

HANNIBAL TAVARES
Mayor
ALVIN FUKUNAGA
Director
RALPH M. NAGAMINE
Deputy Director
GEORGE KAYA
Highways Division
FRED ARAKI, P.E.
Engineering Division
EASSIE MILLER, P.E.
Waste Management Division
AARON SHINMOTO, P.E.
Land Use and Codes Administration



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90 FEB -2 110:50
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HOLENA STREET
WAILUKU, MAUI, HAWAII 96795
OFC. OF ENVIRONMENTAL QUALITY CONTROL

January 30, 1990

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.

Gay Yamashita

Very truly yours,

Helen

Ralph M. Nagamine
ALVIN K. FUKUNAGA
Director of Public Works

SK:htk(ED90-38)

Attachment

1990-02-23-MA.FEA

FILE COPY

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90 FEB -2 NO:49

OFFICE OF THE ATTORNEY GENERAL
GOVERNMENT BUILDING

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

ENVIRONMENTAL (ASSESSMENT) REVIEW

LUAKINI STREET PARKING LOT
TMK 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.

The environmental assessment is prepared in accordance with Subchapter 6, SS 11-200-9 of Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of 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 msl. 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 silting 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 waterwagons as necessary. Protection of all exposed slopes with temporary berms and diversions at the top of the slopes. Planting and grassing 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.

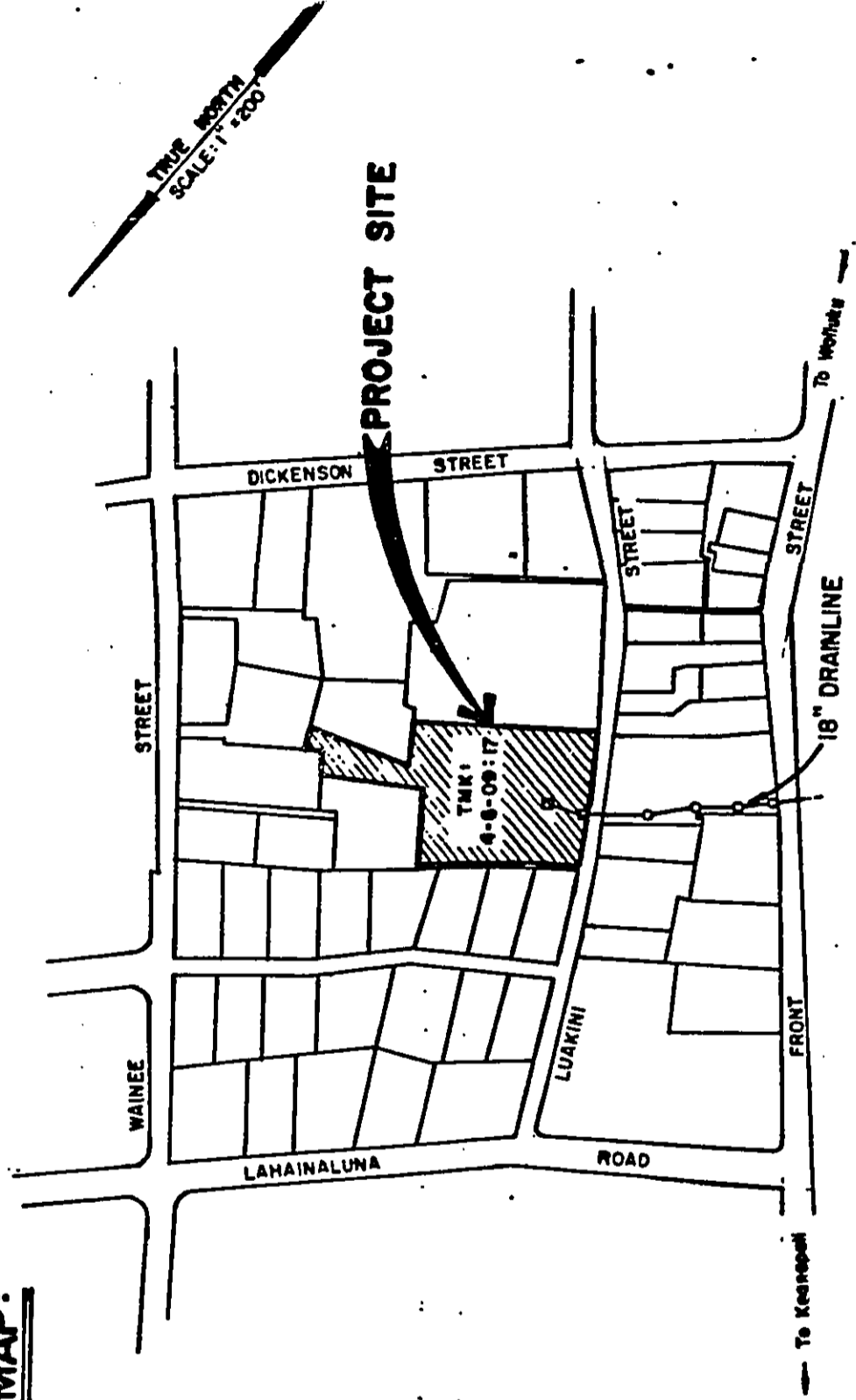
The project site was previously developed. If there were any archeological sites, it would probably have been disturbed or destroyed by the previous activity. However, in the event that any

