Dr. Marvin Miura, Ph.D., Director  
Office of Environmental Quality Control  
465 South King Street  
Honolulu, Hawaii 96813

July 11, 1990

Dear Dr. Miura:

Subject: Environmental Impact Statement (E.I.S.) Assessment  
Determination for an SMA Permit on properties  
within the Lahaina National Historic Landmark  
District Boundary and for a Community Plan  
Amendment from Park to Public/Quasi Public at TMK:  
4-6-7: 37 and 38, Lahaina, Maui, Hawaii  
(90/EA-003) (The Salvation Army).

Pursuant to Chapter 343, Hawaii Revised Statutes, and the  
Environmental Impact Statement (E.I.S.) Rules of the Department  
of Health; the Maui Planning Commission at its regular meeting  
of July 10, 1990 voted to adopt the attached Environmental  
Assessment/Determination. Said determination states, in part,  
that "an environmental impact statement should not be required."

Pursuant to SS 11-200-11 (e) of the Environmental Impact  
Statement Rules, we hereby submit the attached Environmental  
Assessment/Determination as the Negative Declaration for the  
above request of the Director’s Report.

If additional clarification is required, please contact Ms.  
Ann Cua of the Planning Department at 243-7735.

Very truly yours,

CHRISTOPHER L. HART  
Planning Director

AC/ec  
enclosure  
cc: LUCA  
Capt. Kurt Burger—The Salvation Army  
David Lundquist—Maui Architectural Group  
Connie Anderson (itr. only)  
Ann Cua
In the matter of the Application of:

THE SALVATION ARMY

requesting an Environmental Assessment Determination for the Salvation Army Homeless Shelter, TMK 4-6-7:37 & 38, Lahaina, Maui.

Docket No. 90/EA-003

The Salvation Army

ENVIRONMENTAL ASSESSMENT/DETERMINATION

July 10, 1990

Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793
BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

In the matter of the Application of) Docket No. 90/EA-003
) The Salvation Army
THE SALVATION ARMY) The Salvation Army

requesting an Environmental )
Assessment Determination for the )
Salvation Army Homeless Shelter )
TMK 4-6-7:37 & 38, Lahaina, Maui.

ENVIRONMENTAL ASSESSMENT/DETERMINATION

I. AUTHORITY

This Environmental Assessment/Determination is being prepared pursuant to the requirements of Chapter 343,
Hawaii Revised Statutes and the State of Hawaii Environmental Impact Statement (E.I.S.) Rules and
Regulations, SS 11-200-12, Significance Criteria.

II. APPLICANT

The Salvation Army
Hawaiian Islands Divisional Headquarters
P.O. Box 620
Honolulu, HI 96809

III. ACCEPTING AGENCY

Maui Planning Commission
County of Maui
200 S. High Street
Wailuku, Hawaii 96793
Phone: (808) 243-7735

IV. PROPOSED APPLICANT ACTION

The applicant is proposing to apply to the Maui Planning Commission for a Community Plan Amendment and
Special Management Area Permit to construct and operate a new homeless shelter. The project is located within the
Lahaina National Historic Landmark District Boundary.

-2-
V. DESCRIPTION OF THE AFFECTED ENVIRONMENT

1. Location -- The 34,359 sq. ft. parcel is located on the north side of Shaw Street at TMK 4-6-7:37 and 38, Lahaina, Maui. (Exhibit 1)

2. Land Use Designation --
   a. State Land Use Classification - Urban
   b. Lahaina Community Plan - Park
   c. Zoning - Historic District No. 1
   d. Special Management Area boundary - The entire parcel is within the Special Management Area boundary.
   e. Historic Landmark Designation - The site is also within the Lahaina National Historic Landmark District.

3. Surrounding Land Uses --
   East - Vacant undeveloped land and Business Use
   North - Malu-ulu-o-lele park
   West - County of Maui parking lot
   South - Shaw Street and SF residences

4. Site Description --

   The site is improved with a chapel, a thrift shop, storage buildings and an officers residence. The site has served as headquarters for the Salvation Army's Lahaina Corp since 1950.

