

1991-08-08-MA FBA

Environmental Assessment

FILE COPY

*** Olowalu Landfill Closure ***

For The Department
of
Public Works

County of Maui

Prepared by
Parametrix, Inc. and
Environmental Communications, Inc.

August, 1991

I SUMMARY

**CHAPTER 343, HRS
ENVIRONMENTAL ASSESSMENT (EA)**

Action:	Agency
Project Name:	Olowalu Landfill Closure
Project Description:	The proposed project consists of the planning, design, and actual closure of the Olowalu Landfill.
Project Location:	Olowalu, Maui above Honoapiilani Highway
Tax Map Key:	4-8-03: 39
Area:	65.375 acres
State Land Use Designation:	Agriculture
County Zoning Designation:	Agriculture
Landowner:	County of Maui
Agent:	Parametrix, Inc.
Contact:	c/o Environmental Communications, Inc. P.O. Box 536 Honolulu, Hawaii 96809 Phone: (808) 521-8391

II. PROJECT DESCRIPTION

A. Technical Characteristics

1. The proposed project consists of the two-phase design and closure of the Olowalu Sanitary Landfill. The initial phase will consist of a site investigation and design which will include: the surveying of the site to determine the existing topographical contours; geologic borings and groundwater monitoring wells to investigate site hydrogeology; methane gas probes to determine quantity of methane gas being generated and potential offsite migration; a final closure plan that will establish the final finish grade; and the proposed future land uses for the Landfill upon final closure. The second phase will be the actual construction of the closure elements, with planned improvements for future land uses. During the design phase, the installation of leachate migration controls and methane gas management systems will also be evaluated in accordance with investigation results. Finally, the closure plan will provide supporting elements to protect public health and the environment and ensure compatibility of the closed landfill with land uses in the vicinity.

2. The proposed closure plan for the Olowalu Landfill is designed to provide an operations and closure plan in accordance with the Maui County Solid Waste Management Plan and includes the following criteria:

a. A final grading plan - Existing terrain features at the Olowalu site indicate that the adjacent cinder pit, the close proximity of the Honoapiilani Highway, and finish grade elevations equal to the existing terrain slopes must be included in the final grading plan.

b. An operations plan - Must be developed with the short-term planning horizon of accommodating the daily refuse stream during the closure operation. Once the refuse placement has reached final determined capacity, the finish grade elevations need to be maintained within the design constraints so as not to exceed the final grade maximum.

c. Evaluation of potential environmental impacts - Will be addressed since the proximity of the coastal zone can create impact problem areas after closure.

This will require proper management of the surface water runoff through adequate drainage controls. Proper management of the drainage will limit infiltration into the placed solid waste, reduce erosion, and mitigate potential coastal zone impacts.

d. Design of the closure measures to protect the general public health and environment, and convert the landfill to open space use. Vital to the above mentioned public health and environmental protection will be the design of erosion control measures. This is particularly important due to the close proximity of the coastal zone. Sediment loading to the adjacent stream from the landfill site and leachate migration are potential hazards which will be controlled by the proposed closure design.

e. Required post-closure operations and maintenance. These will include the erosion control measures previously discussed and also, the protection and enhancement of the final cover system. These will include the planting of vegetation to reduce the impacts. Normally a dry and arid region, Olowalu is still subject to infrequent winter storm periods when heavy precipitation can occur.

3. Design criteria were established by existing and proposed regulations and sound engineering practices. The principal engineering design criteria are as follows:

a. **Landfill Development** - Evaluate remaining capacity of the Olowalu Landfill and establish minimum-maximum slopes in accordance with the County's restrictions.

b. **Surface Water Management** - Determine surface runoff drainage patterns and design drainage facility features accordingly to accommodate peak runoff from the 50-year, one-hour storm (2.5 inches).

c. **Cover** - The design of a solid waste landfill final cover typically consists of a low permeable barrier to impede the percolation of precipitation into the placed refuse. The low permeability of the final cover increases surface runoff and evapotranspiration, and reduces the volume of leachate generated. Final cover will be at least three feet thick and using local soils with compacted

laboratory permeability less than 1×10^{-6} cm/sec or an equivalent design. The HELP2 Model will be used to determine the effectiveness of the final cover system. This model was developed by EPA researchers and enables the evaluation of both the cover material properties and the configuration of the final cover system.

d. **Landfill Gas Control** - A passive methane ventilation system is currently proposed for the Olowalu Landfill. Due to the presence of sub-surface fires, the gas venting system and final cover system will be designed to limit intrusion of air. A contingency plan will be developed for an active methane migration control system if offsite migration occurs.

