Environmental Quality Control Office  
465 South King Street  Room #104  
Honolulu, Hawaii  96819

Gentlemen:

Subject:  NEGATIVE DECLARATION FOR LUAKINI STREET PARKING LOT  
TMK 4-6-09:17, LAHAINA, MAUI, HAWAII

Attached are four (4) copies of the environmental assessment  
for Luakini Street Parking Lot Project.

We have determined that there will not be any significant  
environmental effects and therefore file a notice of negative  
declaration for this project.

Please contact our Engineering Division at 243-7745 if there  
are any questions.

Very truly yours,

[Signature]

ALVIN K. FUKUNAGA  
Director of Public Works

SK:htk(ED90-38)  
Attachment
ENVIRONMENTAL (ASSESSMENT) REVIEW

LUAKINI STREET PARKING LOT
THK 4-6-09:17
LAHAINA, MAUI, HAWAII

ACTION: Request for Environmental Review

APPLICANT: Department of Public Works
        County of Maui
        Phone: 243-7745

PROJECT NAME: Luakini Street Parking Lot
Tax Map Key: 4-6-09:17
Location: Lahaina, Maui, Hawaii
Acreage: 0.86 acres

AGENCIES CONSULTED:
        County Department of Planning
        State Department of Land and Natural Resources
        Aquatic Resources Division
        Historic Sites Division

PURPOSE OF THE APPLICATION:
The Applicant is requesting an environmental assessment (EA) review for the construction of a public parking lot on Luakini Street in Lahaina, Maui, Hawaii.


PROJECT DESCRIPTION:
This project consists of constructing a 73 stall parking lot on Luakini Street between Lahainaluna Road and Dickenson Street. The work involves grading, paving, installation of curbs, striping, planting, improvements along the frontage along Luakini Street, drainage improvements including transmission of runoff to the drainage system on Front Street.

PROJECT LOCATION:
The proposed project site is located in Lahaina, Maui, Hawaii on mauka side of Luakini Street between Lahainaluna Road and Dickenson Street. The site is bordered by the Panaewa Tract Subdivision on the north and a cluster of residential dwellings to the south. There is a two story development under construction to the east. An existing apartment building is located across Luakini Street. The project is located one block from the central commercial area of Lahaina which is on Front Street. The Tax Map Key is TMK 4-6-09:17. The project location is zoned State Urban
and County R-1 Residential. The project is within the Lahaina National Historic Landmark District. The Community Plan designation is Public/Quasi-Public. The site is also within the Special Management area.

EXISTING CONDITIONS:

The site is presently a vacated residential lot covered with floor slabs and foundations and some large trees and overgrown with tall grass and weeds. Luakini Street, fronting the project, is a one-way street from Dickenson Street toward Lahainaluna Road. The project site was previously occupied by several residential dwellings, which had been condemned because of unsafe conditions. The Lahaina Sewer System Construction Plan prepared in 1948 shows seven dwelling units on this lot. Subsequently, the buildings were demolished due to its potential fire hazard.

EXISTING SERVICES:

a. Water -- There is an existing 4-inch diameter waterline along Luakini Street. In addition, there is an existing fire hydrant at the entrance to the parking lot.

b. Sewers -- There is an existing 8-inch diameter sewerline along Luakini Street which runs toward Front Street from a manhole located on Luakini Street fronting the project site.

c. Roadways -- Luakini Street is a one way street running in the northerly direction. The pavement is approximately 18 feet wide with no shoulders, curbs, gutters, or sidewalks. The right of way width varies, averaging approximately 18 feet wide.

d. Drainage -- There is an existing grated inlet on Luakini Street in front of the project which receives storm runoff into a very shallow sump. The bottom of this sump is overgrown with vegetation and there is no visible outlet or connecting culvert.

e. Solid Waste Disposal -- Olowalu landfill.

f. Utilities -- There is overhead electrical and telephone service from Front Street along the northerly boundary of the Lahaina Fashions lot (TMK 4-6-09:7) and electrical service along Luakini Street. There is also underground butane gas service in a 2-inch diameter gas line along Luakini Street.

g. Recreational Services/Resources -- The Court House Park is located approximately one fourth mile to the south of the project site.

h. Police and Fire Protection -- The police and fire substations are located approximately two miles to the north of the project site.

i. Schools -- Kamehameha III Elementary School is located approximately one fourth mile to the south of the project site and Lahaina Intermediate and Lahainaluna High School is located approximately one and one half mile to the east of the project site. Sacred Hearts School is located two blocks to the east on Dickenson Street.

