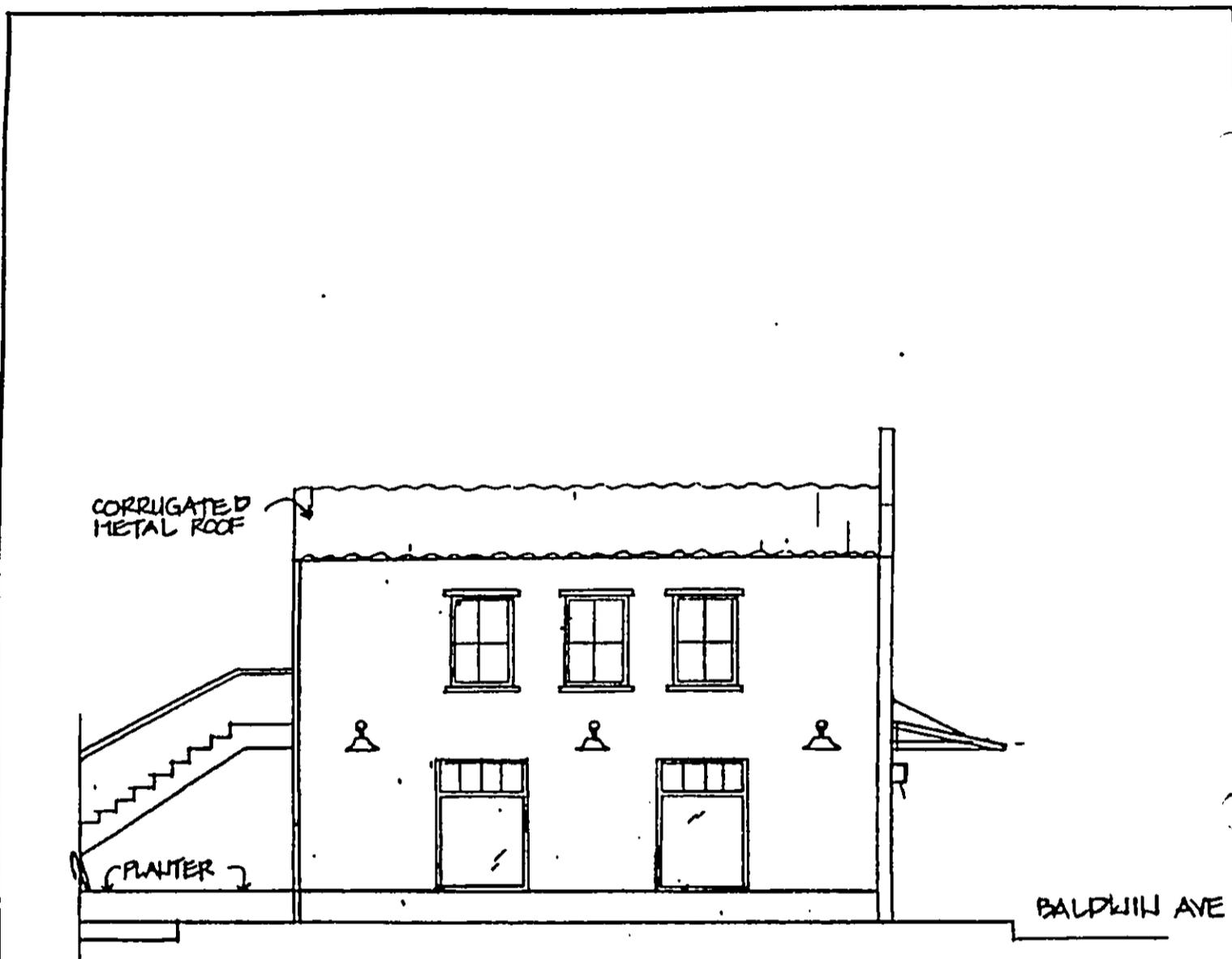
Auku'u Consulting  
Figure 3



Proposed Paia Building  
SCHONEWILL INTERNATIONAL INC.

FRONT ELEVATION

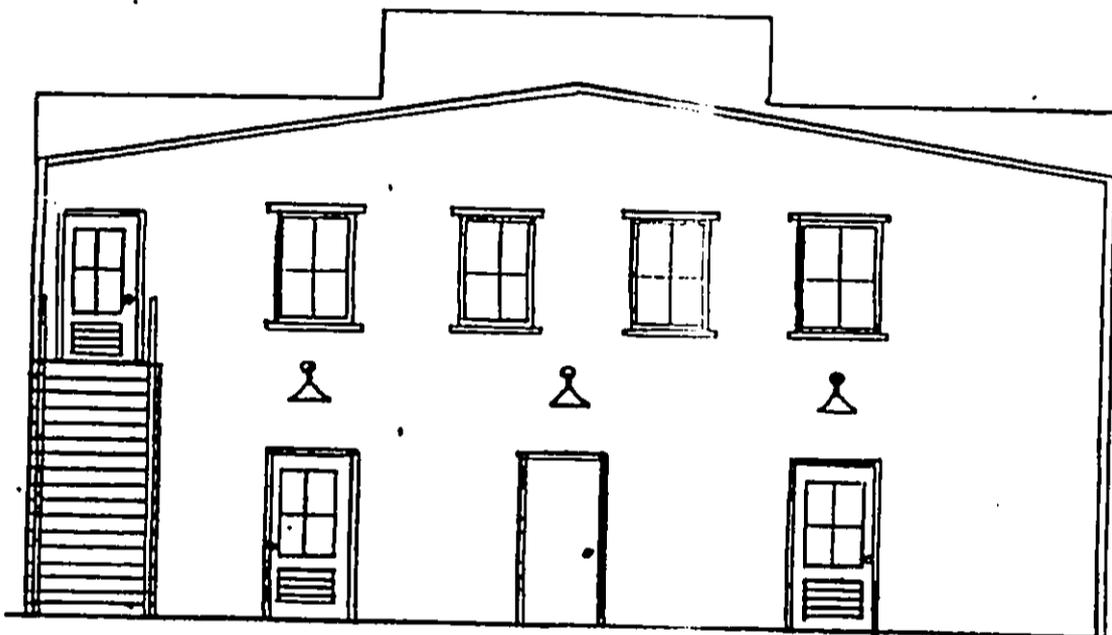
1/8"=1'-0"



Proposed Paia Building  
SCHONEWILL INTERNATIONAL INC.

SIDE ELEVATION  
1/8"=1'-0"

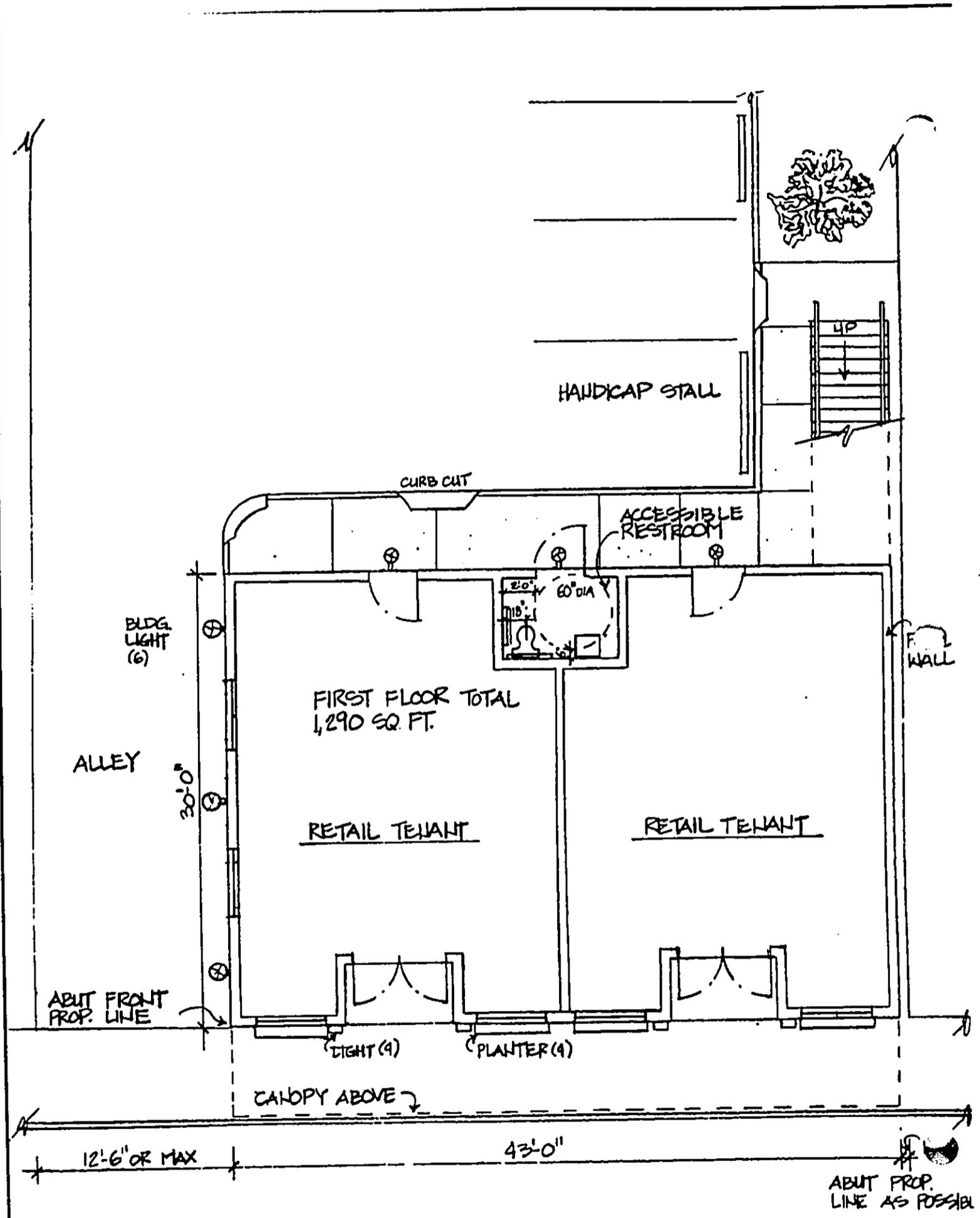
Figure 5



Proposed Pais Building  
SCHONEWILL INTERNATIONAL INC.

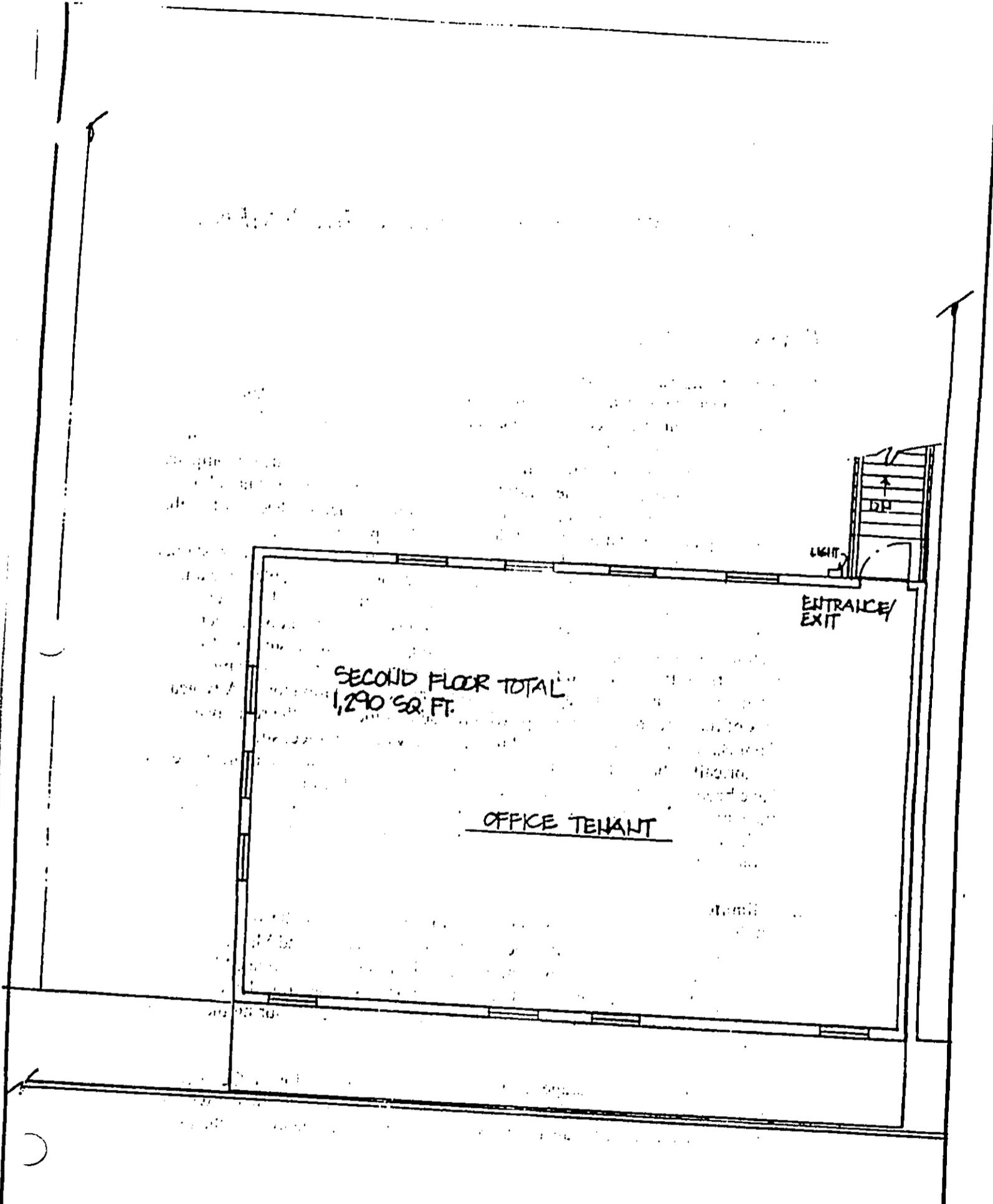
REAR ELEVATION  
1/8"=1'-0"

6  
Figure



Proposed Paia Building  
SCHONEWILL INTERNATIONAL INC.

FIRST FLOOR PLAN  
1/8" = 1'-0"



Proposed Paia Building  
SCHONEWILL INTERNATIONAL INC.

SECOND FLOOR PLAN  
1/8"=1'-0"

8  
Figure

## CHAPTER TWO

### DESCRIPTION OF THE EXISTING ENVIRONMENT

#### A. Physical Setting:

##### 1. **Surrounding Land Uses:**

The project site is located in "Lower Paia-Town", Maui. Lower Paia is the remaining commercial core of a once-larger regional sugar plantation community. Lower Paia-Town was forced to endure a difficult period of time during the 1950's and 1960's when Hawaiian Commercial & Sugar Company (H.C.&S.) mandated that the old-time residents of the Paia/Hamakuapoko region be relocated to Kahului, and then subsequently demolished most of the outlying plantation camps. In addition, H.C.&S.'s parent company simultaneously commenced what continues today to be a significant, sustained period of developing a major commercial center on their unusable dune and wetland land holdings in the Kahului region. Since the 1970's, however, Lower Paia has survived, serving a progressively growing mix of residents, visitors, and ocean-sports enthusiasts including surfers, wind-surfers, divers, bodysurfers, fishermen, and swimmers. It is currently perceived by most Islanders as a quaint, trendy, and historic beach & plantation town. A typical mix of road-frontage retail shops with residences located to the rear, away from Baldwin Avenue, are found in the vicinity of the project site. Historically, the lands directly across Baldwin Avenue from the project site have been used for sugar cane cultivation. In September of 1999, however, the United States Postal Service began construction of a new regional post office on the west side of Baldwin Avenue, nearly across the street from the project site.

##### 2. **Climate:**

In the Paia area, rainfall averages 25-35 inches annually (USDA-SCS, 1972). Typically, most of the rainfall occurs between November and March. Northeast trades are most evident between the months of April and October. During a typical year, average daily wind velocities range from 10 to 20 miles per hour. Kona winds are periodically experienced, usually during the winter months.

Temperatures carry average ranges, during the months of July to October, from highs in the mid-80's to lows of around 70 degrees. During the winter months, average highs run around 80 degrees with average lows in the mid 60's.