4. **Permit Requirements** - The following Permit requirements will be adhered to by the applicant, Maui County, in submittals to the Director, State Department of Health for their review and approval.

a. State Department of Health Administrative Rules, Title 11, Chapter 58, "Solid Waste Management Control".

b. Environmental Protection Agency - 40 CFR. 257-258*, sub-title D. (section 258 is proposed, but not final at this time).

B. Social and Economic Characteristics

The proposed closure plan is to meet both current and proposed solid waste management regulations that will protect the general public health and the affected environment. The County Solid Waste Management Plan will accommodate the current refuse stream that presently is being placed at the Olowalu Landfill with planned improvements, i.e. transfer stations, centralized landfill sites, and refuse recycling. At the present time, the Olowalu Landfill receives 13 tons per day of mixed municipal refuse which may include putrescible and non-putrescible solid wastes (GBB 1989). The landfill regulations expressly prohibit the disposal of hazardous waste at County facilities. The ability to meet the daily refuse disposal at the Olowalu Landfill after termination of operations will require certain measures to prevent illegal refuse disposal along public roads, private agricultural roads and adjacent ravines and gullies. With modifications, the existing transfer station facility located at the entrance to the Olowalu Landfill will meet this need.

C Environmental Characteristics

The Olowalu Landfill has been receiving refuse since 1969 and provides the Lahaina-Olowalu areas with the disposal facilities. Present day disposal rates are estimated to be 13 tons per day. The Olowalu Landfill has been closed to all but residential haulers since 1988.

The Olowalu Landfill has generally reached capacity with some waste still needed for grading purposes. The discontinued use of this site will result in increased demand for an alternative solution to the solid waste management demands of the Lahaina-Kaanapali resort areas as well as adjacent residential communities above Lahaina. Further resort and residential development will speed the filling of the Olowalu site as well as require an alternative site for the growing refuse load.

The closure will provide on completion, an open space area that will mitigate both existing and potential future environmental impacts resulting from leachate migration, methane gas generation, and emissions from the sub-surface fires. Shoreline ecosystems may be vulnerable to surface runoff from the Olowalu site which would result from significant storm events.

III. AFFECTED ENVIRONMENT

A. Geographical Characteristics

1. Topography

The Olowalu Region on the southwestern slopes of the West Maui Mountains consists of varying terrain, from mean sea level to 300 feet above mean sea level. The Honoapiilani Highway connects Central Maui to the Lahaina-Kaanapali resort areas, and the Olowalu Sanitary Landfill is sited above the Highway adjacent to the Olowalu Cinder Pit. The Launiupoko District boundary is to the northwest side of the Landfill, and on the makai (ocean) side of the Highway, there are the Kulanaokalai and Awalua beaches.

2. Soils

Soils in the project area were identified through soil classification maps from 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, 1972. The soils on the project site are generally two soil types: *Stony Alluvial Land (rSM)* which is described as stones, boulders, and soil deposited by streams; bottoms of gulches; alluvial fans; slopes of 3-15%. The other soil type is the portion adjacent to the cinder cone (*rCl*). Known as bedded cinder, pumice, ash; no soil development." Annual rainfall ranges from 10 inches to 30 inches annually. The mean annual soil temperature is about 75 degrees F.

3. Vegetation

The natural vegetation consists of Bermuda grass, Bristly Foxtail grass, Finger grass, Kiawe, Klu, Lantana, Koa Haole, and Guinea grass.

B. Hydrological Characteristics

1. Drainage

Surface water in the vicinity of the Olowalu Landfill flows from the northeast to the southwest in a ephemeral

stream north of the landfill. This stream does not impact the landfill, however, surface water from the closed landfill will flow into the stream. Final closure design will provide surface water controls which will mitigate any potential impacts to the stream. Peak flows will be controlled so as to prevent damage downstream of surface water discharges. The final cover system will isolate the solid waste and prevent potential contamination of surface water by exposed refuse.