AFFECTED ENVIRONMENT:

Project Site Description -- Project is situated on the mauka
side of Luakini Street between Dickenson Street and Lahainaluna Road in Lahaina, Maui, Hawaii. The project area slopes gently toward Luakini Street. The average elevation is 15 feet maL According to the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii by the United States Department of Agriculture, Soil Conservation Service, the soil is designated EAA, Ewa silty clay loam, and are described as follows.

"This is a deep, well-drained soil developed in basins and alluvial fans from alluvium weathered from basic igneous rock."

Vegetal growth noted on this parcel consists of numerous mango trees, monkeypod tree, norfolk pine, and castor bean trees. The lot is over grown with various grasses and weeds.

Agriculture -- The project site is an abandoned residential lot and has not been in agricultural use. It would not have a potential impact on agricultural resources.

Archeological, cultural, or historical impacts -- The project is located within the Lahaina National Historic Landmark District. However, there are no records of specific significant historic sites in the vicinity of the site. A proposed public parking lot will not have adverse historical or cultural impacts. The project site was previously developed as a residential lot. If there were any archeological sites, it would have been disturbed or destroyed by the previous development. The project will consist primarily of minor grading and paving of the site, with excavation limited to trenching for drainage systems and irrigation systems. However, if any archeological subsurface remains such as burials, artifacts, and deposits of shells or charcoal are uncovered during this development, the State Historic Preservation Office will be notified for their assessment and recommended mitigation measures.

Impacts on Infrastructure and Services --

a. Water -- Water service to provide water for irrigation will be provided through a water meter from the four-inch main on Luakini Street.

b. Sewer -- Sewer service for this project will not be required.

c. Roads/Traffic -- Luakini Street is a one-way street from Dickenson Street toward Lahainaluna Road. Some traffic increase on Luakini Street may be anticipated by local traffic to and from the parking lot, but will not have an overall impact on the traffic in Lahaina town. This project will help relieve some traffic congestion caused by drivers searching for on-street parking stalls.

d. Parking -- The limited amount of parking is a major problem in Lahaina town. The proposed parking lot will help relieve some of the parking shortage.

e. Drainage -- The project proposes to improve drainage system from the parking lot as well as relieve any existing problem due the existing drain on Luakini Street. The runoff may carry some
silt and petroleum by-products to the sea. Ocean activity in this area is used primarily as a mooring area for various sea crafts, and according to a representative from the State Division of Aquatic Resources, the area is not a particularly favorable area for fishing or swimming activities.

f. Solid Waste Disposal -- The solid waste disposal services will not be impacted due to this project.

g. Utilities -- Electrical service will be required for security night lighting in the parking lot, but such power demands will be minimal. The proposed lighting fixtures will be consistent with the fixtures used in the Lahaina Historic District.

h. Recreational Services/Resources -- The project may indirectly make the recreational facilities more accessible by providing parking stalls and help relieve some of the street parking within Lahaina.

i. Police and fire protection services will not be extended because of this project. The project site is within the area police department normally patrols.

j. Schools -- The surrounding schools are not in the immediate area and should not be impacted by this project.

SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES:

The project site is a vacated residential lot. It does not adversely affect any environmentally sensitive area. The project is located on a back street away from view corridors in Lahaina. It will not alter any natural land forms or existing public views along the shoreline.

There will be an increase in noise and emissions levels from the construction equipment. Mitigation measures include maintaining proper equipment with mufflers and emission control devices. Other mitigation measures include limiting hours of operations to certain daylight hours.

Storm runoff will be conveyed to an existing pipe which discharges into the sea by Front Street. Ocean activity in this area consists primarily of mooring various sea crafts. Total runoff of about eight cfs is anticipated. Some silting and petroleum by-products from the parking lot may be transported to the sea. Additional traffic is not anticipated to increase the petroleum by-products that are generated. Mitigation measures to minimize siltation include complying with the County of Maui Grading Ordinance concerning soil erosion and sedimentation control. Normal construction erosion control measures should include dust control by sprinkling with sprinklers and/or water wagons as necessary. Protection of all exposed slopes with temporary berms and diversions at the top of the slopes. Planting and grading should take place immediately after grading is completed.

There are no known rare, threatened, or endangered species of animal or plants within the project limits.