**3. Topography and Soil Characteristics:**

The surrounding terrain has a gentle slope of around 3%, and slopes in a north direction. The soil, within the Paia Series, is described as Paia Silty Clay. This soil is typically a dark reddish-brown silty clay about 19" in depth with characteristics of moderate permeability, slow run-off, slight erosion hazard. Its principal uses are sugar cane cultivation and urban uses (Soil Survey, USDA-SCS, 1972). See Figure 9.

The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawaii (ALISH). This system classifies lands into "Prime," "Unique," and "Other Important Agricultural Land." The subject property is located in an "Existing Urban Development" area apart from the ALISH designations. See Figure 10.

**4. Flood and Tsunami Hazard:**

The Federal Flood Insurance Rate Map Panels 185 & 195 for Maui County, dated March 16, 1995, indicate the project site is designated in the Flood Zone "C". This flood zone is described as an area of minimal flooding. See Figure 11.

**5. Flora and Fauna:**

As the Subject property is an existing, fully improved residential site, with remnants of former retail/commercial uses, no known significant natural habitats or rare, endangered, or threatened species of flora or fauna are located on the project site. Birds and mammals observed on the site are common to the area. And ground cover consists of grasses.

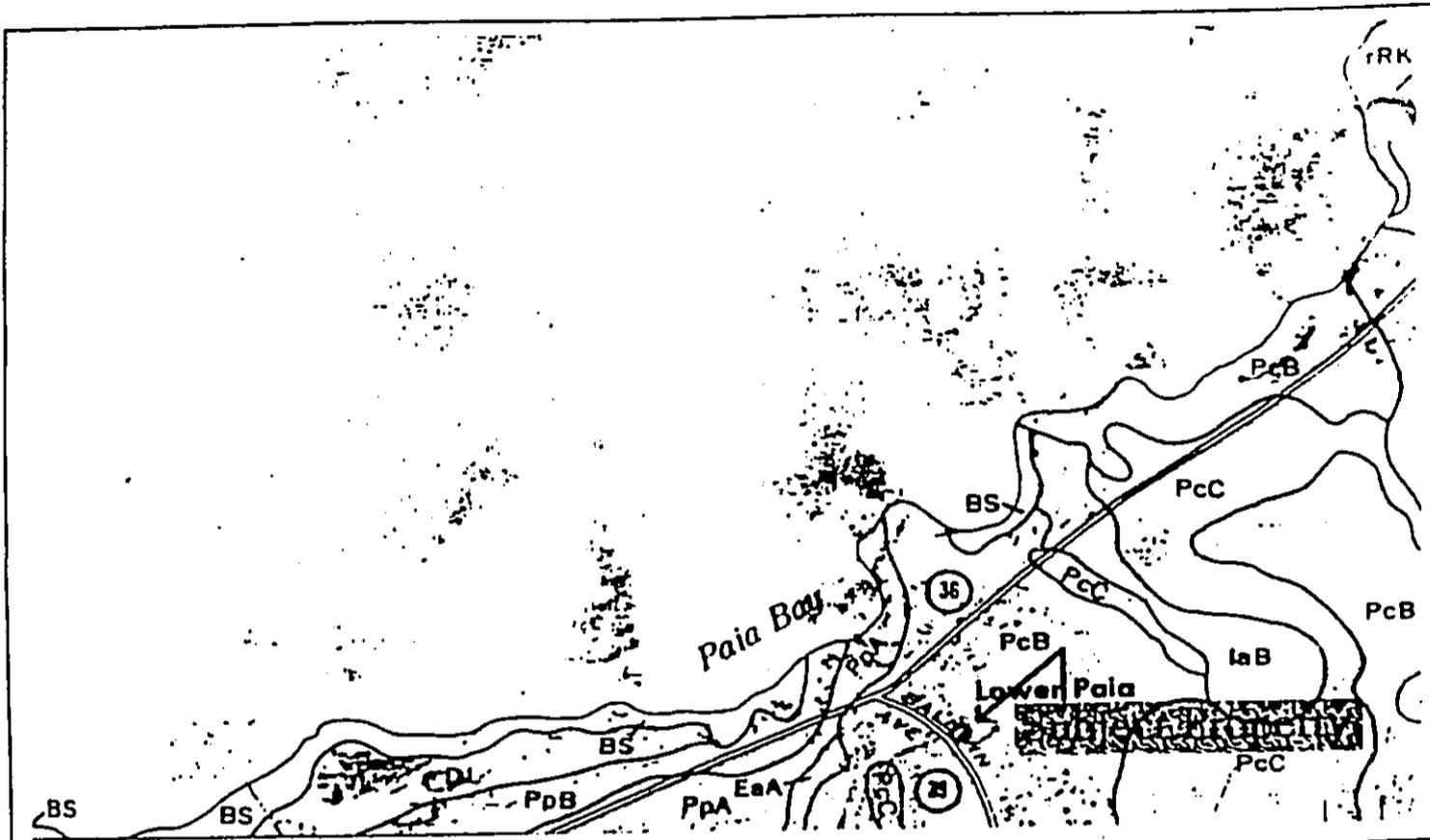
The proposed improvements are not anticipated to impact either wetland areas or wildlife habitats. Any removal of existing vegetation or displacement of wildlife as a result of the proposed actions is not expected to impact any such significant elements of the natural environment.

**6. Air Quality:**

The air quality at the site is considered normally good, with the exception of those times when the HC&S sugar plantation burns, harvests, and plows the sugar cane fields in the vicinity. There are no other known point sources of airborne emissions in the immediate vicinity of the project site.

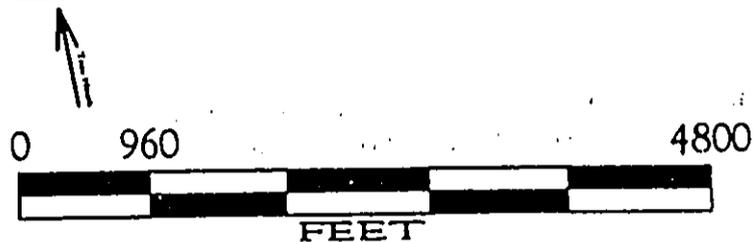
Any dust that may be generated with ground-clearing activities as a result of construction activities might produce a temporary decrease in the ambient air quality. It is anticipated that appropriate mitigating measures such as water wagons, dust barriers, and water sprinklers will be utilized during any site construction.

With respect to the long-term impacts of the project on the ambient air quality, no adverse impacts are anticipated as a result of the proposed project.



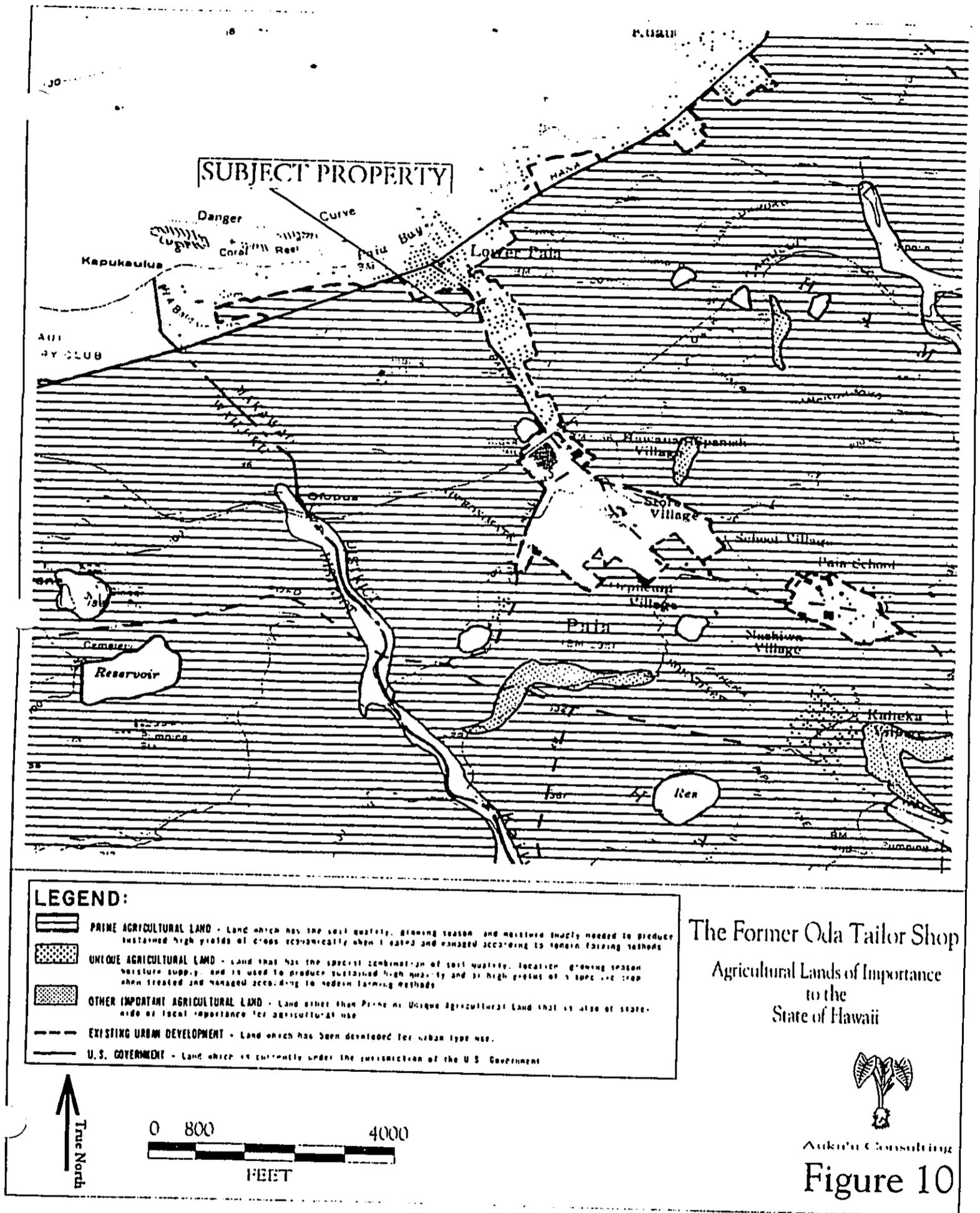
## The Former Oda Tailor Shop Soil Classification Map

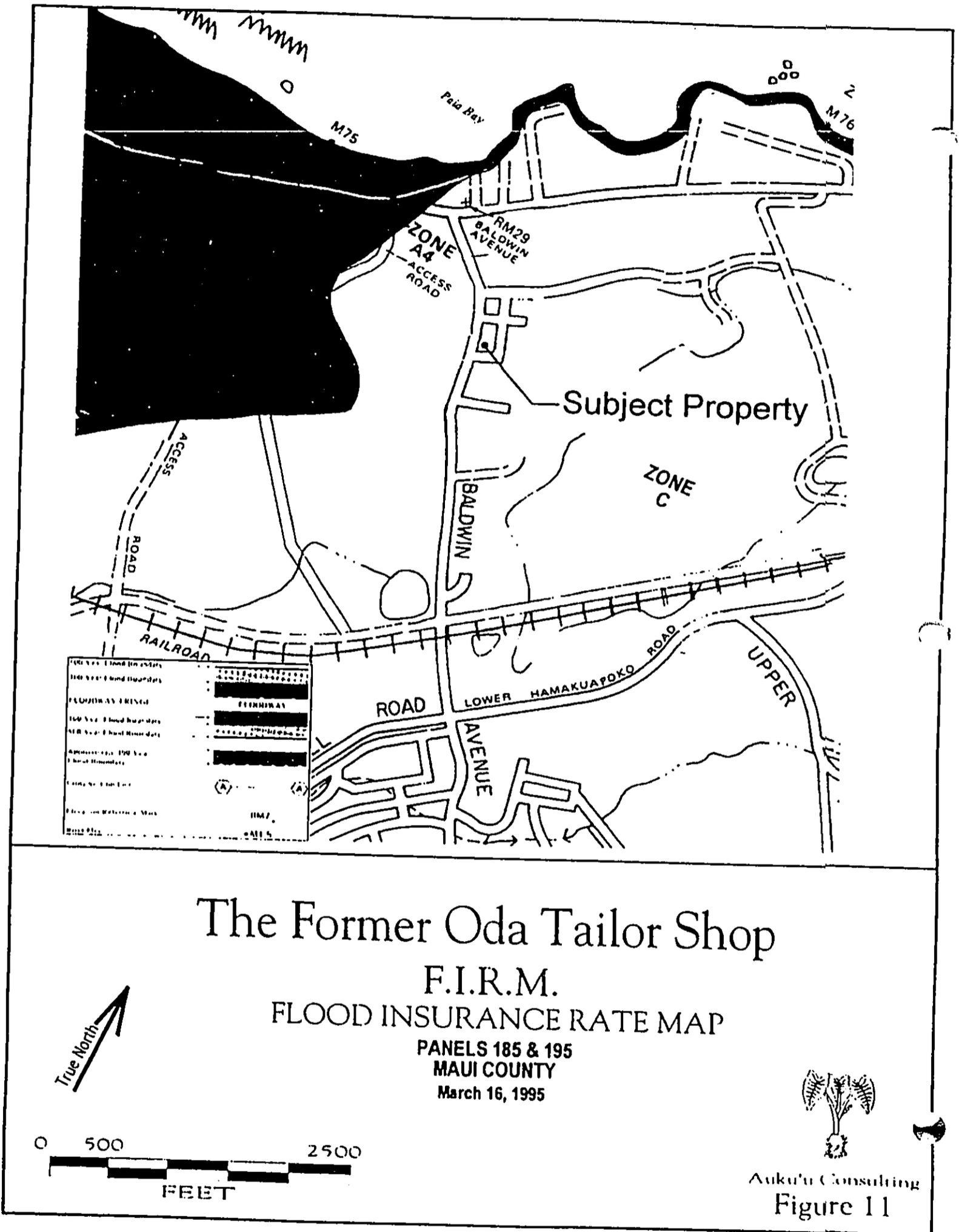
Symbol	Description of Soil
BS	Beaches
DL	Dune Land
EaA	Ewa Silty Loam, 0 to 3 percent slopes
laB	Iao Silty Clay, 3 to 7 percent slopes
PcB	Paia Silty Clay, 3 to 7 percent slopes
PcC	Paia Silty Clay, 7 to 15 percent slopes
PpA	Pulehu silt loam, 0 to 3 percent slopes
PpB	Pulehu Silt Loam, 3 to 7 percent slopes



Auku'u Consulting

Figure 9





**7. Noise:**

Existing ambient noise conditions at the project site consist of those qualities and characteristics that are normally found within a mixed residential and commercial use environment. In addition, Baldwin Avenue, an existing urban collector street, carries vehicular traffic that generates normal noise levels. The proposed project is not anticipated to generate adverse noise conditions beyond those that already exist in the immediate environment.

**8. Scenic and Open Space Resources:**

Lower Paia-Town along the Baldwin Avenue carries a long history as the commercial plantation hub of East Maui. It has been recovering from the closedown and demolition, in the 1950's, of the once vibrant plantation camps. In-fill, the re-development of its urban core, has been occurring over the last 15 years or so. H.C. & S. still farms sugar cane across Baldwin Avenue from the subject property. Only when these fields are harvested, is there a view across the plowed fields to the upper heights of the West Maui Mountains. The U.S. Postal Service is currently building a new regional post office in these same cane fields, in close proximity to the subject lot, further hindering any views.

There are original plantation-style commercial buildings on either side of the proposed building, each of which are actively utilized for retail trade. The Paia-Haiku Country Town Design Guidelines describe the existing character of Paia, in part, this way: "Several building clusters with adjoining facades create continuous canopies..."(p.17). This proposed building will restore once again such an adjoining façade to the commercial building on the south (mauka) side, thereby enhancing the traditional look and feel of Lower Paia-Town.

**9. Archaeological Resources:**

The project site has been significantly disturbed in the course of its past residential and commercial uses, including excavation for building pads, driveways, and utilities. Therefore, any archeological resources have likely long been disturbed or destroyed. A site inspection indicated no probable archeology.

**B. Socio-Economic Environment:**

**1. Land Use and Community Character:**

The Paia region is both agricultural and rural/urban in use and character. Paia is the principal town, with a pedestrian character, within the region and is currently a complex mix of residential and commercial activities with their related environments. Sugar cane fields surround the town of Paia to the west, south, and east. The Pacific Ocean lies immediately to the north. The HC&S

Paia Sugar Mill is the only significant industrial use in the region, and is located approximately one half (0.5) of a mile south of the project site.