Regional hydrogeologic characteristics show groundwater flow to be from the mountain foothills towards the ocean. Therefore, potential groundwater contamination from the landfill could reach the coastal zone, located within one quarter mile of the base of the landfill. The final cover system will reduce infiltration of rainwater into the landfill and enhance evapotranspiration which will greatly reduce the potential for leachate generation and possible groundwater contamination.

2. Flood Plain

The proposed landfill closure site is located in the area designated as Zone C, according to the Flood Insurance Rate Map (No. 150003 227B, dated June 1, 1981). Zone "C" is classified as areas of minimal flooding.

3. Coastal Zone Management Program

Closure of the Olowalu Landfill will be critical to the Coastal Zone south of the highway since existing drainage patterns have historically flowed seaward, potentially impacting the shoreline areas. A Coastal Zone Management (CZM) Certificate of Consistency will be obtained from the County of Maui Planning Department.

C. Biological Characteristics

The Olowalu Landfill does not represent critical wildlife habitats as presently used by the County. The location has experienced severe disturbance in the practice of placing municipal refuse and, previous and concurrent to that, the operation of the State cinder pit. Fauna observed in the area were predominantly birds, and these were for the most part, exotic or introduced species. Most noticeable were the white

Olowalu Landfill Closure
August 1991

Page 8

Cattle Egret, the common Indian Mynah, English Sparrow, and the Gray Dove. Feral dogs, cats and the Indian Mongoose have also been observed on the site.

IV. SUMMARY OF MAJOR IMPACTS AND MITIGATIVE MEASURES

Groundwater

Install groundwater monitoring wells (three downgradient, one upgradient) and implement groundwater monitoring plan with semi-annual or quarterly monitoring.

Design and construct a final grading plan that provides adequate slopes to reduce ponding of rainwater on the final cover.

Design and construct a surface water management system that prevents runoff from offsite from flowing onto the landfill and potentially infiltrating into the solid waste.

Design and construct a final cover system, integrated with the final grading and surface water controls, that greatly reduces infiltration of rainfall into the landfill and enhances evapotranspiration.

Surface Water

Prepare and implement a surface water monitoring plan to ensure that offsite surface waters are not impacted by the landfill.

Design and construct a final grading plan that provides adequate slopes to drain surface water from the site and reduce ponding of rainwater on the final cover.

Design and construct a surface water management system that prevents runoff from the site from causing offsite impacts because of high flowrates or sediment loading. Measures may include installation of a sediment pond, checkdams on ditches, armoring of ditches, and special vegetative plantings to stabilize ditches and the stream bank.

Design a final cover system and final vegetation plan that stabilizes the topsoil layer and reduces erosion of topsoil and underlying soil materials. Measures may include special seed mixes that are drought resistant and have fibrous roots to hold soils, and armoring of some steep slopes.

**Landfill Gas
and Fires**

Install landfill fire grid monitoring systems to determine the areal extent and depth of landfill fires, and to use in designing a final cover system and interim fire suppression measures.

Install landfill gas monitoring probes at the landfill property line to determine if or to what extent landfill gas migration is occurring.

Design and construct a landfill cover system that reduces the infiltration of rainwater and air into the landfill. The moisture from rainwater can greatly increase aerobic decomposition, landfill fires, and landfill gas generation. Air infiltrating the landfill can greatly increase the potential for landfill fires by providing the the oxygen necessary to support combustion.

Design and construct a passive landfill gas collection and flaring system to reduce landfill gas pressures in the landfill and reduce the potential for offsite gas migration.

Final Land Use

Design a final grading plan and final cover system that provides drainage and soil horizon required to support native and selected introduced species of drought sensitive vegetation that will blend with surrounding land uses in the area and minimize operational costs. Final land use will be natural open space, with the inclusion of passive recreational facilities possible in the future.

V. ALTERNATIVES CONSIDERED

The Olowalu Landfill has been closed to all but residential haulers since 1988. Alternative solutions to meet the increasing demand for solid waste placement from increased urbanization of the Lahaina-Kaanapali districts include the establishment of a transfer station; recycling of salvageable components in the refuse stream; and design and construction of a new sanitary landfill site. The County is planning to begin operation of its existing transfer station on the site after design modifications are complete. Waste from the transfer station will be transported to the County's Central Landfill on the island in the next year, with operation of a new site beginning in 1995-96.

VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guidelines and provisions of Chapters 342, 343, and 344, Hawaii Revised Statutes.