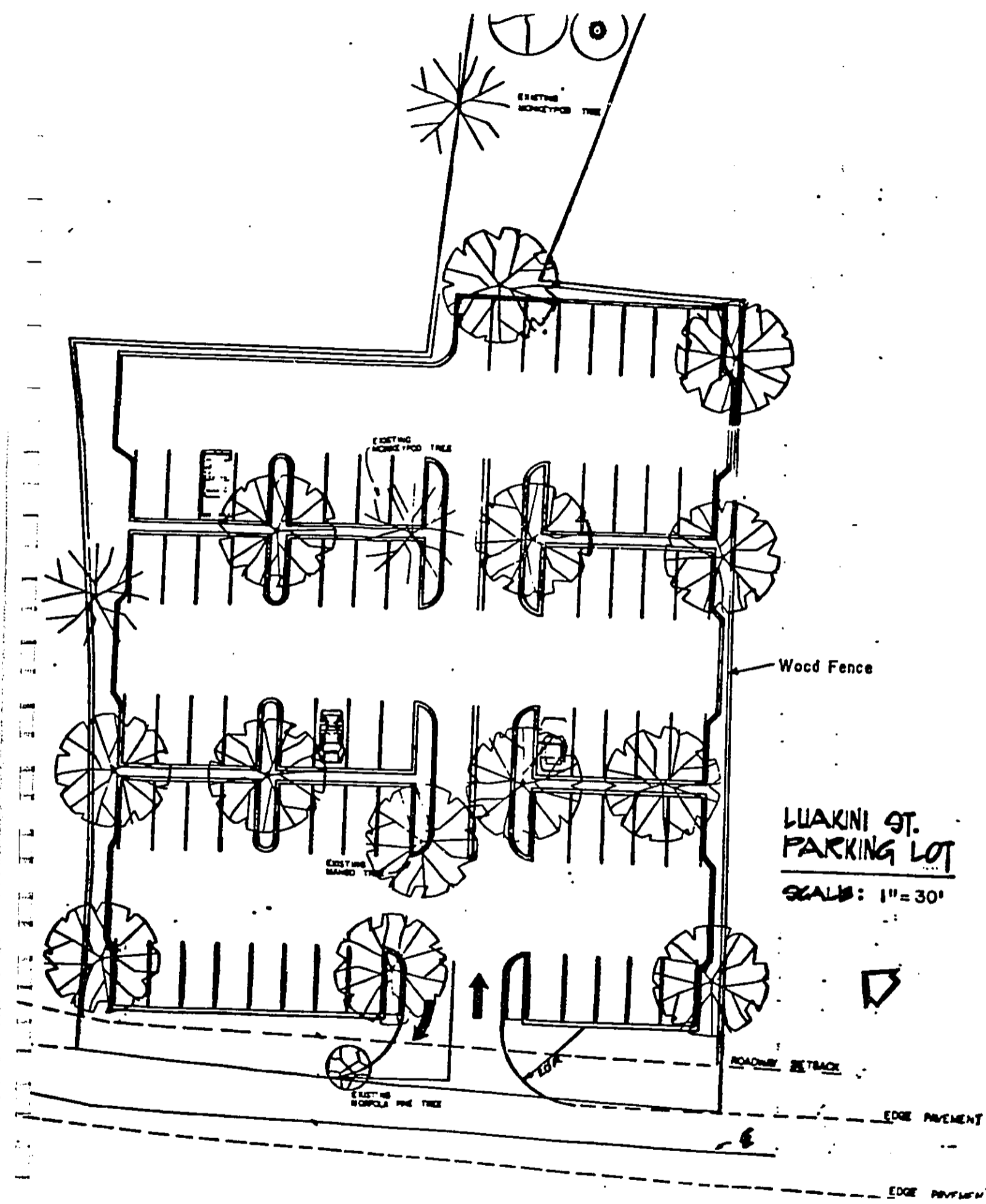
archeological remains are uncovered, all construction work will cease and the State Historic Preservation Office will be notified.

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 be 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.