**2. Population:**

Based on the 1990 U.S. Census, the resident population of Maui County increased from 70,847 in 1980 to 100,504 in 1990. This is an increase of 42%. Population projections developed in conjunction with Maui County's community plan update program estimate the resident population to be around 124,500 by the year 2000, and will be around 138,500 by the year 2010. Based on these projections, the resident population of the Paia census tract, Tract 305, was 2,093 in 1990 and is expected to grow proportionately to the above countywide estimates.

**3. Economy:**

The economy of Maui County, in general, is heavily dependent upon the tourism industry. Secondly, the agricultural sector, comprised mostly of sugar, pineapple, flowers, macadamia nuts, and coffee, is also a predominant element of the Maui economy.

In the Paia region, sugar is considered the principal economic component, along with tourism relating to the activities principally within the "Free-and-Independent" tourist component traveling to Hana, Haleakala Mountain, and to the rural regions of East Maui to partake in the many recreational activities offered, such as windsurfing, surfing, biking, and hiking.

**C. Public Services and Infrastructure:**

**1. Police and Fire Protection:**

County police patrol services for the Paia region are provided through the Wailuku headquarters of the police department. It is located approximately 10 miles away.

County fire services for the Paia region are provided through the existing County fire station located in Lower Paia-Town, on the Hana Highway, approximately 1 mile north of the subject site; this station is staffed by approximately 15 full-time personnel. There is a public fire hydrant 100 feet to the south of the subject site, and a 2.5" galvanized standpipe 200 feet to the northwest; both are at the shoulders on Baldwin Avenue.

**2. Medical Facilities:**

Maui Memorial Hospital, the island's major medical facility located in Wailuku, serves the Paia region. It is located approximately 10 miles from Paia. There are also a variety of smaller, acute-care clinics located within the Wailuku-Kahului and the Pukalani regions, and they serve the residents of

Paia as well. Ambulance service is located in Makawao, 6 miles to the south, and at the Maui Memorial Hospital in Wailuku.

**3. Schools:**

The State Department of Education operates an elementary school in the Paia area, approximately 1.5 miles from the project site; it services grades K through 6. Kalama Intermediate School, 6 miles south in Makawao, services the Paia students in grades 7 & 8. Maui High School, 9 miles away in Kahului, services the high school students in grades 9 through 12.

**4. Solid Waste:**

Most single-family residential solid waste collection services are provided by the County of Maui through a one-time-per-week curbside pick-up service. All collected solid waste materials are disposed of at the County Central Landfill in Kahului, located approximately 7 miles to the southwest of Paia. This County landfill also services the solid waste products of the private commercial collection providers.

**D. Infrastructure:**

**1. Roadways:**

The Hana Highway is the major route servicing the Paia area from the central regions of Kahului-Wailuku. In addition, Baldwin Avenue, adjacent to the subject site, is a major route to the "Upcountry" region to the south.

**2. Water Systems:**

The principal source for domestic water in the Paia region is the Central Maui Water System. Its sources are, in large part, the Mokuahu Wells in Wailuku and wells located within the Waiehu and Waihee aquifers, approximately 15 to 20 miles to the northwest of Paia. There are currently two County Board of Water Supply transmission mains fronting the subject property: one is 8" ductile iron; the other is 6" cast iron.

**3. Drainage:**

Storm water drainage from the site sheet-flows onto Baldwin Avenue, which has concrete curbs and gutters on its east side fronting the subject property. Storm water is then transported along these existing concrete gutters to a catch basin located near the intersection of Baldwin Avenue with the Hana Highway. From there, underground drainage culvert pipes transport storm waters to the ocean fronting Paia some 250 feet to the north (makai). The site generates a relatively small amount of storm water volume. *See Appendix A.*

**4. Electrical and Telephone Services:**

Electrical services in the Paia region are provided by the Maui Electric Company; GTE-Hawaiian Telephone Company provides telephone services in

the Paia region. Both are currently available and accessed at the subject site off of Baldwin Avenue.

Upon the recommendation of the Maui Electric Company, the project's building consultants will work in conjunction with MECO to discuss the electrical requirements of the project, in particular the specific clearances from the electric companies energized overhead lines that need to be maintained in order to ensure safety. Refer to Exhibit B.

**5. Wastewater:**

Sewage from the site is currently conveyed through a system of gravity and force main systems to a Wastewater Treatment facility located approximately 5 miles to the west of the proposed site, in the town of Kahului.

POTENTIAL IMPACTS AND MITIGATION MEASURES

A. Impacts to the Physical Environment:

1. **Surrounding Uses:**

The project site is located within the existing Lower Paia-Town commercial and residential center. There are urban uses located on three sides of the subject property; and those lands to the west, across Baldwin Avenue, have been, and continue to be, intensely cultivated in sugar cane production. The anticipated commercial/retail use of the subject property is consistent with the adjacent and surrounding uses. There are no adverse impacts anticipated as a result of the proposed project.

2. **Topography and Soil Characteristics:**

No significant earth-moving activities are anticipated to be associated with the proposed project. To the extent practical, all finished grades will follow the existing grades, and therefore should minimize any earthwork activities. As stated in the Preliminary Drainage and Soil Erosion Control Report, October 27, 1999, by W. Arakaki, Engineer, "There will be no adverse effects on adjoining and down stream properties" as a result of the proposed project. Normal drainage patterns should remain relatively unchanged. See Appendix A.

3. **Flora and Fauna:**

The project site is a fully developed urban lot, and has been since around 1920. There are no known significant habitats or rare, endangered, or threatened species of flora or fauna located on the subject site. No impacts on existing wetland areas or wildlife habitats are expected. The removal of any existing vegetation and the displacement of wildlife from the project site are not considered to have an adverse impact on these important components of the natural environment.

4. **Archaeological Resources:**

Considering the high level of previous surface disturbance of the subject site, in our opinion, it is not likely that there are any significant archaeological features or cultural materials located thereon.

Upon reviewing the Draft Environmental Assessment, the State Historic Preservation Division has noted that the project site has not undergone an archaeological inventory survey. Their records indicate that the general area seems likely to have been the location of pre-contact farming, perhaps with scattered houses. Also the presence of the existing house and the remnant of the 1915 Oda Tailor Shop indicate the subject property was in use during the plantation era in the early 20<sup>th</sup> Century, therefore the Division believes the house may meet the criteria of eligibility for registration and it is likely that significant historic sites may be present in the subsurface deposits of the subject property.

Given this information the State Historic Preservation Division recommends that the following conditions be attached to the CIZ and CPA. Firstly, that an archaeological survey, in the form of sub-surface testing, be conducted on the subject property. Secondly, that the project be referred to the Cultural Resources Commission for review and recommendations.

In response to these comments the developer has set a tentative date to meet with the Cultural Resources Commission before the approval of the CIZ or CPA is granted. Also, should the Planning Commission deem it necessary to attach a portion or all of the conditions, as described by the State Historic Preservation Division, to the CIZ and CPA, the owner will work in conjunction with a qualified archaeologist to ensure the necessary requirements are met.

If, during the course of anticipated construction activity, any archaeological or cultural objects are discovered, all work will be halted and the State Historic Preservation Division will be contacted, and any appropriate mitigation measures will be implemented.

**5. Air Quality and Noise:**

Construction equipment emissions during the anticipated construction phase might affect the ambient air quality temporarily.

Some dust generated by short-term construction heavy-equipment activities is anticipated. Appropriate dust control measures such as regular watering of the site during these activities will be implemented to minimize wind-blown emissions.

Ambient noise conditions can expect an impact as a result of the anticipated temporary construction phase. Construction activities will be limited to normal daylight working hours.

A level of additional ambient noise generation associated with retail commercial activities might be expected. There are currently retail activities

occurring on a daily basis within the buildings located both mauka (south) and makai (north) of the proposed project

No permanent or long-term adverse air quality and noise conditions are anticipated from the proposed project.

**6. Scenic and Open Space Resources:**

The proposed project is located along the existing scenic corridor of historic Lower Paia-Town, and because the proposed project will conform to the design standards of the Paia-Haiku Country Town Design Guidelines, it is not anticipated that the project will adversely affect the scenic and open space characteristics of the area.

**B. Impacts to Community Setting:**

**1. Economy:**

Initially, the proposed project will generate planning, permitting, and construction-related employment to the Maui community. Upon completion, the project will provide retail employment along with numerous maintenance and service-related jobs.

**2. Agriculture:**

No disturbances to existing agricultural operations are anticipated as a result of the project. The site has been, and continues to be, utilized entirely in an urban context. See Figure 10 and Figure 12.

**3. Police, Fire, and Medical Services:**

It is not anticipated that the proposed project will have an impact on the service capabilities of Maui County's police, fire, or medical providers. The project will not necessitate the extension of existing emergency service limits.

**4. Recreational and Educational Resources:**

With a proposed use of retail/commercial, there are no impacts anticipated on existing educational resources in the Paia region. With respect to recreational resources, it is anticipated that the proposed project will enhance the existing service industry that accommodates a growing recreation economy in the Paia region.

**5. Solid Waste:**

A solid waste management program will be developed in coordination with the Solid Waste Division of the Maui County Department of Public Works and Waste Management for the proper disposal of demolition and grubbing related materials generated at the project site during the construction phase.

C. IMPACTS TO INFRASTRUCTURE:

1. **Roadways:**

The proposed project is not expected to generate a significant level of traffic. Anticipated normal business hours are from around 9 am to 6 pm. The required parking will be provided on-site, at the rear of the lot; and will be accessed by way of a driveway off of Baldwin Avenue. No adverse impacts on traffic in the vicinity are anticipated.

2. **Water:**

The project site currently has a 4-bedroom, two-bath dwelling on it, and in the recent past, there was a large retail store at the property frontage that was lost to a fire. The existing dwelling will be removed from the lot when the proposed project is underway. No adverse impacts on water in the vicinity are therefore anticipated.

Upon reviewing the Draft Environmental Assessment, the Department of Water Supply has commented on possible water restrictions and requirements, including the applicant providing fire and domestic service, and there-being no guarantee of additional water service. See Appendix B. The developer is aware that no guarantee of additional water is granted or implied, and that the proper application for meter or meter reservation be pursued should the need for increased water usage arise; also the project's building consultants and engineers will be working in conjunction with the Department of Water Supply, engineering division, to ensure that the necessary requirements are met. See Appendix B.

3. **Wastewater:**

The existing site improvements currently utilize the existing County wastewater treatment and disposal system. The proposed project will likely generate little additional wastewater beyond that which is currently being generated on-site and introduced to the County wastewater system.

Upon preliminary inquiry with the Department of Public Works and Waste Management it was ascertained that the current capacity of the Kahului Wastewater Treatment Plant could accommodate any new wastewater generated from a project of this scope. After reviewing the Draft Environmental Assessment, the Department of Public Works and Waste Management has advised that no wastewater service can be insured for the proposed project, and that any future off-street parking, landscaping, and/or loading spaces will be pursuant to Maui County Code Chapter 19.36. See Appendix B. The project's building consultants and engineers will work in conjunction with the Department of Public Works and Waste Management to ensure there are no adverse impacts on wastewater in the vicinity, and that the necessary codes, relating to off-street parking, landscaping, and /or loading spaces, are met. See Appendix B.

**4. Drainage:**

Upon reviewing the Draft Environmental Assessment the Office of Environmental Quality Control has asked for a description of the Best Management Practices that will be used to avoid or minimize storm runoff during construction.

Erosion control measures will be implemented in accordance with current Maui County grading ordinances, and shall employ Best Management Practices to the maximum extent practicable to prevent or reduce pollutants from water bodies, including sediment and other contaminants, in discharges from a construction site.

The following must be addressed if applicable:

1. Stabilization of denuded areas
2. Protection/Stabilization of soil stockpiles
3. Permanent soil stabilization
4. Establishment and maintenance of permanent vegetation
5. Protection of adjacent properties and water bodies
6. Sediment trapping measures
7. Sediment basins
8. Cut and fill slopes (terracing)
9. Storm water management
10. Sequence of construction operations, including phased and successive development projects
11. Stabilization of waterways and outlets
12. Storm sewer inlet protection
13. Control of access and vehicular movement
14. Vehicular control and residential lots during construction
15. Working in or crossing watercourses
16. Underground utility construction
17. Timely installation of permanent erosion and sediment control
18. Maintenance of erosion control facilities
19. Protection of existing vegetation
20. Dust control

Due to the present ground surface conditions, that is, a large existing dwelling, the bare concrete floor of the former Oda Tailor Shop, and the numerous concrete paths, parking areas, driveway, and other hard-surface improvements on this site, there are negligible added impacts anticipated as a result of the proposed project. Landscape planting will be incorporated into the project's site plan for aesthetic reasons, such as to screen on-site parking areas from adjoining open residential-like boundaries. Landscape planting will also incorporate functional reasoning, such as to provide shade and wind mitigation, and to maintain vegetative surfaces to assist in the percolation of run-off. Prior to design and construction on the site, the services of a registered civil engineer will be engaged to determine any appropriate mitigation measures that cannot be anticipated at the present time.

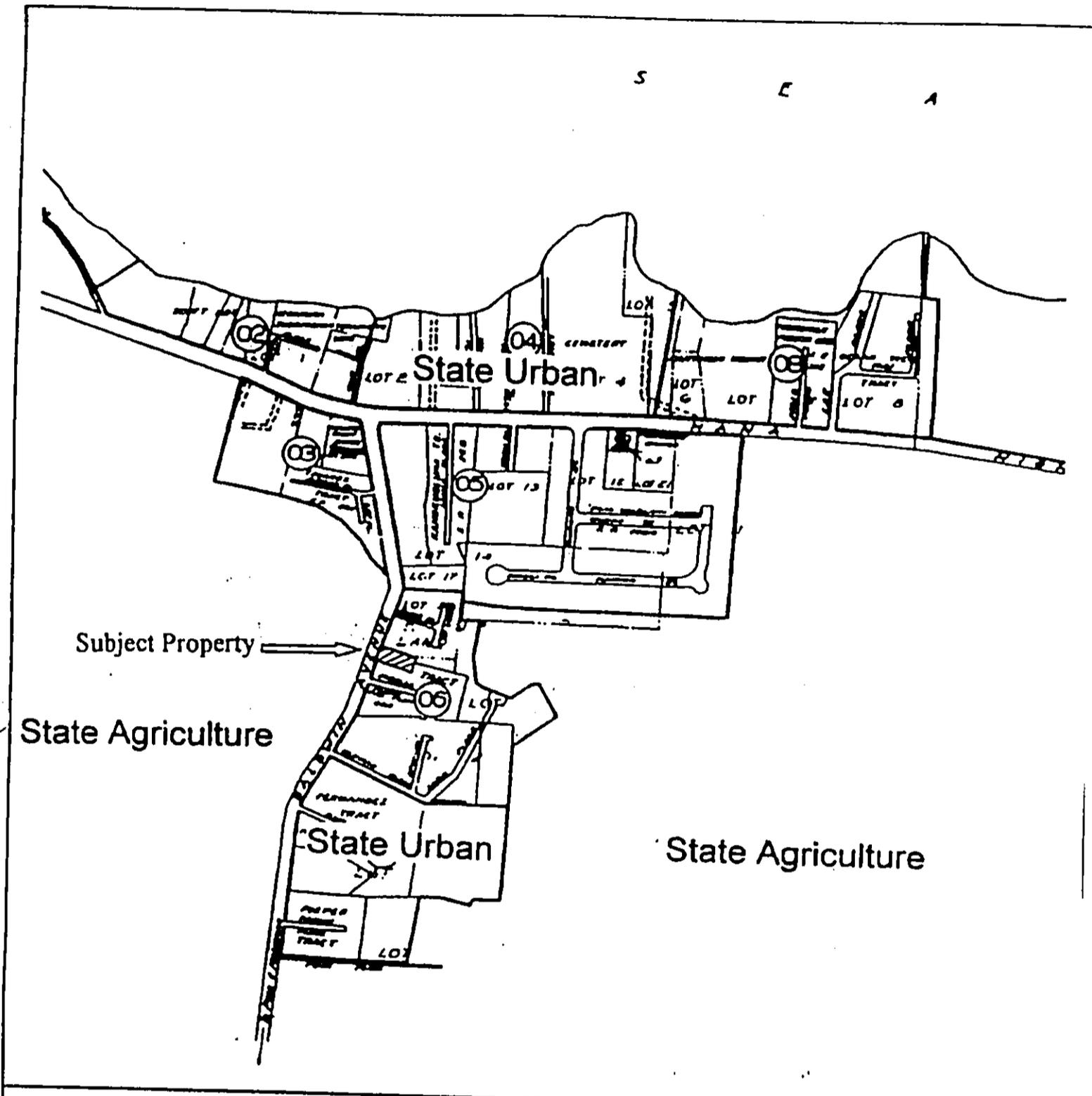
See Appendix A.