1. The proposed action will close an existing sanitary landfill that has potentially significant environmental impacts to the adjacent drainage areas, and also, the coastal zone makai of Honoapiilani Highway. The closure will mitigate runoff impacts in terms of surface runoff quality.
2. The existing ambient air quality will experience improvement when the closure plan is completed since the closure will extinguish the subsurface fires that are presently active.
3. The planned closure will also permit the County to landscape the existing site into a more aesthetically pleasing finish grade. Ultimate end uses could provide passive recreational facilities for the residents and visitors to the West Maui sectors.
4. There are no known endangered species of flora or fauna within the project limits.
5. There are no natural, historic, or archaeological sites within the project limits. In the event that sites are discovered, the State Historic Preservation Division, Department of Land and Natural Resources will be notified immediately and work will be halted, pending a review of the sites or finds uncovered.
6. Site grading will be limited to the final design grading plan to be developed in conjunction with the County Department of Public Works. Borrow material will also be evaluated in terms of suitability and source so as to minimize the impacts to the borrow site.
7. Implementation of the County Solid Waste Master Plan will be the principal objective of this proposed closure. The refuse stream currently generated, will be accommodated by a central landfill site designated and approved by the County.

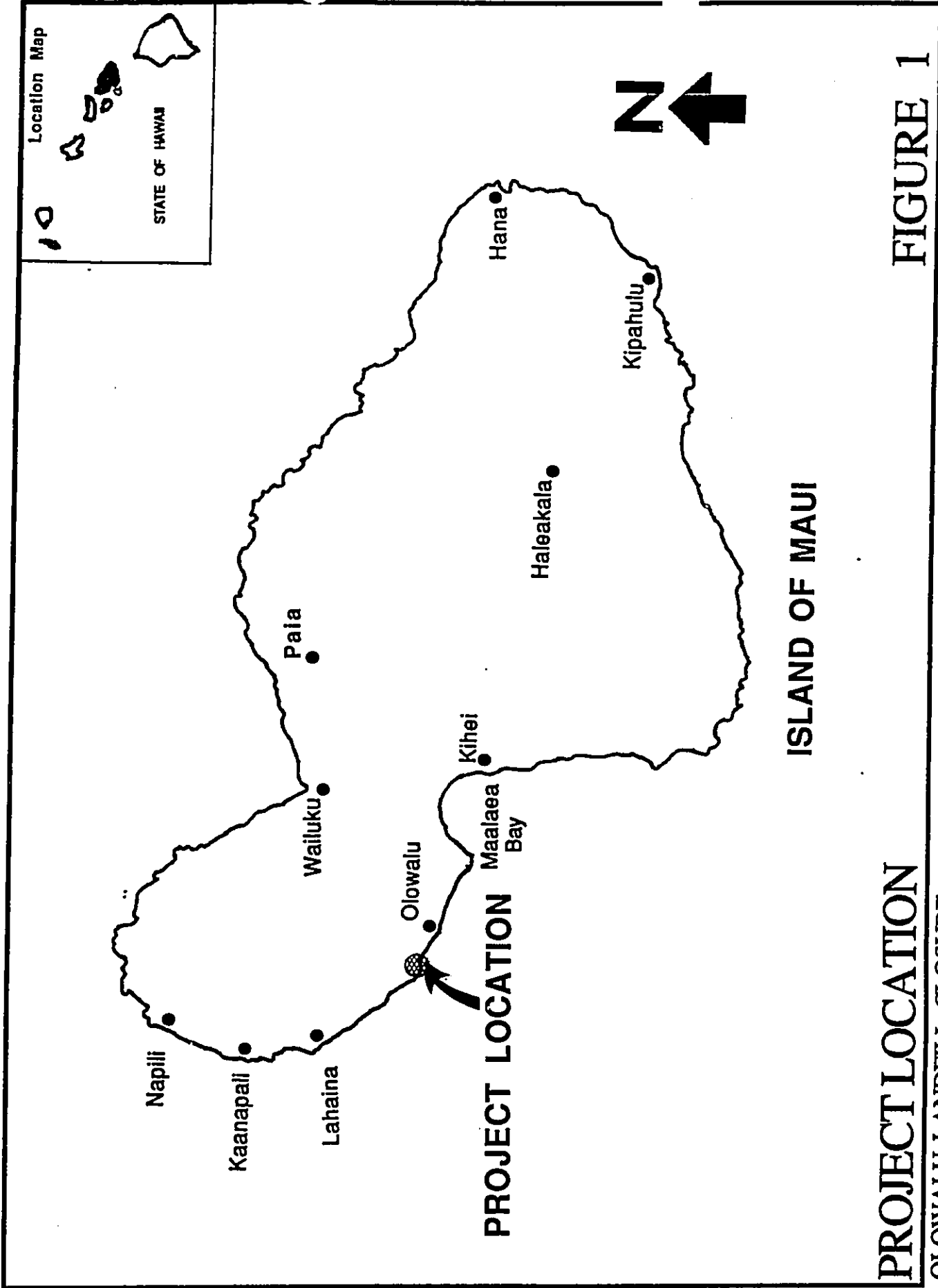
VII. LIST OF PREPARERS

Department of Public Works
County of Maui
Proposing Agency

Parametrix, Inc.
Solid Waste Management Design Consultants
Groundwater Hydrology
Engineering