The project site was previously developed. If there were any archeological sites, it would probably have been disturbed or destroyed by the previous activity. However, in the event that any
archaeological remains are uncovered, all construction work will cease and the State Historic Preservation Office will be notified.

The project will not require any changes in existing State or County Land Use plans. The project will require a Special Management Area permit. The drainage line will traverse the Lahaina Historic District and will subject to Historic District review. State Historic Sites approval is also required. All other permits and approvals will be typical County processes.

No secondary impact on population is expected. There will be a minor impact due to increase in traffic on Luakini Street, but will not impact the overall traffic in Lahaina. This parking lot will help alleviate some of the parking problems in Lahaina.
MEMORANDUM

November 9, 1989

TO: Alvin K. Fukunaga, Public Works Director

FROM: Christopher L. Hart, Planning Director

SUBJECT: Luakini Street Parking Lot, TMK 4-6-09:17, Lahaina, Maui

We have reviewed the preliminary plans for the proposed parking lot and have the following comments:

1. The project is located within the Lahaina National Landmark District and therefore is subject to the requirements of the Environmental Impact Statement Rules of the State Department of Health. Further, the Department of Land and Natural Resources Historic Sites Division should be contacted regarding the proposed parking lot. Also, DLNR Aquatic Resources Division should be contacted with regards to storm runoff entering the ocean and the possible impacts from petroleum products and pesticides washing into the nearshore waters.

2. The site was previously developed with single family residences which were demolished due to its potential fire hazard. Due to the previous surface disturbance of the site it is highly unlikely that any surface remains exist.

3. However, due to its location within Lahaina Town it is probable that subsurface remains exist. Proposed work on the parking lot includes ground excavation and mitigation plan regarding possible subsurface remains should be formulated and reviewed and approved by the Department of Land and Natural Resources Historic Sites Division.

4. The design for the parking lot should reflect the architectural details of the adjacent Lahaina Historic District in terms of lighting and signage. Enclosed for your information are the lighting and signage details for parking lots within the Historic Districts.
5. The landscape planting plan should include an automated irrigation plan. The landscaping plan shall
be upgraded to include hedging materials along the perimeter of the lot and an additional tree in the
planting strip south of the entrance as well as sizes (trees - 15 gallon minimum with 2" caliper; hedges - 1
gallon 12" O.C.; shrubs - 5 gallon minimum). Further, the following tree materials should be considered in
place of the Pink Tecoma specimen:

   a. Monkeypod
   b. Fiddlewood
   c. False Kamani

6. A portion of the work is located within the Lahaina Historic District (drainage) and will require Historic
District approval. Enclosed for your execution is a Historic District Application.

7. The project is located within the Special Management Area of the County of Maui and will be subject to the
requirements of the SMA Rules and Regulations. Enclosed for your execution is an SMA Use Permit
Application.

Thank you for the opportunity to comment. If additional clarification is required please contact Ms. Colleen Suyama of
my office.

CHRISTOPHER L. HART

encl.

cc: Fred Araki
    Ralph Masuda
    Colleen Suyama

P.S.

This Department is requested to cooperate in every way possible

To ensure that this much needed

Addition to Lahaina is developed

Pursuant to existing legislation.
Mr. Alvin K. Fukunaga, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Fukunaga:

SUBJECT: Proposed Luakini St. Parking Lot
Lahaina, Maui

Thank you for the opportunity to review this project.

As indicated in your letter of November 3, 1989, this parcel is within the boundaries of the Lahaina Historic District, an area that is listed on the National Register of Historic Places. However, we have no records of specific significant historic sites in the project area. Mr. Herb Kogasaka of Salto Engineering indicated in a telephone conversation with our staff on November 14, 1989, that there were 6 or 7 houses on the parcel that burned down and the existing grade will be used. Because of previous disturbance and a minimal amount of ground disturbing activities, we believe that the proposed project will have "no effect" on significant historic sites. However, in the event that subsurface historic remains such as burials, artifacts (including bottles, ceramics, etc.), and deposits of shells or charcoal, the contractor should be advised to stop work in the immediate area of the find and contact our Historic Preservation Program (548-7460) immediately. We will assess the situation and recommend mitigation, if necessary.

Should you have any questions, please feel free to have your staff contact our Historic Preservation Program at 548-7460.

Very truly yours,

WILLIAM W. PATY
Chairperson and State
Historic Preservation Officer
cc. Planning Department