CHAPTER FOUR

RELATIONSHIP TO GOVERNMENTAL PLANS,  
POLICIES, AND CONTROLS

A. State Land Use Districts:

The current State Land Use designation of the project site is 'Urban'. The proposed retail/commercial uses are compatible with the State Urban designation. See Figure 12.



True North  
Not To Scale

### The Former Oda Tailor Shop State Land Use Boundaries



Auku'u Consulting  
Figure 12

## **B. Maui County General Plan:**

The Maui County General Plan sets out broad objectives and policies to assist the community in guiding the appropriate long-term development of the County. The following General Plan objectives and policies are addressed by the proposed project:

### **1. Land Use:**

- Objective: *To preserve, for present and future generations, existing Geographic, cultural and traditional community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the county.*
- Policies: *Identify and preserve significant historic and cultural sites. Formulate a directed land-use growth strategy which will encourage the redevelopment and in-fill of existing communities allowing for mixed uses, where appropriate.*
- Objective: *To use the land within the county for the social and economic benefit of all the County's residents.*
- Policies: *Encourage land use patterns that foster a pedestrian oriented environment to include such amenities as bike paths, linear parks, landscaped buffer areas, and mini-parks.*

### **2. Cultural Resources:**

- Objective: *To preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.*
- Policies: *Encourage the rehabilitation and adaptive use and reuse of historic districts, sites, and buildings in order to perpetuate traditional community character and values.*

### **3. Economic Activity:**

- Objective: *To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.*
- Policies: *Maintain a diversified economic environment compatible with acceptable and consistent employment.*
- Objective: *Utilize an equitable growth management program which will guide the economic well-being of the community.*
- Policies: *Encourage a sustainable rate of economic development*

*which is linked to the carrying capacity of the infrastructure systems and the fiscal ability of the County to maintain those systems.*

**C. Paia-Haiku Community Plan:**

The project site is located in the Paia-Haiku Community Plan region. This region is one of a total of nine Community Plan regions in Maui County. The Paia-Haiku Community Plan establishes objectives and policies that are intended to guide the future development of the region.

The subject site is designated Residential in the Paia-Haiku Community Plan, *See Figure 13*, yet the adjacent parcels, one on the north boundary, and the other on the south boundary, are both designated Business/Commercial. *See Figure 14*. The project site itself was used for as many as 70 years for retail/commercial until a fire destroyed the commercial structure, the Oda Tailor Shop, in 1983.

A community plan amendment from Residential to Business/Commercial is being sought for the proposed project.

Upon inquiry with individuals who participated in the creation of the Paia-Haiku Community Plan, it is indicated that there was concern, during the most recent community plan development process, of placing any land in the Business/Commercial category unless it was actively being utilized for that use. Although it is not currently utilized for business, the subject site lies between two active Business/Commercial-designated parcels, and is fronted on a third side by Baldwin Avenue.

Of additional note is the fact that as of September 1999, the United States Postal Service began construction of a new 4000 square foot post office building to include off-street parking on 45,219 square feet of cane land acquired from HC&S. This land is nearly directly across Baldwin Avenue from the subject project site. Despite the fact that the land for this post office project is in the State Agriculture District, is designated County Agriculture on the Community Plan, and is zoned County Agriculture, the Postal Service, being exempt from State and County zoning laws, has proceeded with this Business/Commercial project without any boundary amendments, community plan amendments, or changes-in-zoning.

The Paia-Haiku Community Plan sets out broad goals as well as related objectives and policies to assist the community in guiding the appropriate long-term development of the County. The following Paia-Haiku Community Plan objectives and policies are addressed by the proposed project:

**1. Land Use:**

- **Goal:** *A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment, marine resources, and traditional uses of the shoreline and mauka lands.*
- **Objectives & Policies:** *When appropriate, incorporate low-rise town or village forms of development, such as the neo-traditional town, with defined growth limits and a village core of mixed public, residential, and commercial uses, organized and designed to enhance pedestrian and bicycle access as an alternative to linear forms of development, which are characteristic of more urban areas.*

**2. Cultural Resources:**

- **Goal:** *Identification, protection, preservation, enhancement, and appropriate use of cultural resources, cultural practices and historic sites that provide a sense of history and define a sense of place for the Paia-Haiku region.*
- **Objectives & Policies:** *Identify, protect, and preserve, and, where appropriate, restore significant archaeological and cultural sites and resources unique to the State of Hawaii and the County of Maui.*

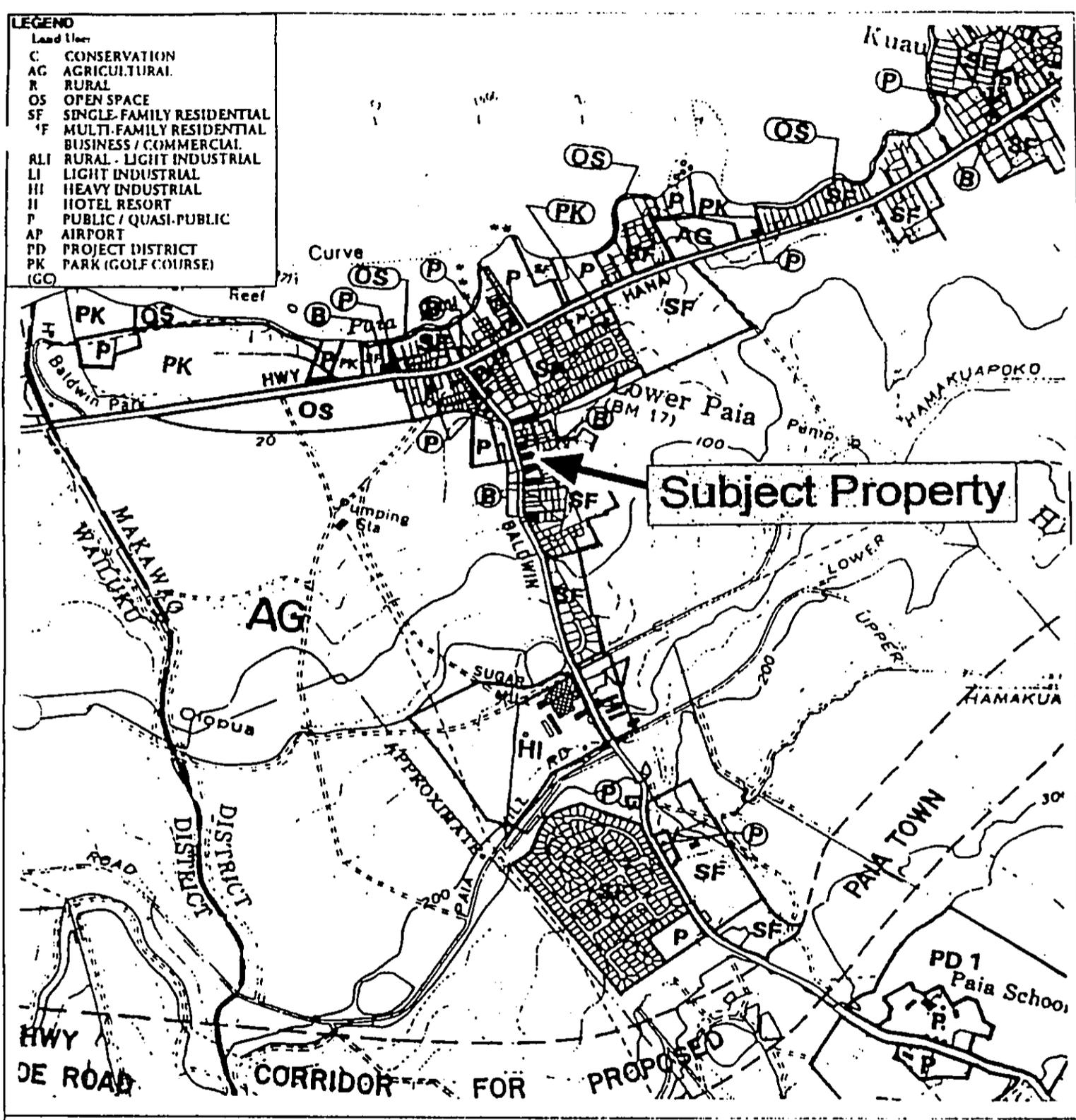
**3. Economic Activity:**

- **Goal:** *A stable economy that complements the rural character of the region and provides opportunities for economic diversification and community needs.*
- **Objectives & Policies:** *Provide for neighborhood-scale commercial services within or in close proximity to residential areas to accommodate the needs of residents.*

**4. Town Design:**

- **Goal:** *Attractive rural town development in keeping with the existing scale, form, and character of settlement areas in the region.*
- **Objectives & Policies:** *Establish in designated areas a neo-traditional village form of development with defined growth limits and a core of low-rise mixed public, residential, and commercial uses organized and designed to enhance pedestrian and bicycle access.*

DOCUMENT CAPTURED AS RECEIVED



**The Former Oda Tailor Shop**  
 Paia-Haiku Community Plan Map

0 1000 5000  
 FEET

Auku'u Consulting  
**Figure 13**

**D. Maui County Zoning:**

The current Maui County zoning of the project site is "County Interim". The proposed retail/commercial uses are not permitted uses in the 'Interim' districts. Therefore, the proposed project will seek a change-in-zoning from County 'Interim' to County 'Country Town Business'.

The adjacent parcels, one on the north boundary, and the other on the south boundary, are zoned County 'Country Town Business'. The project site was used for as much as 70 years for retail/commercial until a fire destroyed the commercial structure, the Oda Tailor Shop, in 1983.

In September of 1999 the United States Postal Service began construction, nearly directly across Baldwin Avenue from the subject project site, to create a new 4000 square foot regional post office building, including off-street parking, on a 45,219 square feet portion of cane land acquired from HC&S.

**E. Coastal Zone Management Objectives and Policies:**

Pursuant to Chapter 205A, Hawaii Revised Statutes, projects are evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A.

**1. Recreational Resources:**

*Objective:*

Provide coastal recreational opportunities accessible to the public.

*Policies:*

- A. Improve coordination and funding of coastal recreational planning and management; and
- B. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
  - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
  - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
- (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters.
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
- (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of section 46-6, HRS.

*Response:*

Due to its location away from the shoreline (approximately 1,500 feet), the proposed project site will have no impact on coastal recreational opportunities, or shoreline access by the public.

**2. Historic Resources:**

*Objective:*

Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

*Policies:*

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

*Response:*

The project site was previously altered, and has since been used for the purposes of operating a retail business and as a site for a single-family residence, therefore it is not anticipated that the project will adversely affect significant historic or archaeological resources.

### 3. Scenic and open space resources:

*Objective:*

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

*Policies:*

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

*Response:*

The Project site is not coastal dependent and will be located approximately 1,500 feet inland; therefore it will have no effect on scenic quality of the shoreline and the surrounding coastal area.

### 4. Coastal ecosystems:

*Objective:*

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

*Policies:*

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

*Response:*

During the construction phase of the project, erosion control measures will be implemented in accordance with current Maui County grading ordinances. In addition, the services of a civil engineer will be utilized to determine any appropriate mitigation measures that cannot be anticipated at the present time. Based on the preliminary soil and erosion control

report (See Appendix A), the post-development phase should create a very minimal increase in run-off. To ensure a pre-development level of drainage however, a system of catch basins and infiltrators will be installed if necessary (See Appendix A).

#### 5. Economic uses:

*Objective:*

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

*Policies:*

- A. Concentrate coastal dependent development in appropriate areas;
- B. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- C. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
  - (i) Use of presently designated locations is not feasible;
  - (ii) Adverse environmental effects are minimized; and
  - (iii) The development is important to the State's economy.

*Response:*

The proposed project will create and stimulate employment opportunities for residents of Maui, and will generate revenue for the State, while having no effect on coastal development.

#### 6. Coastal hazards:

*Objective:*

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

*Policies:*

- A. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- B. Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point pollution hazards;

- C. Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- D. Prevent coastal flooding from inland projects; and
- E. Develop a coastal point and non-point source pollution control program.

*Response:*

According to the Flood Insurance Rate Map (FIRM), effective June 1, 1981, the project site is located within Zone C (*See Figure 11*), which is classified as an area of minimal flooding. The subject property is not located in an area that will be affected by storm waves or surges. There is a rare possibility of loss of property and life due to a tsunami, however the project site is located in an area currently designated Urban by the State of Hawaii, and is surrounded by other businesses and homes, assuming the same minimal risk.

**7. Managing development:**

*Objective:*

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

*Policies:*

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

*Response:*

Early consultation is provided through the process of preparing the Environmental Assessment. Government agency and public comments are also afforded during the review period of the Draft Environmental Assessment. The County development review process will also allow participation at public hearings and meetings.

Applicable State and County requirements will be adhered to in the design and construction of the project.

## **8. Public participation:**

### *Objective:*

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

### *Policies:*

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

### *Response:*

As mentioned previously, early consultation is provided through the process of preparing the Environmental Assessment. Government agency and public comments are also afforded during the review period of the Draft Environmental Assessment. The County development review process will also allow participation at public hearings and meetings.

Applicable State and County requirements will be adhered to in the design and construction of the project.

## **9. Beach protection:**

### *Objective:*

Protect beaches for public use and recreation

### *Policies:*

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

*Response:*

The project site is located approximately 1,500 feet inland from the nearest shoreline, therefore having no adverse effect on beach protection for public use and recreation.

**10. Marine Resources:**

**Objective:**

Implement the State's ocean resources management plan.

**Policies:**

- A. Exercise an over all conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- B. Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- C. Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- D. Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- E. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- F. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

**Response:**

Through proper pre-development analysis and mitigation (as mentioned earlier in the report), it is foreseen that the proposed project will have no adverse effect on the marine and coastal resources. In addition the economy of Paia will be bolstered by new employment opportunities that mesh with the guidelines of the Paia-Haiku Community Plan.

**F. Paia-Haiku Country Town Design Guidelines:**

In order to blend and enhance the existing environment, the proposed project will adhere to the most recent Paia-Haiku Country Town Design Guidelines. These guidelines have been created to "...document existing conditions and establish an identifiable and unified urban design theme to be retained within Paia-Haiku Country Town Business District zoned areas...The stated purpose and intent of

the Country Town Business District Ordinance establishes the need to document the unique urban design character of remote business districts throughout the County of Maui and preserve them as an important feature of these rural business communities..."

**1. Planning Policy Recommendations:**

- A. *"Commercial development should be along Hana Highway and Baldwin Avenue encompassing the existing lots immediately adjacent to the roadways."*

Response:

The proposed project is on Baldwin Avenue encompassing an existing lot immediately adjacent to the roadway and therefore should contribute "...to the viability of the Country Town Business District concept within Paia..."

- B. *"New neighborhood commercial uses to service surrounding residential areas should be established on a case-by-case basis through the community plan process."*

Response:

The subject site is situated in the midst of a mixed commercial/residential-use neighborhood. The relocation of the U.S. Post Office to the area across Baldwin Avenue from the site will likely stimulate new demands for additional appropriate commercial uses such as professional offices, at a neighborhood-like scale, such as is proposed by the project.

- D. *"Existing non-conforming uses in Paia should be "grandfathered" in the case of fire or other destruction of property that requires reconstruction."*

Response:

The former Oda Tailor Shop fits this description of a business use that was non-conforming, yet added to the character of Paia-town for many years until it burned down. A similar-style building would provide symmetry to the awkward gap that was left as a result of the fire.

**2. Existing Character:**

- A. *"A prevalent on-site parking pattern consists of commercial use along main road frontage with on-site parking to the rear of the lot, often accessed by an alleyway or adjacent interior street. Off-*

*Street parking in the front is disruptive to the building façade and canopy continuity."*

Response:

In an attempt to reduce parking stress on Baldwin Avenue, and in order to blend with the existing setting of Paia, the proposed project will create on-site parking at the rear of the lot.

- B. *"In general, water, sewage and other utilities available throughout the Paia area are adequate to service business uses."*

### 3. Design Guidelines:

The following Paia-Haiku Country Town Design Guidelines have been reviewed and incorporated into the design of the building to ensure that the proposed project will blend into and enhance the surrounding area.