Mink & Yuen
Ground Water Hydrology Consultants

Environmental Communications, Inc.
Environmental Consultant

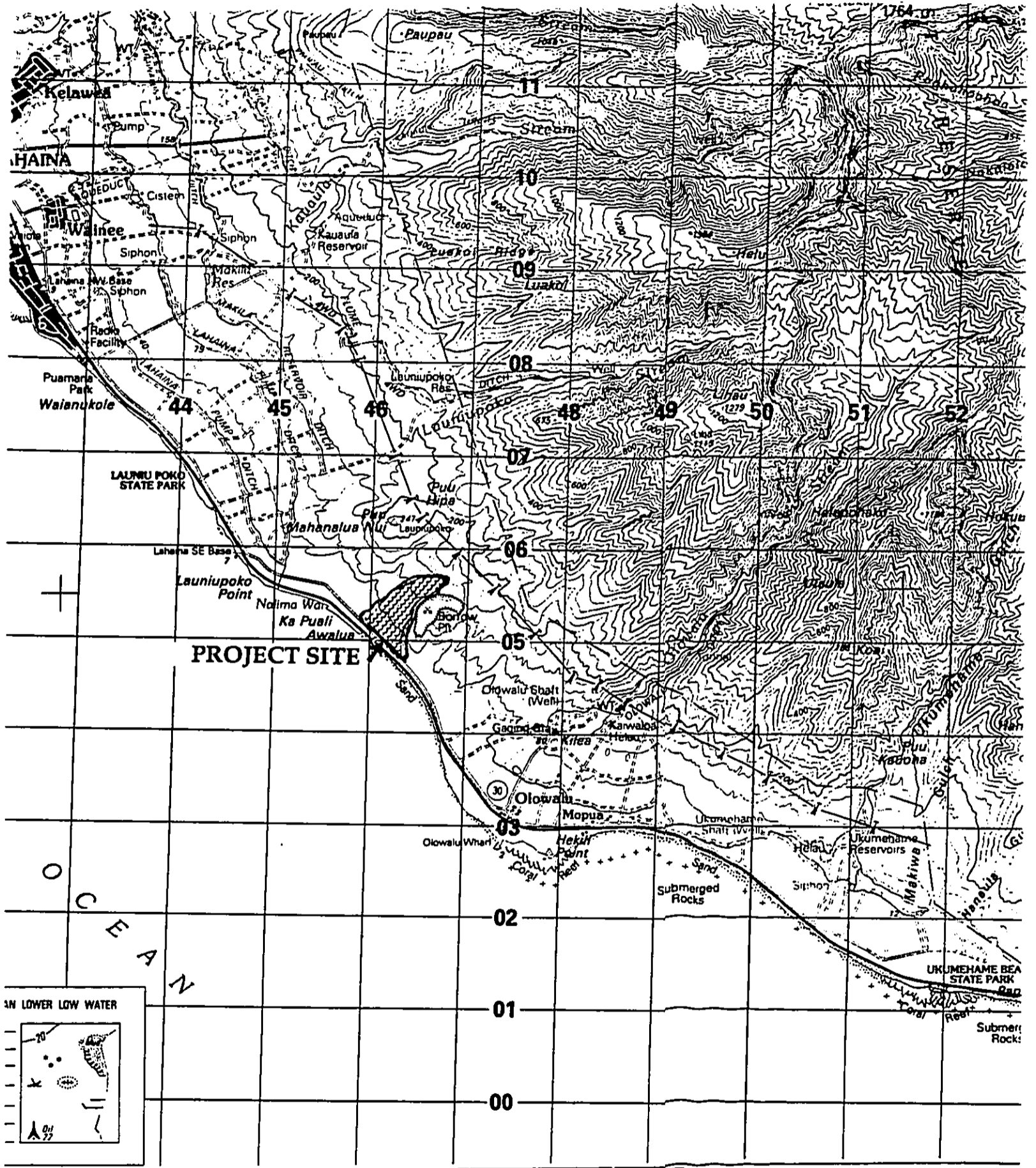


PROJECT LOCATION

**OLOWALU LANDFILL CLOSURE
MAUI, HAWAII**

FIGURE 1

DOCUMENT CAPTURED AS RECEIVED



OLOWALU LANDFILL CLOSURE
MAUI, HAWAII
PROJECT SITE
FIGURE 2

DOCUMENT CAPTURED AS RECEIVED

1991-10-08-MA-FILEA

Plantation Inn Construction of Two Story Office Bldg: Improvement

FILE COPY

BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

In the matter of the request of

Mr. JIM PATTERSON

Docket No. 91/EA-007

on behalf of Plantation Inn, Inc.
requesting an Environmental
Assessment for the proposed
construction of a two story Office
and Retail Building and related
improvements located within the
Lahaina National Historic Landmark
District at the Corner of Luakini
and Dickenson Streets, Lahaina Town,
Island of Maui, TMK 4-6-09:12

MR. JIM PATTERSON

MAUI PLANNING DEPARTMENT'S REPORT

For the Maui Planning Commission Meeting on
July 9, 1991

Department of Planning
County of Maui
250 South High Street
Wailuku, HI 96793

Environmental Assessment

BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

In the matter of the request of)
Mr. JIM PATTERSON)

Docket No. 91/EA-007

on behalf of Plantation Inn, Inc.)
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District at the Corner of Luakini)
and Dickenson Streets, Lahaina Town,)
Island of Maui, TMK 4-6-09:12)

MR. JIM PATTERSON

MAUI PLANNING DEPARTMENT'S REPORT

For the Maui Planning Commission Meeting on
July 9, 1991

The Application

This mater arises from an application for a Environmental Assessment Determination filed on April 4, 1991, pursuant to Chapter 343, Hawaii Revised Statutes, as amended, by Mr. Jim Patterson on behalf of Plantation Inn, Inc., for the construction of a two story office building and related improvements within the Lahaina National Historic Landmark District at the Corner of Luakini and Dickenson Streets in Lahaina Town, Island of Maui TMK 4-6-09:12.

PURPOSE OF THE APPLICATION

The applicant is requesting an Environmental Assessment Determination to construct a two story office building and related improvements within the Lahaina National Historic Landmark District at the Corner of Luakini and Dickenson Streets in Lahaina Town. Actions within National Historic Landmark Districts require environmental impact review pursuant to Chapter 343, Hawaii Revised