   The site is rectangular in shape with a depth of approximately 218 feet and 245 feet along west and east property lines respectively, 163 feet along Shaw Street, and 114 feet along the north property line. (Exhibit 2)

   Ground elevation ranges between 5.0 to 5.5 feet along Shaw Street falling to 4 feet along the rear property line.

   According to the Flood Insurance Rate Map, effective June 1, 1981, prepared by the U.S. Federal Emergency Management Agency, Federal Insurance Administration, the project site is situated in an area designated as Zone A4, which could be affected by a 100-year flood.

5. Existing Services --
   a. Water - The subject property is serviced by an 8-inch line on Shaw Street.
   b. Sewer - The property is serviced by an 8-inch line.
c. Electric and Telephone -- Overhead electrical and telephone lines are available along Shaw Street.

d. Roads, Curbs, Gutters, and Sidewalks -- Shaw Street has a 30 ft. right-of-way. The road is not improved with curbs, gutters, and sidewalks.

e. Drainage --

Presently, a low bank along the east property line of the subject property provides a natural barrier to off-site water, while hedges to the north and west similarly provide such protection. The existing cover consists mainly of grass and some coconut trees, and any on-site runoff is carried by the almost level grade toward Shaw Street.

The on-site surface runoff peak volume currently generated during the 10-year 1-hour design rainstorm is calculated to be 1.3 cfs. According to the applicant, approximately 1.5 cfs of on-site surface runoff would be generated during the design rainstorm following development. Accordingly, there will be a net increase of approximately 0.2 cfs as a result of the proposed construction.

VI. Description of the Proposed Development -- (Exhibits 3-4)

Applicant proposes to construct an 8,000 square foot structure (120' x 60') to be used as a temporary housing facility for men and women. The one-story structure will be placed at the rear of the property behind an existing thrift store and chapel. At this location it is set back from the edge of Shaw Street between 137 to 155 feet.

The interior is functionally separated into sleeping areas, kitchen and dining facilities, reception and lounge area, and administrative offices. Men and women sleeping areas are similar in size and accommodations. Both include two dormitory rooms for sleeping up to 15 persons (beds furnished) and two (2) family units for 4-6 persons. Bathroom facilities are provided in the respective sleeping areas.

Two open-air landscaped courtyards allow light and air into the compact dormitory setting and adjoining dining area.

A common kitchen and dining room in the center of the building physically segregates the sleeping areas. A reception station and common lounge area fronts the dining room just in-side of the entry. There are no plans for recreational amenities.
Finished with exterior wood siding, the structure would be posted 2 feet above grade to mitigate potential flooding. The Dutch gable and hip roof, which will be topped with composition shingles, features ample overhangs for shade and varying ridgeline and pitch for architectural interest. Cut out lanais off the entry offer covered outdoor settings where occupants can socialize. The entire facility is handicapped accessible.

The site will be accessed from Shaw Street near the center of the property. A new two-way driveway passes between the existing thrift store and chapel to access the parking lot. Parking for ten (10) vehicles and one loading stall are proposed for the new facility.

Water, sewer, power, and communication systems are available to service the project.

The cost of the project is estimated at $600,000 and will be funded in part by State of Hawaii legislative appropriations, the Salvation Army, and donations.

The project will be built in one phase over a projected 4-6 month period.

Social Characteristics of the Project

The Salvation Army proposes to operate an emergency shelter for women and a motivational program for men in the newly constructed building. The emergency shelter will accommodate women with children and single women (maximum of 15 persons) in a "semi-private arrangement" and families in two family units capable of accommodating up to twelve persons (4-6 persons/unit). The emergency shelter is intended to provide short-term housing for women and families confronted by abusive situations or desperate circumstances. The emergency shelter would house women and children for 3-5 days. Those requiring shelter beyond this time period will be referred to a residential shelter at Puunene. The shelter can also house persons and families whose home has been destroyed by fire or other natural disasters. Stays would be more indefinite for those displaced by these circumstances.

The mens training program is intended for single men desiring to "get back on their feet". Men (maximum of 15) who agree to enter a motivational program will be housed and fed at the shelter for up to three months. During this period they will be counseled daily and taught basic living skills that would enable them to find a job, regain their self esteem, provide their own housing, and usher themselves back into the community.
Individuals with drug or alcohol problems will not be allowed to enter the program but will be referred to other programs; similarly, men desiring shelter only will not be admitted but will be referred to the residential shelter at Punnene.