- A. *Height Requirements:*  
*"Design new two-story buildings with canopies or balconies which reduce vertical emphasis."*
- B. *Height Recommendation:*  
*"Construction of new two-story buildings should be restricted where two-story buildings on the same or adjacent parcels already have a combined façade width of over 70 feet. Façade widths of adjacent two-story buildings should be limited to a total of 100 feet."*
- C. *Scale Requirements:*  
*"Break up large masses to appropriate human body measurements, with windows, doors, ornament, etc."*
- D. *Setback Requirements:*  
*"In Paia, buildings in commercial areas should abut property line or sidewalk setback lines in street frontage."*
- E. *Setback Recommended:*  
*"In Paia, buildings in commercial areas should abut side yard property line (no side yard setback), except where:*  
i) Access to on-site parking in rear of building is necessary  
*"In Paia, avoid gaps in walls of building facades along the main thoroughfares."*

- F. *Roof Recommendations:*  
"Roof shapes of new buildings should be compatible with adjacent buildings."  
"If using formed metal roofing panels, corrugated shapes are recommended."
- G. *Façade Requirements:*  
"Design new buildings with end gables or symmetrical, ornamented false fronts..."  
"Canopies required across entire main façade and any other sides abutting public street right of ways..."
- H. *Façade Recommendations:*  
"Maintain symmetrical store front design, to greatest possible extent."
- I. *Canopy Requirements:*  
"Install canopies on new buildings along street frontage."  
"Use corrugated metal canopies supported by rods or braces, rather than posts, over walkways."
- J. *Building Entry Requirements:*  
"Entrances to buildings should be on the main façade, and emphasized by elaboration in plan or elevation."  
"In two story buildings, the primary ground floor retail entrance should be differentiated from upper floor exterior entries (if any)."
- K. *Building Entry Recommendations:*  
"Entries should be placed to create a symmetrical façade design and should relate to architectural design above the sidewalk canopy."
- L. *Door Recommendations:*  
"Install wood and glass doors in storefronts with pane shape consistent with other windows."  
"Install doors with multiple panels or with glazing and panels in new structures."
- M. *Window Requirements:*  
"Plate glass windows in storefronts must be in units that are taller than wide."  
"Acknowledge original window treatment with regard to: rhythm, spacing, proportion, alignment, design, and orientation."
- N. *Fences, Freestanding Walls, and Wall Finishes Definitions:*  
"... Firewalls should be integrated into the basic building design and should be sheathed with the predominant building material..."



CHAPTER FIVE

SUMMARY OF UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS, ALTERNATIVES TO THE PROPOSED ACTION, AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

A. Unavoidable Adverse Environmental Effects:

The proposed project will result in some unavoidable construction-related impacts including noise impacts. There also may be temporary air quality impacts associated with dust that is generated from construction activities and exhaust emissions discharged by construction-related heavy equipment.

B. Alternatives To The Proposed Action:

1. **Alternative A:**

Alternative "A" represents the proposed action. This proposed use will enhance and complement the surrounding land uses. In addition, it adheres to the County General Plan objectives and policies as well as the Haiku-Paia Community Plan goals and objectives and policies.

2. **Alternative B:**

Alternative "B" represents a residential use. In and of itself, this is a compatible use in this vicinity. Because, however, the project site is bordered on two sides and across the street by fully developed retail/commercial uses, the quality of the use of the subject site as residential would at best be compromised. In addition, this property has been used traditionally and historically for retail/commercial, and, but for a devastating fire, would likely be in use as a retail/commercial business.

3. **Alternative C:**

Alternative "C" represents a "No Action" alternative. The no-action alternative would render the site unusable within the goals as well as the objectives and policies as identified in Chapter 4, sections B and C, regarding the relationship of the proposed project to governmental plans, policies, and controls. This would seem to run counter to these governmental intents.

C. *Irreversible and Irretrievable Commitments of Resources:*

The development of the proposed improvements would involve the commitment of land, labor, funding, and material resources for the proposed action.

There are no other significant irreversible and irretrievable commitments of resources that have been identified in connection with the proposed action.

# CORRECTION

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

C. *Irreversible and Irretrievable Commitments of Resources:*

The development of the proposed improvements would involve the commitment of land, labor, funding, and material resources for the proposed action.

There are no other significant irreversible and irretrievable commitments of resources that have been identified in connection with the proposed action.

CHAPTER SIX: . . . . .

**FINDINGS AND CONCLUSIONS**

In accordance with the "Significant Criteria," Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", the proposed project was analyzed to determine if it would have significant impacts on the environment. The following Findings and Conclusions are made:

1. **No irrevocable commitment to loss or destruction of any natural or cultural resources will occur as a result of the proposed project.**

The site has been previously disturbed and contains no surface archaeological features. If any cultural remains are discovered during construction, work in the immediate vicinity will be halted and the State Historic Preservation Division will be consulted to establish appropriate mitigation strategies.

2. **The proposed action will not curtail the range of beneficial uses of the Environment.**

The site is a fully developed urban lot that has already rendered alteration to the environment in terms of natural and or prehistoric cultural resources. Therefore, neither the current use of the site nor this proposed use of the site are anticipated to curtail, presently or in the future, the range of appropriate beneficial uses of the environment.

3. **The proposed action does not conflict with the State's long-term environmental policies or goals or guidelines as expressed in Chapter 344, Hawaii Revised Statutes. Nor does it conflict with Maui County's environmental policies or goals.**

The State's Environmental Policies and Guidelines, as set forth in Chapter 344, Hawaii Revised Statutes, have been reviewed and instituted in connection with the proposed project.

- **Environmental Policy:**  
To create opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments.
- **Environmental Guideline:**  
To encourage industries in Hawaii which would be in harmony with our environment.

- *Environmental Policy:*  
Establish communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.
- *Environmental Guideline:*  
Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of the neighborhoods which reflect the culture and mores of the community.  
Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education and recreation.

**4. The proposed action will not substantially affect the economic or social welfare of the community, the County, or the State.**

The proposed action will provide both short-term and long-term jobs, which will benefit the community, and will provide an *increase* in the social welfare of Paia and the greater Maui community. Therefore the social welfare of the community should not be negatively affected by the proposed action.

**5. The proposed action will not substantially affect the public health**

As previously noted, there will be some short-term noise and air quality impacts in conjunction with the anticipated construction activities. Mitigation measures will be taken to minimize these short-term impacts; no long-term public health impacts are anticipated.

**6. The proposed action will not involve substantial secondary impacts, such as population changes or have significant impacts on public services or infrastructure.**

It is not anticipated that the project will have any measurable impact on the population base of the community or the County. Existing roads are adequate to handle any additional vehicular activity generated by the project. County water service and wastewater facilities are currently in use at the project site, and the project will comply with applicable County and State drainage requirements. The project is not expected to adversely impact the public services such as police, fire, or medical services. And further, no measurable impacts upon recreational, educational, or solid waste facilities are anticipated.

**7. The proposed action will not invoke or involve a substantial degradation of the environmental quality.**

During the proposed construction, short-term air and noise quality impacts will likely occur, but no such degradation in the long-term is anticipated.

- 8. The proposed action is not a part of a larger development and therefore will not involve a commitment for larger actions.**

The subject lot will be fully developed if the proposed action is implemented. There is no additional available developable land adjacent to the site for any additional future development. All properties surrounding the subject site are currently fully developed.

- 9. The proposed action will not substantially affect any rare, threatened, or endangered species of plants or animals or their respective habitats.**

The subject site has long been in a fully developed residential/commercial use, therefore, there are no apparent significant plant or animal habitats within the site.

- 10. The proposed action will not detrimentally affect the air or water quality, nor the ambient noise levels.**

During the proposed construction, short-term air and noise quality impacts will likely occur, but no lasting impacts or degradation in the long-term are anticipated.

- 11. The proposed project will not affect environmentally sensitive areas such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal water.**

The project site is not prone to flooding. Soils of the site are not erosion-prone, and there are no geologically hazardous lands, estuaries, or fresh or coastal waters within or near the project site.

- 12. The proposed action will not substantially affect or alter scenic vistas and view-planes identified in County or State plans or studies.**

Because the site is sandwiched between two existing commercial buildings, and because the surrounding terrain has no more than a 3% slope, the site controls no scenic vistas or view planes. The proposed building itself will actually *enhance and become an integral part of* the scenic vista of the historic commercial corridor of Baldwin Avenue, Paia.

- 13. The proposed action will not require substantial energy consumption.**

It is anticipated that the retail/commercial uses will be mixed in nature, resulting in modest increased energy consumption over what is currently being consumed by the existing 4-bedroom, two-bath dwelling with its kitchen and housekeeping facilities.

Based on the above aforementioned findings, it is concluded that the proposed action will not result in significant environmental impacts.

## CHAPTER SEVEN

. . . . .

### *AGENCIES/ORGANIZATIONS CONTACTED DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT*

1. Ms. Kathleen Dagher  
Acting Maui Archaeologist  
State Historic Preservation Division  
Kakuhihewa Building  
601 Kamokila Blvd., Suite 555  
Kapolei, HI 96707

Phone contact:

Based on the description provided, she feels there is probably no impact with respect to archaeological resources at the subject site. Her comments were made subject to having an opportunity to review the forthcoming formal report.

2. Mr. Cliff Green  
Owner, Paia Clothes Cleaners  
Board Member, Paia Main Street Association  
PO Box 995  
Paia, HI 96779

Phone contact:

He feels there is support for in-fill around the surrounding buildings, and it will be important to present architectural renderings of the proposed building to the Paia Main Street Association when available, for their comments and input.

3. Mr. Mercer Vicens  
President, Paia Main Street Association  
PO Box 995  
Paia, HI 96779

Phone contact:

He feels there shouldn't be a problem with the proposed development. His comments were made subject to having an opportunity to review the forthcoming architectural renderings and specific scope of the project.

4. Sergeant Duchane  
Maui Police Department  
55 Mahalani St.  
Wailuku, HI 96793

According to Mr. Duchane, current Maui Police Department services can accommodate a project of this scope in Paia.

5. Captain Nemchak  
Fire Prevention Bureau  
21 Kinipopo  
Wailuku, HI 96793

Mr. Nemchak advised of fire access standards that we should be aware of. He advised that the Fire Department will be reviewing any building plans when they are submitted. In other respects, he did not feel there would be an impact on existing services in Paia.

6. Sierra Club  
71 Baldwin Ave., Unit C-8  
Paia, HI 96779

A message response from Ms. Lucienne DeNaie of the Sierra Club staff was received. She advised that in-fill within the existing commercial core of Paia is to be encouraged, subject to conformance with the Paia-Haiku Design Guidelines. She also noted there should be no other impacts as a result of the proposed project. Her comments were made subject to having an opportunity to review the forthcoming architectural.

7. Mr. Lloyd P.C.W. Lee, P.E., Chief  
Public Works and Waste Management  
Engineering Division  
County of Maui  
200 South High Street  
Wailuku, HI 96793

Mr. Lee had several design standards comments and suggestions regarding driveway and sidewalk widths, etc. He also noted the existing roadway and drainage improvements are adequate for this project.

8. Ms. Diane Ariyoshi, Engineer  
Board of Water Supply  
County of Maui  
PO Box 1109  
Wailuku, HI 96793

Ms. Ariyoshi indicated that, currently, county water service is available for the area, and that the exact water demand of the project will have to be assessed when more detailed information is available.

9. Mr. William Tavares  
Long-time Paia Community Leader  
Paia, Maui

He feels that the proposed project should fit in to what is already there. He remembers the Oda Tailor Shop building and its destruction by fire.

10. Engineering Department  
Maui Electric Company  
210 West Kamehameha Ave.  
Kahului, HI 96732

The Engineering Department outlined the chronological steps for acquiring electrical service in a building of this design and function. The exact configuration of the project's wiring will depend on an electrical consultant's opinion, the opinion of the Maui Electric Company and discussion with the owner, however there should be no problem in accommodating a project such as this one.

## REFERENCES

. . . . .

1. Detailed Land Classification – Island Of Maui  
Land Study Bureau  
University of Hawaii  
L.S.B. Bulletin No. 7
2. Soil Survey Of Islands Of Kauai, Oahu, Maui, Molokai, and Lanai  
State of Hawaii  
U.S.D.A. – S.C.S  
August 1972
3. Pa'ia – Ha'iku Community Plan  
County of Maui  
Updated: May 17, 1995
4. Country Town Design Guidelines  
Pa'ia – Hai'ku  
County Of Maui  
April 1990
5. General Plan  
County Of Maui  
1990
6. Flood Insurance Rate Map  
Federal Emergency Management Agency  
Map Revised: August 3, 1998

APPENDIX A . . . . .

*Preliminary Drainage and Soil Erosion Control Report*



PRELIMINARY  
DRAINAGE AND SOIL EROSION CONTROL REPORT  
COMMERCIAL DEVELOPMENT

TMK: (2) 2-6-06: 14

PREPARED FOR:

HUGH STARR  
P.O. BOX 33  
MAKAWAO, MAUI, HAWAII 96768

PREPARED BY:

WAYNE I. ARAKAKI, ENGINEER  
P.O. BOX 884  
WAILUKU, MAUI, HAWAII 96793

OCTOBER 27, 1999

## CONTENTS

- I. INTRODUCTION:
- II. PROPOSED PROJECT:
  - A. Location
  - B. Project Description
- III. EXISTING CONDITIONS:
  - A. Topography and Soil Conditions
  - B. Drainage
  - C. Flood and Tsunami Zone
- IV. DRAINAGE PLAN:
  - A. General
  - B. Hydrologic Calculations
- V. CONCLUSION

### REFERENCES:

- Location Map
- Flood Insurance Rate Map
- Soil Survey Map
- Calculations

## I. INTRODUCTION:

This examination and report has been prepared to evaluate both the existing onsite drainage conditions and the proposed drainage plan for the proposed project improvements.

## II. PROPOSED PROJECT:

### A. Location

The proposed project is located along east wide of Baldwin Avenue. Also, near to the intersection of Melia Place and Baldwin Avenue. The property is identified by TMK:(2) 2-6-06: 14, with an area of 7,268 sq.ft..

### B. Project Description

The project will consist of a two story retail/commercial building. There will be 9 parking stalls located at the rear of the proposed project site. The footprint of the building will be approximately 40 feet by 40 feet or 1600 sq.ft. per floor. The total building area will be 3,200 sq.ft.. We will install a subsurface drainage system, on site to take care of increase of runoff due to development.

## III. EXISTING CONDITIONS

### A. Topography and Soil Conditions

The project site is presently developed with an existing dwelling, driveway and concrete slab. The former Oda Tailor Shop, was located there with a concrete floor area of 34 feet by 46 feet and a paved driveway of 8 feet by 34 feet. There is also an existing 4-bedroom/2 bath wood frame dwelling, approximately 1500 sq.ft.. This building will be demolished to make room for the proposed project. The property is relatively flat and slopes in a East to West direction.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, (August 1972)", prepared by the United States Department of Agriculture, Soil Conservation Service, the soil at the project site consists of Paia silty clay (PcB, see attached). The surface layer is dark reddish-brown silty clay and clay about 19 inches thick. The subsoil, about 41 inches thick, is dark reddish-brown, and clay. The soil is mildly alkaline in the surface layer and subsoil.

Permeability is moderate. Runoff is slow, and the erosion hazard is slight. This soil is used for sugarcane, pasture and home sites. The natural vegetation consists of ilima, kiawe, guava, hilograss, lantana and foxtail.

#### B. Drainage

The existing drainage sheet flows in a East to West direction on to Baldwin Avenue. There is no off-site drainage that flows onto the project site. Please see the drainage map. There are no existing drainage problems, with the present condition of the project site.

#### C. Flood and Tsunami Zone

According to the Flood Insurance Rate Map (FIRM), effective June 1, 1981, prepared by the Federal Emergency Management Agency, Federal Insurance Administration, the project site is located in designated Zone C (see attached). Zone C areas are explained as being areas of minimal flooding.

### IV. DRAINAGE PLAN

#### A. General

The onsite runoff due to development will be contain with a subsurface drainage system that will be constructed on the project site. The runoff from the parking lot and roof, will be directed to the two catch basins, that will be connected to the subsurface drainage system which will be made up of the standard infiltrators. The standard infiltrators will retain the runoff, until it percolates into the subsoil. The runoff flows will be based on a one hour 50 year storm.

#### B. Hydrologic Calculations

The hydrologic calculations are based on the "Drainage Master Plan for the County of Maui", prepared by R.M. Towill Corporation, October 1971.