Statutes. The applicant has also requested a Special Management Area Permit which will be scheduled for review before the Maui Planning Commission after the Commission makes a determination on the subject request.

APPLICABLE REGULATIONS

Standards for reviewing an Environmental Impact Statement (E.I.S.) Assessment are found in the Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules, Subchapter 6, Determination of Significance, §11-200-12 Significance Criteria.

In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action. In most instances, an action shall be determined to have a significant effect on the environment if it:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
- (2) Curtails the range of beneficial uses of the environment;
- (3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decision or executive orders;
- (4) Substantially affects the economic or social welfare of the community or State;
- (5) Substantially affects public health;
- (6) Involves substantial secondary impacts, such as population changes or effects on public facilities;
- (7) Involves a substantial degradation of environmental quality;
- (8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
- (9) Substantially affects a rare, threatened or endangered species, or its habitat;
- (10) Detrimentially affects air or water quality or ambient noise levels; or

(11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

GENERAL DESCRIPTION

Description of the Property:

1. The subject property is located on the north, mauka corner of Dickenson Street and Luakini Street in Lahaina, Island and County of Maui, State of Hawaii. (Exhibit 1)
2. Land area: 9856 S.F.
3. Maui Tax Map Key Number: 4-6-09: 12

Land Use Designations:

1. State Land Use District: Urban
2. Lahaina Community Plan: Business
3. Maui County Zoning: B-2 Community Business District; Change in Zoning approved on December 26, 1990; Ordinance No. 1972.
4. Special Management Area: The entire site is within the Special Management Area boundary.
5. Other special districts: The entire site is within the Lahaina National Historic Landmark District Boundary.