VICINITY MAP:





EXISTING MONSIEUR TREE

EXISTING MONSIEUR TREE

EXISTING MONSIEUR TREE

EXISTING MONSIEUR TREE

Wood Fence

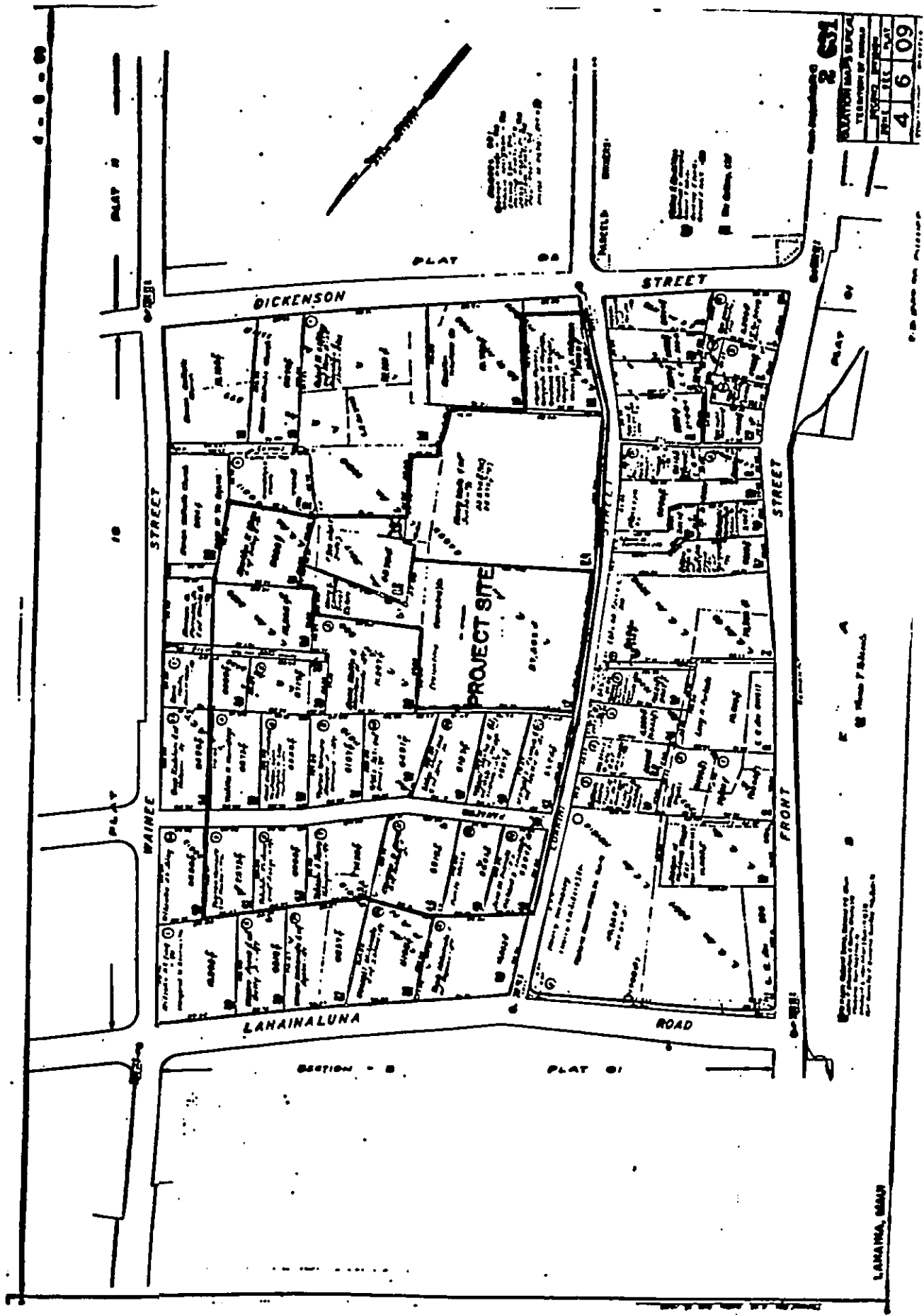
LUAKINI ST.
PARKING LOT

SCALE: 1"=30'

ROADWAY SETBACK

EDGE PAVEMENT

EDGE PAVEMENT



HANNIBAL TAVARES
Mayor



CHRISTOPHER L. HART
Planning Director
RALPH N. MASUDA
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

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NOV 14 1989

ENGINEERING DIV.
DEPT. OF PUBLIC WORKS

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 a 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.

Memo - Alvin Fukunaga
November 9, 1989
Page 2

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 PREPARED TO COOPERATE IN EVERY WAY POSSIBLE TO ENSURE THAT THIS MUCH NEEDED ADDITION TO LAHAINA IS DEVELOPED PURSUANT TO EXISTING LEGISLATION.

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF MAUI
NOV 29 PM 1:59

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

LIBERT K. LANDGRAF
MAHABU TAGOMORI
RUSSELL N. FUKUMOTO

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96808

NOV 2 / 1989

REF:HP-AL

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE HISTORIC PRESERVATION
STATE PARKS
WATER AND LAND DEVELOPMENT

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
TMK 4-6-9:17

DEPT. OF PUBLIC WORKS	Info	Action	Flush	See M	Comm	Copy	File
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PERG.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Thank you for the opportunity to review this project.

Rel: ...
S: ... 1132

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 Saito 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

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NOV 30 1989

ENGINEERING DIV.
DEPT. OF PUBLIC WORKS