Rational Formula Used:  $Q = CIA$

Where Q = Rate of Flow (cfs)  
C = Runoff coefficient  
I = Rainfall intensity duration equal to the time of concentration (in./hr.)  
A = Area (acres)

**Runoff Calculations of  
Drainage Areas (Existing condition)**

Drainage area improved or paved section

Concrete Slab	34'x46'	1,564 sq.ft.
Concrete Driving	8'x34'	272 sq.ft.
Existing Dwelling		1,500 sq.ft.
		-----
Total		3,336 sq.ft.

Grassed Area

Total area	minus	Improved Area	=	Grassed Area
7,265 sq.ft.	minus	3,336 sq.ft.	=	3,929 sq.ft.

Runoff Coefficients

Infiltration	Negligible	0.20
Relief	Flat	0.00
Vegetal Cover	None	0.07
Development Type	Business	0.55
C =		0.82

Area (acres)

$$3,336/43,560 = 0.0766$$

I = rainfall intensity

$$6.6 \text{ (in/hr)}$$

Q=CIA

$$= 0.82 (6.6) (0.0766)$$

Q=0.41 cfs

Drainage existing grassed area

Runoff Coefficients

Infiltration	Medium	0.07
Relief	Flat	0.00
Vegetal Cover	Good	0.03
Development Type	Business	0.55
		-----
		C = 0.65

Area (acres)

$$3,929/43,560 = 0.0902$$

I=rain fall intensity

$$4.4 \text{ (in/hr)}$$

Q=CIA

$$= 0.65 (4.4) (0.0902)$$

Q= 0.26 CFS

Total existing run off (0.26 cfs + 0.41 cfs = 0.67 cfs).

Drainage computation after development. We are assuming that the whole parcel will be developed, with minimal planter requirements.

Runoff Coefficients

Infiltrators	Negligible	0.20
Relief	Flat	0.00
Vegetal Cover	Poor	0.07
Development Type	Business	0.55
		-----
		C = 0.82

Area (acres)

$$7,265 / 43,560 = 0.167 \text{ acres}$$

I = rainfall intensity

$$6.6 \text{ (in/hr)}$$

Q=CIA

$$= 0.82(6.6)(0.167)$$

Q = 0.90 CFS

The total increase due to development is (0.90 cfs - 0.67 cfs = 0.23 cfs). This increase is *minimal*, and will be conveyed into a subsurface drainage system. There will be two catch basins and use of infiltrators, to absorb run off from the roof and parking lot area. The infiltrators will retain the runoff, until it is percolated into the ground. There will be no adverse effects on adjoining and down stream properties.



BALDWIN AVENUE

(224-806-017) LOT 13

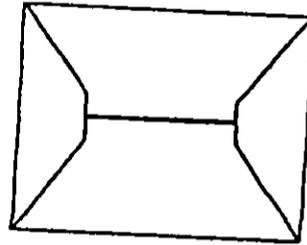
PAIA COFFEE COMPANY  
EXISTING FACTORY  
COMMERCIAL BUILDING

LOT 11

(224-806-016)

Car. Driveway

Former  
ODA TAILOR SHOP



Concrete Retention

Existing Paved Area

VEGAN RESTAURANT  
EXISTING FACTORY  
COMMERCIAL BUILDING

(224-806-014)

(224-806-013)  
LOT 2

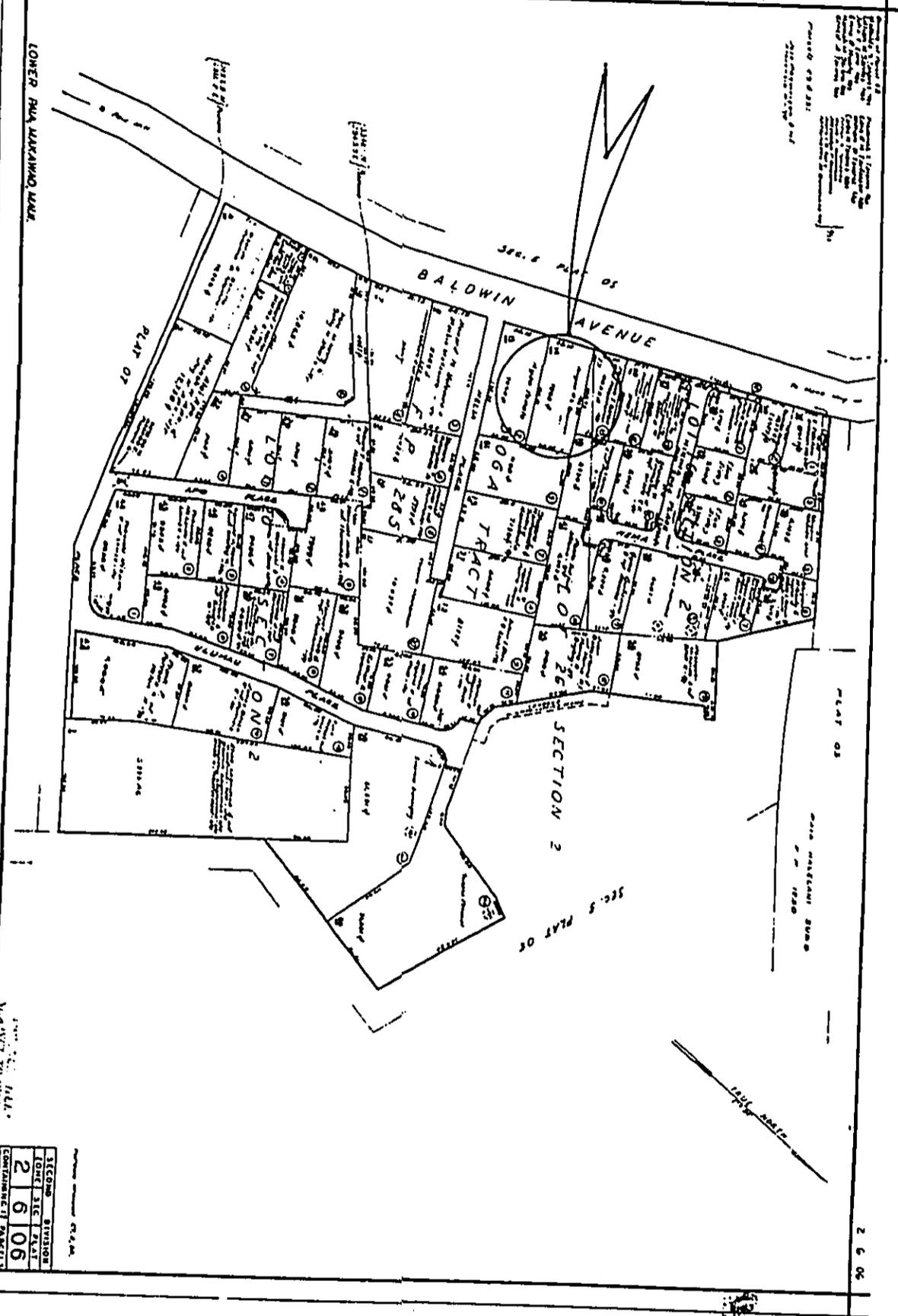
MELIA PLACE

Oda Tailor Shop  
109 Baldwin Avenue  
Paia, Hawaii



Site Plan

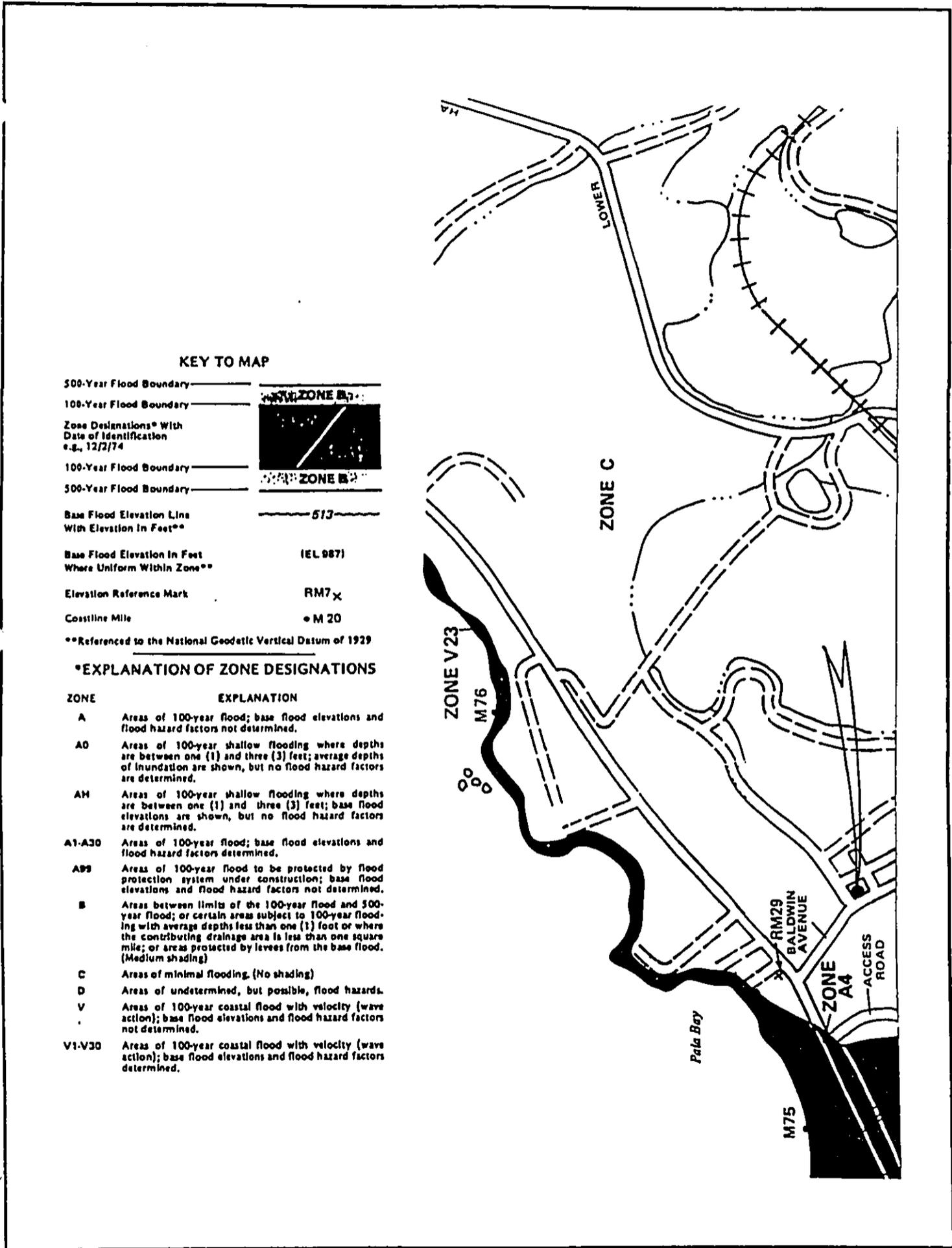
City No. 1929  
 By: [Signature]  
 Date: [Date]



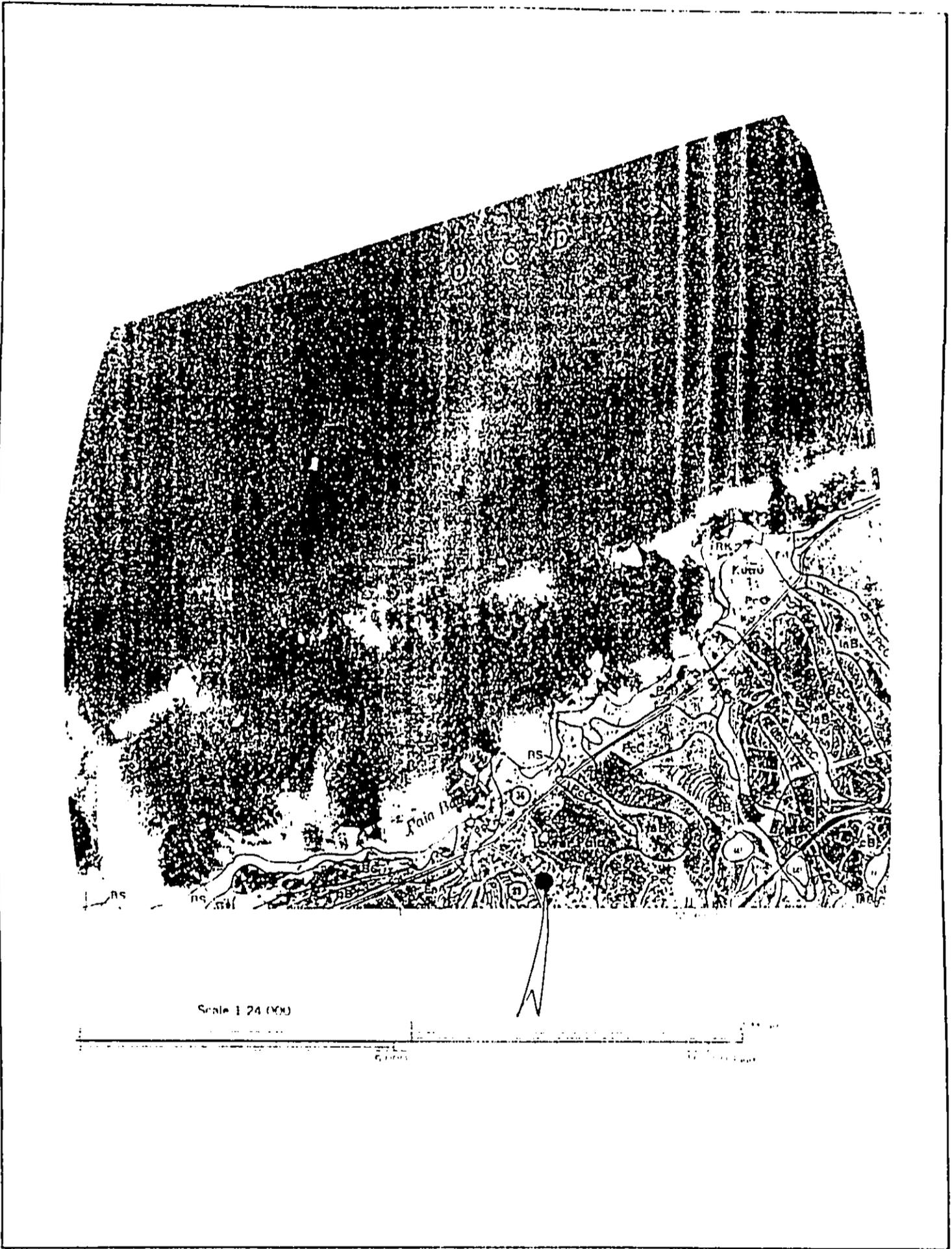
255

SECTION	DIVISION
2	6
106	
CONTAINING PLATS	
SCALE 1/4" = 100'	