VII. AGENCY REVIEW

1. Department of Public Works - Comments dated June 25, 1990 (Exhibit 5).


3. Department of Transportation - Comments dated June 9, 1990 (Exhibit 7).


6. Department of Human Concerns Housing Division - Comments dated June 21, 1990 (Exhibit 10).

7. Housing Finance and Development Corporation (HFDC) - Comments dated June 25, 1990 (Exhibit 11)

8. Department of Land and Natural Resources -

VIII. AFFECTED ENVIRONMENT

1. Archaeological, Cultural or Historic Resources.

The applicant has indicated that in as much as the site is improved with several public and residential structures, there is no physical evidence of archaeological or cultural features on the surface of the property.

The Department of Land and Natural Resources has not yet commented on this project.

2. Impacts on Infrastructure and Services

The following are comments on the proposed project and improvements that may be required to help reduce the impacts of the project:

a. Department of Public Works --

That the architect and owner is advised that the
project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.

That the minimum 14-feet wide road widening lot be provided for the adjoining half of Shaw Street to provide for future 56' right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.

That the existing Shaw Street does not meet County standards based on roads located in an urban zoning.

That a final detailed drainage and erosion control plan including, but not limited to hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have and adverse effect on the adjacent and downstream properties.

That additional paved parking spaces and loading space be provided to accommodate the existing structures (chapel, thrift store/office) and the proposed new structure. The applicant shall provide detailed building plans for the existing structures and proposed new building for further review. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.

That the County cannot insure that sewage capacity will be available for this project.

That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant to accommodate the additional sewage flows. The developer is requested to contact the Wastewater Reclamation Division for additional information.
That the developer fund any necessary off-site improvements to the existing collection systems and sewer pump stations.

That the applicant provide a solid waste management program satisfactory to the Department of Public Works, Solid Waste Division to mitigate impacts at the County landfills. The applicant should contact the Solid Waste Division for more information.

That the properties be consolidated under the Maui County Code title 18-Subdivision process.

That the existing driveway and other improvements on the west side of the property be removed from within the County right-of-way.

b. The Department of Water Supply has no objections to the granting of a Community Plan amendment and a Special Management Area Permit for the new homeless shelter however, they advise the applicant that the preliminary domestic and fire flow calculations are not acceptable. They also comment that source and storage assessments and water system improvements will be required during the building permit process.

c. The State Department of Health and State Department of Transportation have no objections to the subject requests.

d. The County Department of Human Concerns has extended their support to the Salvation Army for its proposed homeless shelter project.

e. The Department of the Army has indicated that based on the information provided for their review, there will be no fills placed in wetlands or other waters of the U.S. therefore, a Department of the Army permit will not be required.

f. The Housing Finance and Development Corporation (HFDC) comments that presently HFDC administers a grants-in-aid contract with the Salvation Army for the planning and design of the proposed homeless shelter. The proposed Lahaina shelter satisfies the objective to provide additional shelters for the homeless which is contained in the State of Hawaii Comprehensive Homeless Assistance Plan. The proposed action is also consistent with the State Housing Functional
Plan which seeks to "provide a continuum of housing for homeless persons and families to enable them to achieve greater independence and stability.

3. Short-term impacts of the project will be construction related, and in as much as mitigative measures will be taken to minimize and control temporary inconveniences or problems there will be no significant adverse impacts resulting.

4. Relative to infrastructural services; water, electrical and sanitary sewer systems presently service the subject site, however, improvements will be required. Some of these requirements have been outlined, however further requirements will be specifically documented in the context of the SMA permit and Community Plan amendment applications.

5. The design and aesthetic qualities of the proposed project will be reviewed by the Maui Historic Commission on July 19, 1990 in terms of its compatibility to the surrounding neighborhood and the nearby Lahaina Historic District.

6. The entire project site is located within the Special Management Area (SMA) boundary of the County of Maui and is therefore subject to the Special Management Area Rules and Regulations.