Surrounding Land Uses:

1. Mauka: Hawaiian Telephone Exchange
2. Makai: Business uses
3. North: Single family residential uses, County public parking lot
4. South: Business use - Kobe Steak House

Current Use of the Property:

The property is currently developed, containing two small residential rental units, a meeting room and a storage garage. The buildings are very old and in poor repair. The paved areas are cracked and uneven.

Existing Services:

1. Water: There is a 12 inch waterline on Dickenson Street and a 4 inch waterline on Luakini Street.

Fire Protection: There is a fire hydrant on the opposite

corner, across Dickenson and Luakini Streets.

2. Sewer: There is an 8 inch sewerline on Dickenson and Luakini Streets.
3. Utilities:
Electric, Telephone and Cable Television: The site is presently serviced by existing overhead utility lines on the south side of Dickenson Street and the makai side of Luakini Street. There are no overhead utility lines fronting the subject property.
Gas: There is a 2 inch propane gas line (The Gas Company) under Luakini Street fronting the subject property.
4. Roadways: Dickenson Street fronting the project site has approximately 30 feet of pavement, with sidewalk, curb and gutter on the opposite side of the street from the subject property, fronting the Kobe Steakhouse. Luakini Street fronting the project site narrows from approximately 26 feet at the corner to 18 feet of pavement at the north boundary. There are no sidewalk, curb and gutter improvements fronting the project site.
5. Drainage: Portions of the runoff water flow in a mauka to makai direction towards the intersection of Dickenson and Luakini Streets. The remaining runoff water is contained onsite. There is an existing 24 inch drainline under Dickenson Street fronting the project site.
6. Solid Waste Disposal: The nearest landfill site servicing the property (for future commercial use) is the Central Maui Landfill on Pulehu Road. The Oluwalu Landfill is restricted for residential refuse only.
7. Police and Fire Protection: The nearest police and fire protection services are located on honoapiilani Highway, adjacent to the lahaina Civic Center, several miles to the north of Lahaina town.
8. Recreational Services/Resources: Located several blocks from the site, on Honoapiilani Highway is the Lahaina Regional Park containing sports fields and the Lahaina Recreation Center. Also several blocks away on Front Street is the Maluuluolele Park, with a Youth Center, tennis and basketball courts, and playing fields. The project site is also several short blocks from Lahaina Harbor, providing access to ocean related sports activities.
9. Schools: One block mauka is Sacred Hearts School (private

K-3) Three blocks away on Front Street is Kamehameha III Elementary School. Located up Lahainaluna Road are Princess Nahienaena Elementary, Lahaina Intermediate and Lahainaluna High School.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Plantation Inn, Inc. is requesting a Special Management Area Use Permit for the construction of a two story retail/office building, located on the north, mauka corner of Dickenson and Luakini Streets in Lahaina town. This subject parcel is zoned B-2 Community Business District and is the only lot remaining between Luakini and Wainee Streets that has not been converted to a commercial type use. There are presently, on the lot, several small old buildings in severe disrepair.

The Plantation Inn, Inc. is the project developer, but an exchange agreement has been executed, whereby Lahaina Divers will become the owner occupant. The ground floor will be for retail use, containing a dive shop and several other small shops with continuous pedestrian access and attractive finishing on both Luakini and Dickenson Streets. The upper floor will be primarily office space with storage and restrooms. (Exhibit 2)

The project will provide for road widening and sidewalk, curb and gutter improvements on both street frontages. The building will utilize the existing public water, drainage, fire protection, sewage, electrical and telephone systems.

AGENCY REVIEW

The application has been transmitted to the following agencies for review:

- Department of Water Supply (Exhibit 3)
- Department of Public Works (comments not received)
- Department of Land and Natural Resources (Exhibit 4)
- Department of Transportation (Exhibit 5)

AFFECTED ENVIRONMENT

Impacts on Infrastructure and Services

1. Water: Developing the property for commercial use should not result in a significant increase in the present demand for water (from the existing residential use). Plans call for one set of private washrooms, and limited landscapes irrigations.