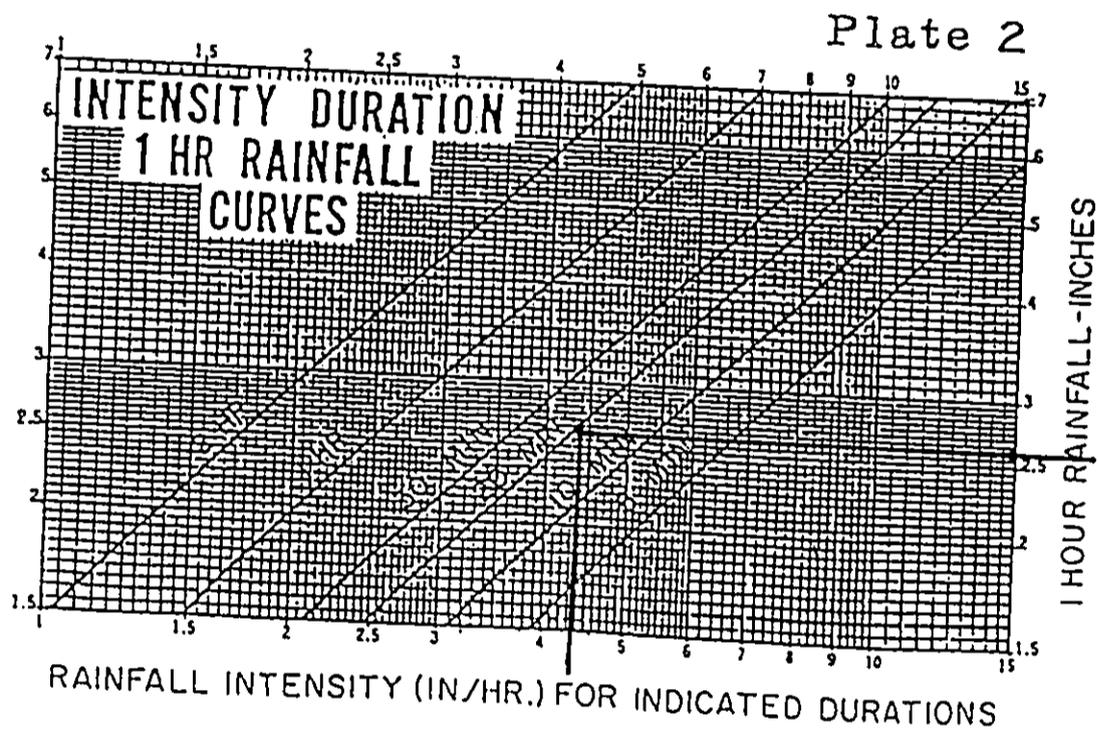
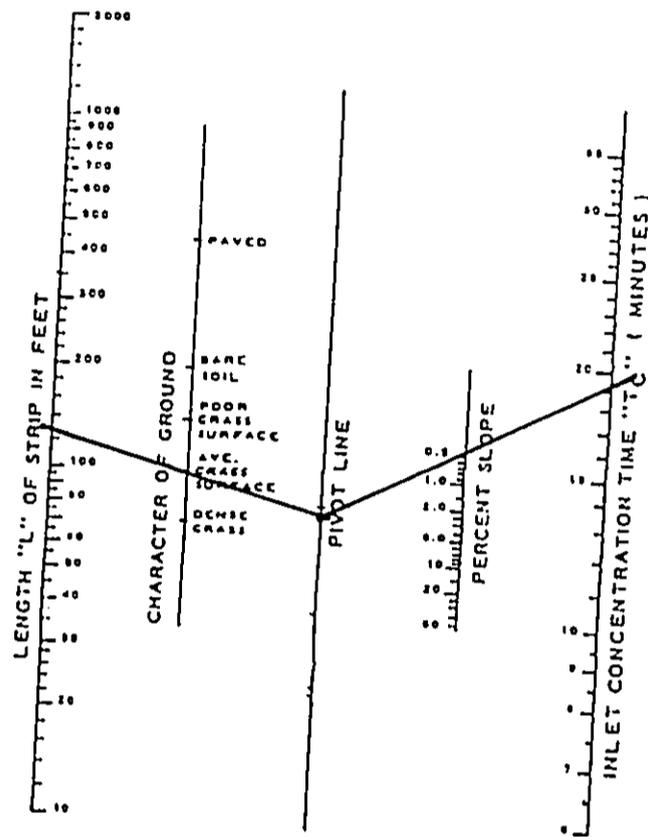
2 6 06



DOCUMENT CAPTURED AS RECEIVED







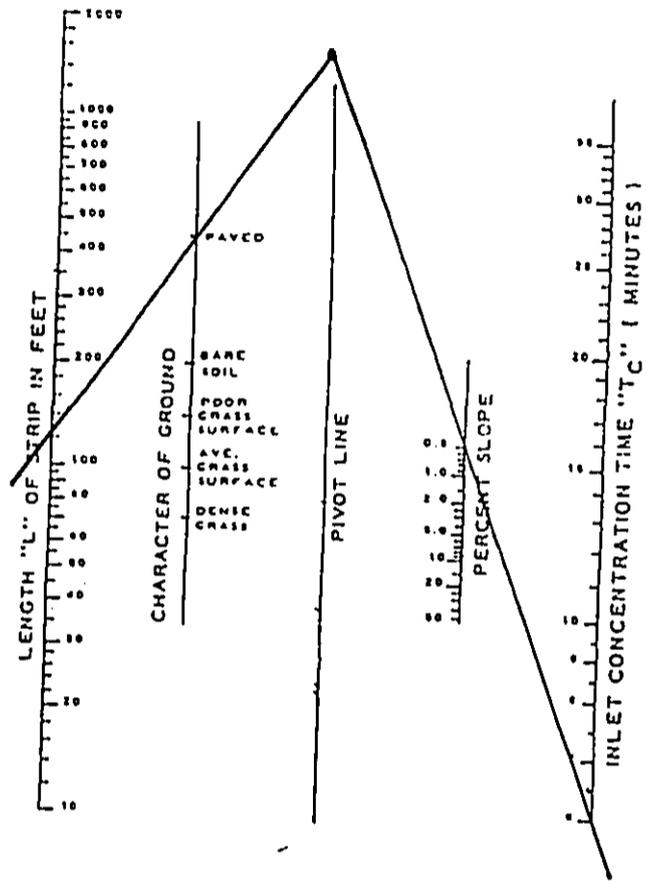


Plate 1  
Overland  
Flow  
Chart

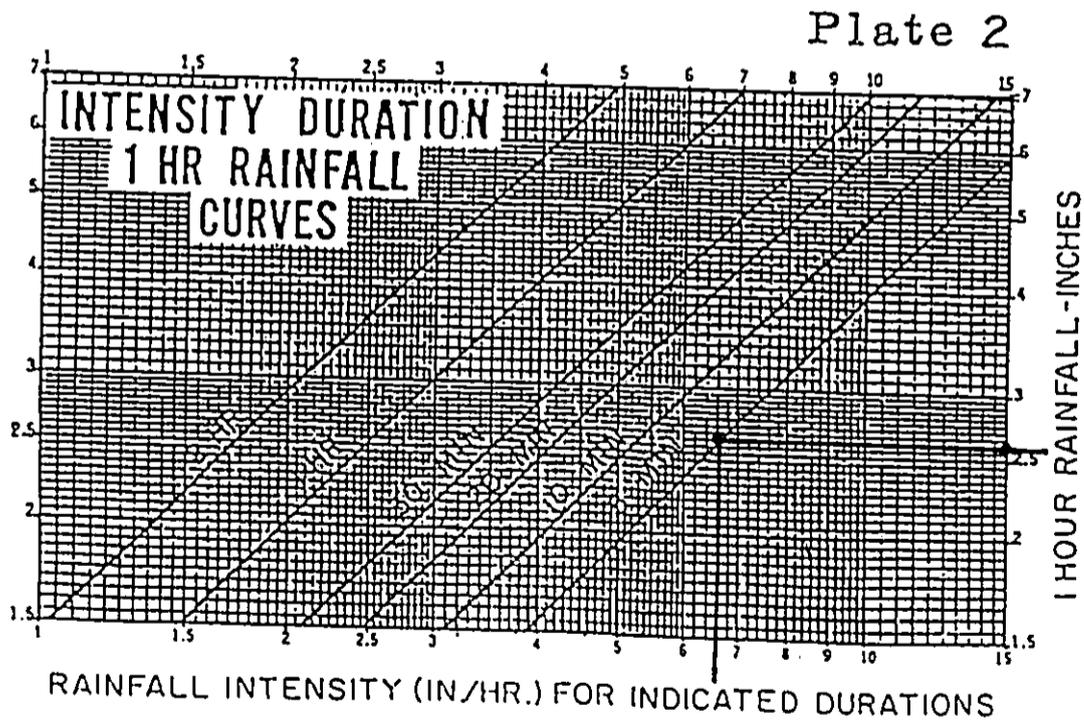


Plate 2

APPENDIX B

.....

*Public or agency comments and corresponding responses*

---

4901



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
HONOLULU, HAWAII 96809

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

August 10, 2000

LD-NAV

Ref.: CPA2000005.RCM

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

Dear Mr. Min:

SUBJECT: Application for Community Plan Amendment and Change in Zoning - Former Oda T... Shop, New Retail Building  
I.D.: CPA 2000 0005, E... 0 0009 CIZ 2000 0010  
Angela D. L. Cochran, ... Consulting - TMK: 2-6-6: 14

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

By separate transmittal, the Historic Preservation Division had received the subject documents for their review and comment. They will review the information material and submit their comments (if any) directly to a separate cover letter. The Department has no other comments to offer on the subject matter.

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

Sincerely,  
y truly yours,

*Man Y. Uchida*  
MAN Y. UCHIDA  
Administrator

C: Maui District Land Office  
Historic Preservation Division

00  
AUG-10-2000  
10:22:19

# CORRECTION

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

DOCUMENT CAPTURED AS RECEIVED

4901



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. BOX 20889  
HONOLULU, HAWAII 96820

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

August 10, 2000

LD-NAV

Ref.: CPA2000005.RCM

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

Dear Mr. Min:

SUBJECT: Application for Community Plan Amendment and Change in Zoning - Former Oda T. Shop, New Retail Building  
I.D.: CPA 2000 0005, E. 0 0009 CIZ 2000 0010  
Angela D. L. Cochran, Angela's Consulting - TMK: 2-6-6: 14

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

By separate transmittal, the Historic Preservation Division had received the subject document for their review and comment. They will review the information material and submit their comments (if any) directly to the Department. A separate cover letter. The Department has no other comment to offer on the subject matter.

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

Sincerely,  
y truly yours,

ALAN Y. UCHIDA  
Administrator

C: Maui District Land Office  
Historic Preservation Division

00  
AUG-7 12:00

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
889 PUNICHA STREET  
HONOLULU, HI 96813-6097



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

August 12, 2000

AUG -9 P2:26

IN REPLY REFER TO:  
STP 8.9630

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

Dear Mr. Min:

Subject: Former Oda Tailor Shop, New Retail Building  
Environmental Assessment EA 2000/0009  
Community Plan Amendment CPA 2000/0005  
Change in Zoning Ordinance 2000/0010  
TMK: 2-6-006: 01

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

The subject project will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

  
KAZU HAYASHIDA  
Director of Transportation

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR



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

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

DISTRICT HEALTH OFFICER

'00 AUG 10 P2:48

August 10, 2000

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

Dear Mr. Min:

Subject: **The Former Oda Tailor Shop**  
**TMK: (2) 2-6-006:010**  
**EA 2000/0009, CPA 2000/0005, CIZ 2000/0010**

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

Herbert S. Matsubayashi  
District Environmental Health Program C

c: Art Bauckham

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
PO BOX 3378  
HONOLULU, HAWAII 96801

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

In reply, please refer to:  
File:

'00 157-3 2205

September 25, 2000

00-158/epo

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

Dear Mr. Min:

Subject: Applications for a Community Plan Amendment  
(CPA-2000/0005) and Change in Zoning (CIZ-2000/0010)  
Former Oda Taylor Shop, New Retail Building  
Lower Paia, Maui  
TMK: 2-6-06:14

Thank you for allowing us to review and comment on the subject permit application. We do not have any comments to offer at this time.

Sincerely,

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

GARY GILL  
Deputy Director  
Environmental Health Administration

c: MDHO

4976

BENJAMIN J. CAYETANO  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION '00 AUG -8 P1:29  
P.O. Box 2359  
Honolulu, HI 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827  
August 7, 2000

RECEIVED

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

Dear Mr. Min:

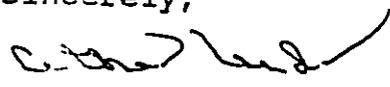
Subject: Applications for Community Plan Amendment (CPA 2000/0005) and Change in Zoning (CIZ 2000/0010) for the Former Oda Tailor Shop, Lower Paia, Maui, TMK 2-6-06: 14

We have reviewed the subject applications forwarded by your transmittal dated July 28, 2000, and confirm that the subject property, as represented on the Regional Location Map, is designated within the State Land Use Urban District.

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

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

Sincerely,

  
ESTHER UEDA  
Executive Officer

EU:aa

DOCUMENT CAPTURED AS RECEIVED

210



'00 AUG -8 P4:02

August 4, 2000

EL.  
P

RECEIVED

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

Dear Mr. Min:

Subject: Former Oda Tailor Shop, New Retail Building  
EA 2000/0009, CPA 2000/0005 and CIZ 2000/0010  
(TMK: 2-6-006:014, Paia)

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

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no objections to the proposed project.

MECO encourages the project's consultant meet with us as soon as practical so that we may discuss the electrical requirements of this project. Please note that specific clearances from our energized overhead lines needs to be maintained in order to ensure safety.

If you have any questions or concerns, please call Fred Oshiro at 872-3202.

Sincerely,

Edward Reinhardt  
Manager, Energy Delivery

ER/fo:ikh

DOCUMENT CAPTURED AS RECEIVED

## Auku'u Consulting

P.O. Box 33  
Makawao, HI 96768  
Ph. 808 573 0081 Fx 808 573 0090

September 15, 2000

Mr. Edward Reinhardt, Manager, Energy Delivery  
Maui Electric Company, Ltd.  
PO Box 398  
Kahului, HI 96733-6898

RE: Former Oda Tailor Shop, New Retail Building  
EA 2000/0009, CPA 2000/0005, CIZ 2000/0010  
(TMK: 2-6-006:014, Paia)

Dear Mr. Reinhardt:

We have received a copy of your August 4, 2000 letter sent to the Director of the Planning Department regarding the aforementioned Draft Environmental Assessment, and we would like to offer the following response.

The project's building consultants will be working in conjunction with MECO to ensure that the necessary electrical requirements are met.

Thank you for your comments and consideration on the draft EA, should you have any other questions or concerns please feel free to contact me.

Very Truly Yours



Hugh Starr  
Auku'u Consulting, Project Manager

HS: bs

CC: Angela Cochran, Owner  
Julie Higa, Staff Planner, Department of Planning



DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

P.O. BOX 1109

WAILUKU, MAUI, HAWAII 96793-6109

Telephone (808) 270-7816 • Fax (808) 270-7833

'00 SEP 11 AM 10:2

August 28, 2000

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

I.D.: EA 2000/0009, CPA 2000/0005, CIZ 2000/0010

TMK: 2-6-06:014

Project Name: Former Oda Tailor Shop, New Retail Building

Dear Mr. Min,

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

Based on system per-acre standards, consumption for proposed development would be about 1,000 gallons per day (gpd).

The applicant is required to provide fire and domestic service according to standards. Domestic, fire, and irrigation calculations must be submitted during the development process. Off-site fire system improvements may be required to meet Department standards. Actual fire demand for structures is determined by fire flow calculations performed by a certified engineer. DWS-approved fire flow calculation methods include: "Fire Flow" - Hawaii Insurance Bureau, 1991. The applicant should contact our engineering division with regards to this issue at: 270-7835.

The project area is served by the Central Maui System. The major source of water for this system is the Iao Aquifer. Rolling annual average groundwater withdrawals from the Iao Aquifer as of August 1, 2000 were 17.762 MGD. The regulatory sustainable yield of this aquifer is 20 MGD. If rolling annual average withdrawals exceed 20 MGD, the State Commission on Water Resource Management will designate Iao Aquifer. The Department is implementing a plan to bring new sources on-line and to mitigate withdrawals. Two wells in North Waihee were brought on-line in July 1997. Another well producing about 1 MGD was brought on-line during the first quarter of 2000. The Department is continuing to implement a plan to bring new sources on-line and to mitigate withdrawals. Nevertheless, the applicants should be made aware that the timing of this project may be affected with possible delays until new sources can be brought on-line. No guarantee of water is granted or implied as a result of these comments. Water availability will be reviewed at the time of application for meter or meter reservation.

Brackish and/or reclaimed water sources should be used for all non-potable uses, including dust control during construction. To further conserve water resources, the applicant should refer to the attached documents and consider these measures:

**Use Climate-adapted Plants:** The project site is located in "Maui County Planting Plan" - Plant Zone 3. We encourage the applicant to review the Planting Plan and attached document and consider increasing the use of climate-adapted and salt-tolerant native plants for landscaping purposes. Native plants adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

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

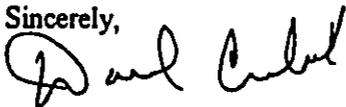
**Utilize Low-Flow Fixtures and Devices:** Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

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

**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.

Should you have any questions, please call the Water Resources and Planning Division at: 270-7199.