7. The proposed project will be subject to a detailed comprehensive review by County and State agencies in the context of required permits before construction can be initiated. During the review process, all potential adverse environmental and ecological impacts will be identified and necessary conditions attached to all approvals to mitigate said impacts.

8. The subject site has been used for public use by the Salvation Army for the past 40 years.

9. The Lahaina Community Development Plan dated 1973 recommends an expansion of the existing Malu-ululo-olele Park to include the project site. There has been no attempt made since the preparation of the plan to implement the expanded park use. The County of Maui would need to acquire the subject site inorder to expand Malu-ululo-olele park. The development as proposed would satisfy much needed social function in the community.
Mitigation Measures

The applicant proposes to comply with the infrastructural and social requirements which may be imposed to mitigate any impacts of the project.

IX. CONCLUSION

It is hereby determined that the proposed project will not have a significant impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and Environmental Impact Statement Rules of the Department of Health, State of Hawaii, and that an environmental impact statement for the proposed project shall not be required. Pursuant to SS 11-200-11(c) of the Environmental Impact Statement Rules, the Environmental Assessment/Determination is hereby adopted as the Negative Declaration for the above request.

Dated this 10th day of July, 1990, Wailuku, Maui Hawaii.

Christopher L. Hart
Planning Director
MEMO TO: Christopher L. Hart, Planning Director  
FROM: Alvin K. Fukunaga, Director of Public Works  
SUBJECT: Environmental Assessment, Community Plan Amendment and Special Management Area Permit Request for the Salvation Army at Shaw Street, Lahaina, Maui, TMK:4-6-07:37 & 38 90/EA-003; 90/CPA-006; 90/SM1-019

We have reviewed the above request and offer the following comments:

1. That the architect and owner is advised that the project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.

2. That a minimum 14-feet wide road widening lot be provided for the adjoining half of Shaw Street to provide for a future 56’ right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.

3. That the existing Shaw Street does not meet County standards based on roads located in an urban zoning.

4. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
5. That additional paved parking spaces and loading space be provided to accommodate the exiting structures (chapel, thrift store/offices) and the proposed new structure. The applicant shall provide detailed building plans for the existing structures and proposed new building for further review. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.

6. That the County cannot insure that sewage capacity will be available for this project.

7. That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant to accommodate the additional sewage flows. The developer is requested to contact the Wastewater Reclamation Division for additional information.

8. That the developer fund any necessary off-site improvements to the existing collection systems and sewer pump stations.

9. That the applicant provide a solid waste management program satisfactory to the Department of Public Works, Solid Waste Division to mitigate impacts at the County landfills. The applicant should contact the Solid Waste Division for more information.

10. That the properties be consolidated under the Maui county Code title 18-Subdivision process.

11. That the existing driveway and other improvements on the west side of the property be removed from within the County right-of-way.

LL:mht

cc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division

EXHIBIT 5
June 15, 1990

Mr. Chris Hart
Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

Re: Request for an Environmental Assessment, a Community Plan Amendment, and an SMA Permit, Salvation Army New Homeless Shelter, TMK: 4-6-07:37 & 38, Lahaina, Maui, Hawaii

Please be advised that we would not have any objections if the request for a community plan amendment is approved, and an SMA Permit is issued to the applicant.

The applicant should be advised that:

1. the preliminary domestic & fire flow calculations are not acceptable; and

2. source and storage assessments, and water system improvements will be required during the building permit process.

Sincerely,

Vince G. Bagoyo, Jr.
Director

EXHIBIT 6
Mr. Christopher L. Hart
Director of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: COMMUNITY PLAN AMENDMENT, SMA PERMIT AND ENVIRONMENTAL ASSESSMENT REPORT FOR SALVATION ARMY
TMK: 4-6-7:37 & 38,90/CPA-006, 90/EA-003, 90/SM1-019

Thank you for allowing us to comment on the subject matter. The proposed project will not have an adverse impact on our facilities.

Very truly yours,

ROBERT O. SIAROT
District Engineer, Maui

FC:dmf

EXHIBIT 7
Operations Division

Ms. Ann T. Cua
Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Ms. Cua:

This is in response to your request of June 5, 1990 for comments on the Salvation Army's Special Management Area application for a proposed homeless shelter in Lahaina, Maui.

The proposed building would be located at the north side of Shaw Street near Front Street. Existing buildings on the site include a chapel, residence, and thrift store. Based on the information provided in the transmittal, there will be no fills placed in wetlands or other waters of the U.S. Therefore, a Department of the Army permit will not be required for this project. By copy of this letter, the applicant will be informed of this finding.

We appreciate the opportunity to comment. File No. NP90-065 has been assigned to this project. Please refer to this number in any future correspondence on this project. Should you have any questions regarding this finding, please feel free to contact Benton Ching of my staff at 438-0410.

Sincerely,

[Signature]
Stanley T. Arakaki
Chief, Operations Division
Directorate of Construction-Operations

Copy Furnished:
The Salvation Army, 131 Shaw Street, Lahaina, Hawaii 96762

EXHIBIT 8
June 19, 1990

Mr. Christopher L. Hart  
Director  
Department of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793  

Dear Mr. Hart:

Subject: The Salvation Army Requesting an Environmental Assessment and a Community Plan Amendment from Park to Public/Quasi Public and an SMA Major Permit to Construct and Operate a New Homeless Shelter on Property Located in Lahaina, Maui, HI - TMK: 4-6-7: 37 and 38 90/CPA-006, 90/EA-003, 90/SM1-019

Thank you for the opportunity to review and comment on the subject application. We have no comments to offer at this time.

Sincerely,

David H. Nakagawa  
Chief Sanitarian
County of Maui
Department of Human Concerns
HOUSING DIVISION
200 South High Street
Wailuku, Maui, Hawaii 96793
Telephone: 243-7751, 243-7351
June 21, 1990

TO: 
Mr. Christopher L. Hart
Director of Planning

FROM: 
Mr. Robert Agres, Jr.
Director of Human Concerns

SUBJECT: I.D. Nos. 90/CPA-006
90/EA-003
90/SHI-D19

We have reviewed the Lahaina Salvation Army's request for approval of the Environmental Assessment, a Community Plan Amendment from Park to Public/Quasi Public and an SMA Major Permit to construct and operate a new homeless shelter in Lahaina, and would like to offer the following comments:

Environmental Assessment

The proposed plan appears modest and no significant adverse impact is apparent. From our perspective, there is a clear need for the facility, as there are no present shelter services for the various homeless populations in West Maui. Although the surrounding area is somewhat residential, there seems to be a variety of land uses in the neighborhood, including the existing Salvation Army chapel and thrift store, hotels, shops, a parking lot and a park, to warrant a shelter without disturbing the character of the area.

Community Plan Amendment

It appears that unless the County is willing to purchase the present Salvation Army property (which has been used by them for their present services since 1950 and is the only property owned by them in West Maui) and expand the present Malu-ulua-oleaie Park to include this property, it seems...
reasonable to amend the community plan from Park to Public/Quasi Public. The only other planned use was the 1961 Lahaina Restoration Plan which proposes rebuilding the residence of King Kamehameha III with a small surrounding moat, which seems highly unlikely given West Maui's present needs.

We are in support of the proposed project.

Please contact me if you need further assistance on this matter.

Robert Agnes, Jr.

CA:df

cc: Housing Administrator
June 25, 1990

TO: Department of Planning,
   County of Maui

FROM: Joseph E. Conant
       Executive Director

SUBJECT: Lahaina Temporary Housing Facility Proposed by the Salvation Army, Reference Nos. 90/CPA-006, 90/EA-003, 90/SM1-019

Thank you for the opportunity to review the information provided for the subject project.

For your information, the HFDC presently administers a Grants-in-Aid contract with the Salvation Army for the planning and design of the proposed homeless shelter.

The proposed Lahaina shelter satisfies the objective to provide additional shelters for the homeless which is contained in the State of Hawaii Comprehensive Homeless Assistance Plan (CHAP). The proposed action is also consistent with Policy C(4) of the State Housing Functional Plan which seeks to "provide a continuum of housing for homeless persons and families to enable them to achieve greater independence and stability."

JT: eks