Sincerely,



David Craddick  
Director

emb

cc: engineering division  
applicant, with attachments:

- 1) "The Costly Drip"
- 2) Maui County Department of Water Supply, "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) A Checklist of Water Conservation Ideas For Cooling
- 5) A Checklist of Conservation Ideas for Commercial Buildings
- 6) Selected BMPs from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters."
- 7) References for Further Reading from "The Megamanual - Nonpoint Source Management Manual." Commonwealth of Massachusetts

C:\WPdocs\Permcmm\Former Oda Tailor Shop.wpd

*By Water All Things Find Life*

## 'Auku'u Consulting

PO Box 33

Makawao, HI 96768

PH (808) 573-0081 FX (808) 573-0081

September 26, 2000

Mr. David Craddick, Director  
Department of Water Supply  
County of Maui  
PO Box 1109  
Wailuku, HI 96793-6109

RE: I.D.: EA 2000/0009, CPA 2000/0005, CZ 2000/0010  
TMK: 2-6-06:014  
Project Name: Former Oda Tailor Shop, New Retail Building

Dear Mr. Craddick,

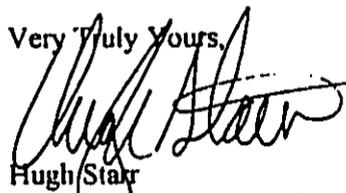
We have received a copy of your August 28, 2000 memorandum sent to the Director of the Planning Department regarding the aforementioned Environmental Assessment, and we would like to offer the following response.

The project's building consultants and engineers will be working in conjunction with the Department of Water Supply, engineering division, to ensure that the necessary requirements are met.

The owner is aware that no guarantee of water is granted or implied as a result of your comments noted in the August 28, 2000 memorandum, and that the proper application for meter or meter reservation be pursued should the need for increased water usage arise.

Thank you for your comments and consideration on the draft EA, should you have any other questions or concerns please feel free to contact me.

Very Truly Yours,



Hugh Starr  
Project Manager, 'Auku'u Consulting

HS: bs

CC: Angela Cochran, Owner  
Julie Higa, Staff Planner, Department of Planning

JAMES "KIMO" APANA  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director



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

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

RONALD R. RISK, PE  
Wastewater Reclamation Division

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

ANDREW M. HIROSE  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

'00 SEP 11 AM 10:03

RECEIVED

DATE: SEPTEMBER 5, 2000

MEMO TO: JOHN E. MIN, DIRECTOR OF PLANNING

FROM: DAVID GOODE, DIRECTOR OF PUBLIC WORKS AND WASTE  
MANAGEMENT *David Goode*

SUBJECT: ENVIRONMENTAL ASSESSMENT, COMMUNITY PLAN AMENDMENT,  
CHANGE IN ZONING  
FORMER ODA TAILOR SHOP - NEW RETAIL BUILDING  
TMK: (2) 2-6-006:014  
EA 2000/0009, CPA 2000/0005, CIZ 2000/0010

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. Off street parking, landscaping, and loading spaces will be pursuant to Maui County Code Chapter 19.36.

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

DG/SN/dlb S:\LUCA\CM\data\tailor.wpd

DOCUMENT CAPTURED AS RECEIVED

## 'Auku'u Consulting

PO Box 33

Makawao, HI 96768

Ph (808) 573-0081 Fx (808) 573-0081

September 25, 2000

Mr. David Goode, Director  
Public Works and Waste Management  
County of Maui  
250 South High Street  
Wailuku, HI 96793

RE: Environmental Assessment, Community Plan Amendment, Change in  
Zoning  
Former Oda Tailor Shop - New Retail Building  
TMK: (2) 2-6-006:014  
EA 2000/0009, CPA 2000/0005, CZ 2000/0010

Dear Mr. Goode,

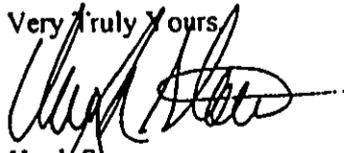
We have received a copy of your September 5, 2000 memorandum sent to the Director of the Planning Department regarding the aforementioned Environmental Assessment, and we would like to offer the following response.

The owner is aware that the Wastewater Reclamation Division cannot insure that wastewater system capacity will be available for this project.

The project's building consultants and engineers will be working in conjunction with the Land Use and Codes Administration to ensure that the necessary codes are met.

Thank you for your comments and consideration on the draft EA, should you have any other questions or concerns please feel free to contact me.

Very Truly Yours,



Hugh Starr  
Project Manager, 'Auku'u Consulting

HS: bs

CC: Angela Cochran, Owner  
Julie Higa, Staff Planner, Department of Planning

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4188

September 27, 2000

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

Dear Mr. Min:

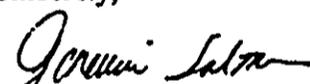
Subject: Paia Town Retail Commercial Building (Former Oda Tailor Shop), Maui

Thank you for the opportunity to review the subject document. We have the following comments.

1. The subject project is near the coastal area. Storm water from this site eventually flows into Paia Bay. Please describe the Best Management Practices that will be used to avoid or minimize storm runoff during construction from entering and polluting Paia Bay.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

  
Genevieve Salmonson  
Director

c: Ms. Cochran  
AUKU'U Consulting

## **'Auku'u Consulting**

PO Box 33

Makawao, HI 96768

Ph: (808) 573-0081 Fx: (808) 573-0090

October 2, 2000

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

Re: Paia Town Retail Commercial Building (Former Oda Tailor Shop), Maui

Dear Ms. Salmonson:

We have received a copy of your September 27, 2000 letter sent to the Director of the Planning Department regarding the aforementioned Environmental Assessment, and we would like to offer the following response.

Per the Maui County Code Grading Ordinance, the project shall employ the following Best Management practices when applicable.

Drainage will be handled to control erosion, prevent damage to downstream properties and return waters to the natural drainage course in a manner that minimizes sedimentation or other pollution to the maximum extent possible.

Dust emissions shall be controlled to the maximum extent practicable through BMP's such as water sprinkling, dust fences, limiting area of disturbance and timely grassing of finished areas.

Natural vegetation shall be retained, especially grasses, wherever feasible.

Storage of grubbed material near watercourses shall be avoided.

All disturbed areas will be stabilized with erosion control measures such as vegetation, runoff diversion, check dams, mulching, blankets, bonded fiber matrices, and vehicle wheel wash facilities.

Toxic material shall be properly stored to prevent the discharge of pollutants associated with construction materials.

Timing of control measures shall be in accordance with the approved erosion control plan. Disturbed areas of construction sites that will not be redisturbed for twenty-

one days or more will be stabilized (grassed or graveled) by no later than the fourteenth day after the last disturbance.

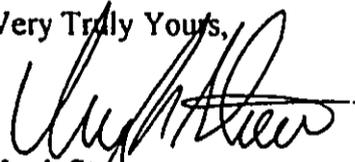
The erosion control plan shall employ Best Management Practices to the maximum extent practicable to prevent or reduce pollutants from water bodies, including sediment and other contaminants, in discharges from a construction site.

The following must be addressed if applicable:

1. Stabilization of denuded areas
2. Protection/Stabilization of soil stockpiles
3. Permanent soil stabilization
4. Establishment and maintenance of permanent vegetation
5. Protection of adjacent properties and water bodies
6. Sediment trapping measures
7. Sediment basins
8. Cut and fill slopes (terracing)
9. Storm water Management
10. Sequence of construction operations, including phased and successive development projects
11. Stabilization of waterways and outlets
12. Storm sewer inlet protection
13. Control of access and vehicular movement
14. Vehicular control on residential lots during construction
15. Working in or crossing watercourses
16. Underground utility construction
17. Timely installation of permanent erosion and sediment control
18. Maintenance of erosion control facilities
19. Protection of existing vegetation
20. Dust control

Thank you for your comments and consideration on the draft EA, should you have any other questions or concerns please feel free to contact me.

Very Truly Yours,



Hugh Starr  
Project Manager, 'Auku'u Consulting

HS: bs

c: Angela Cochran, Owner  
Ms. Julie Higa, Staff Planner, Maui County, Department of Planning



JAMES "KIMO" APANA  
MAYOR

OUR REFERENCE

YOUR REFERENCE

# POLICE DEPARTMENT COUNTY OF MAUI

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



THOMAS M. PHILLIPS  
CHIEF OF POLICE

KEKUHAPUIO R. AKANA  
DEPUTY CHIEF OF POLICE

August 11, 2000

00 8:15 15 P2:11

## MEMORANDUM

TO : DIRECTOR, DEPARTMENT OF PLANNING

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D. : EA 2000/0009, CPA 2000/0005, CIZ 2000/0010  
 TMK : 2-6-006:014  
 Project Name: Former Oda Tailor Shop, New Retail Building  
 Applicant : Anglea D.L. Cochran  
 Contact : Hugh Starr, Auku'u Consulting

\_\_\_\_\_ No recommendation or special condition is  
necessary or desired.

\_\_\_\_\_ X \_\_\_\_\_ Refer to attachment.

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

Attachment

TO: : THOMAS PHILLIPS, CHIEF, MAUI POLICE DEPARTMENT  
VIA: : CHANNELS  
FROM: : ERNEST SOARES, PO. III, KULA COMMUNITY POLICING  
SUBJECT: : VARIANCE INPUT ON A NEW RETAIL BUILDING BEING CONSTRUCTED IN  
PAIA TOWN, AT THE OLD ODA TAILOR SHOP.

AC [Signature] 8/10/00

Sir this to/from is being submitted to inform you of my findings.

On 8/7/00, I contacted Hugh STARR who is the Realtor for this proposed project. He related that this property had an old Tailor Shop in the pass, but due to a fire, the business burned down, and the structure was demolished. He states that the owner now would like to build a similar style building (keeping with the old Plantation effect), and constructing a two story retail/commercial building. Upon inspecting the plans, this project would create ten additional parking stalls, which would not take away from the limited parking in Paia Town. It is also noted that the proposed site is in a area where other businesses operate on a daily bases, and there should not be an additional impact on traffic.

I also made contact with Cliff GREEN from Paia Main Street Association. GREEN stated that Paia Main Street has inspected the plans, and had no objection to the construction of this building.

In conclusion, the consultants of this project will put in parking for customers and employee's, and the exterior lighting for safety is properly depicted in development plans.

Submitted for your perusal and approval.

[Signature] 0297

[Signature] 08/08/00

Respectfully Submitted:

[Signature]

Ernest SOARES E#0321  
Wailuku Patrol  
8/8/00 0800 Hrs.

## Auku'u Consulting

P.O. Box 33  
Makawao, HI 96768  
Ph: 808 573 0081 Fx: 808 573 0090

September 6, 2000

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

RE: Draft Environmental Assessment for Angela D.L. Cochran  
Former Oda Tailor Shop  
EA 2000/0009, CPA 2000/0005, CIZ 2000/0010

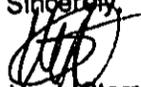
Dear Mr. Phillips:

We have received a copy of your August 11, 2000 memorandum sent to the Director of the Planning Department regarding the aforementioned Draft Environmental Assessment, and we would like to offer the following response.

1. As mentioned in your memorandum, the proposed project will create off-street parking to alleviate any stress to the current parking situation on Baldwin Avenue. Also, due to the presence of retail and commercial businesses in the immediate area, as well as the addition of a new Post Office, there is no anticipation of an increase in traffic volume resulting from the proposed project.
2. The Paia Main Street Association was consulted before the CIZ and CPA application process, and it was determined the proposed use of the subject property would fit the guidelines set forth by the Association.
3. The lighting will be designed to create an aesthetic quality that matches the existing décor of Paia-Town, and also serves as a proper means of safety for both the owners of the building and the general public.

Thank you for your comments and consideration on the Draft EA, should you have any further comments, questions or concerns please feel free to call me.

Sincerely,



Hugh Starr

Auku'u Consulting, Project Manager

HS: bys

CC: Angela Cochran, Owner  
Julie Higa, Staff Planner, Department of Planning

DOCUMENT CAPTURED AS RECEIVED

001-28-00 14.47 FROM.

BENJAMIN J. CAYetano  
GOVERNOR OF HAWAII



ID:

PAGE 1/2

TIMOTHY S. JOHNS, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES  
JANEY S. KAWILO  
LIMNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhikewe Building, Room 565  
501 Kamohiwa Boulevard  
Kapolei, Hawaii 96707

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

November 20, 2000

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

LOG NO: 28532 ✓  
DOC NO: 0011CD16

Dear Mr. Min,

**SUBJECT: Chapter 6E-42 Historic Preservation Review of an Environmental Assessment, and Applications for a Community Plan Amendment and a Change in Zoning for the Former Oda Tailor Shop and the Proposed New retail Building (Subject I.D.: EA 2000/0009, CPA 2000/0005, CIZ 2000/0010) Hamakuapoko Ahupua'a, Makawao District, Island of Maui TMK: 2-6-06:014**

Thank you for the opportunity to review the Environmental Assessment (EA), and the applications for a Community Plan Amendment (CPA), and Change in Zoning (CIZ) for the former Oda Tailor Shop and the proposed new retail building. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject property.

Based on the submitted EA, CPA, and CIZ, we understand the proposed undertaking consists of the demolition of the existing concrete pad, (all that remains of the Oda Tailor Shop, which was constructed in 1915), the removal of an existing historic dwelling, also constructed in 1915, the construction of a 2-story retail/commercial building, and the construction of an estimated 7 to 10 parking stalls.

A search of our records indicates the subject property has not undergone an archaeological inventory survey. The general area seems likely to have once been the location of pre-contact farming, perhaps with scattered houses. The presence of the existing house and the remnant of the 1915 Tailor Shop indicate the subject property was in use during the plantation era in the early 20<sup>th</sup> century, as well. Therefore, we believe the house may meet the criteria of eligibility for registration and it is likely that significant historic sites may be present in the subsurface deposits of the subject property.

Given the above information, we recommend the following condition be attached to the EA, CPA, and CIZ permits, should they be approved:

In order to determine the effects of the proposed undertaking on historic sites, we recommend an archaeological inventory survey be conducted of the subject property to determine if significant historic sites are present. The inventory survey shall be conducted in the form of subsurface testing and shall also include the Historic Resources Inventory Form and photographs the existing dwelling (exterior and any significant interiors). If mitigation is required, HABS standard black

DOCUMENT CAPTURED AS RECEIVED

7-28-00 14:47 FROM.

ID.

PAGE 2/2

Mr. John E. Min,  
Page 2

and white (4x5) negatives and (8x10) prints archivally processed may be required.  
An acceptable report documenting the finds shall be submitted to this office for review.  
If significant historic sites are identified during the survey, a mitigation plan may need  
to be developed, in consultation with this office, and executed.

In addition, we also request that the project be referred to the Cultural Resources Commission for  
review and recommendations.

Please call Cathleen Dagher at 692-8023 and or Carol Ogata at 692-8032 if you have any questions.

Aloha,



Don Hibbard, Administrator  
State Historic Preservation Division

CD:jen

c: Brook Starr (fax: 573-0090), Auku'u Consulting, P.O. Box 33, Makawao, HI 96768

**'Auku'u Consulting**  
PO Box 33  
Makawao, HI 96768  
Phone: (808) 573-0081 Fax: (808) 573-0090

December 4, 2000

Mr. Don Hibbard, PhD – Administrator  
Historic Preservation Division  
Department of Land and Natural Resources  
State of Hawaii  
Kakuhewehewe Building, Room 555  
601 Kamokila Boulevard  
Kapolei, HI 96707

Re: Chapter 6E-42 Historic Preservation Review of an Environmental Assessment, and  
Applications for a Community Plan Amendment and Change in Zoning for the Former  
Oda Tailor Shop and the Proposed New Retail Building  
(Subject I.D.: EA 2000/0009, CPA 2000/0005, CIZ 2000/0010)  
Hanakuapoko Ahupua'a, Makawao District, Island of Maui TMK: 2-6-06:014

Dear Dr. Hibbard,

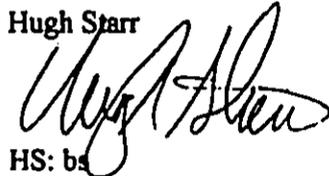
We have received a copy of your November 20, 2000 letter sent to the Director of the  
Maui County Planning Department regarding the aforementioned Environmental Assessment, and  
we would like to offer the following response.

Should the Planning Commission deem it necessary to attach a portion or all of the  
conditions, as described by your division, to the CIZ and CPA, the owner will work in  
conjunction with a qualified archaeologist and your office to ensure the necessary requirements  
are met.

We thank you for your comments and consideration, should you have any further  
inquiries please feel free to contact our office.

Very Truly Yours,

Hugh Starr



HS: bs

Cc: Ms. Angela Cochran – Owner  
Ms. Julie Higa – Staff Planner, Department of Planning, Maui County