The existing 12 inch waterline already in place under Dickenson Street and the existing fire hydrant cross corner should provide adequate water service to the proposed project.

The Water Department, in reviewing the previous change in zoning application had no objections to the approval of the rezoning request. The Department of Water Supply has indicated it would have no objections to issuance of the SMA permit.

~~Sewers~~ Changing the use of the property from residential to commercial use should result in a net decrease in the current demand on the public sewer system. No comments were obtained from the Department of Public Works regarding wastewater disposal, during the review process for the previous change in zoning.

3. Utilities: There is no anticipated impact on existing utilities service in the area. Electrical, telephone and cable service will be most likely obtained through an underground duct beneath Dickenson (or Luakini) Street.
4. Roadways: Traffic counts indicate that ingress to and egress from Lahaina town via Dickenson Street is about 25% of the volume of the major east/west streets, Lahainaluna Road and Papalaua Streets in any given 24 hour period. Portions of Dickenson Street have been improved to Maui County collector road standards, that is a 56 ft. right of way. The proposed project would virtually complete the road widening along Dickenson between Luakini and Wainee, to this standard, except for the frontage along the church owned parking lot at Wainee Street.

Luakini Street is basically a one lane roadway, which originally served residential lots. Traffic flow is one-way north bound from Prison Street, through Dickenson Street to Lahainaluna Road. The proposed improvements on Luakini Street fronting the subject property have been designed to conform to a 36 ft. right of way. County of Maui roadway standards, however, do not include a provision for one-way streets with a 36 ft. wide configuration.
5. Drainage: The proposed project involves the development of the entire site. All runoff generated from the project will be collected and piped into the existing 24 inch diameter drainage pipe fronting the project under Dickenson Street.
6. Solid Waste Disposal: The Department of Public Works, in comments recorded during the change in zoning process requested that a solid waste management program be undertaken to mitigate the impacts to County landfills.
7. Police and Fire Protection: The development of this project would create no adverse affect on police and fire protection services. In fact, the present potential fire hazard of the existing structures would be eliminated. The new building will

conform to all fire and life safety codes. Lighting on the two street frontages would also be greatly improved, thus leading to generally improved public safety in the immediate area.

~~8. Recreational Services/Resources: As this is strictly a commercial project, it would have no direct impact on existing recreational services/resources.~~

9. Schools: As this is strictly a commercial project, it would have no direct impact on schools in the area.

ENVIRONMENTAL IMPACT EVALUATION: SIGNIFICANCE CRITERIA

The following criteria have been established to determine if an action would have significant environmental impacts and thus, be subject to Environmental Impact Statement preparation requirements.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

The site contains several older buildings in severe disrepair, with no historic interest.

The Department of Land and Natural Resources (DLNR), Office of Conservation and Environmental Affairs has indicated that although there are no known significant historical sites in the subject parcel, it was one of the several claimed by the American Sandwich Island Mission, where several structures had been built. They suggest the likelihood of significant remains, due to the historic use of the project area.

During review of the change in zoning request DLNR recommended that to ensure a "no adverse effect" to significant historic sites, a historical documentary research and an archeological subsurface testing be conducted to determine the presence of significant historic sites, and submitted to the Historic Preservation Program. If significant historic sites are present an acceptable mitigation plan must be submitted for approval prior to implementation. Discussions with DLNR have indicated that since the site is currently in a developed state, making subsurface testing somewhat unreasonable, the mitigation measures could be implemented immediately prior to initiation of construction.

2. Curtails the range of beneficial uses of the environment;

The existing buildings on the property are nearing the end of their useful life. The new historic style building will add character to the area, thus enhancing it. Business use has been deemed appropriate by government agencies.

3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

~~The action would not conflict with Chapter 344, Hawaii Revised Statutes.~~

4. Substantially affects the economic or social welfare of the community or State;

The proposed project is consistent with the State's "Urban" land use designation, the County's General Plan and the Lahaina Community Plan. Although, not within the boundary of the Lahaina Historic District, it is designed in a manner that would be compatible to that area, meeting all the pertinent design criteria.

Although the proposed project is relatively small and will not substantially affect the social or economic welfare of the community or State, it will produce some beneficial effects. The project is located on the last lot to have been converted to commercial use along Dickenson Street between Front Street and Wainee Street. It is also adjacent to the large area of public parking on Dickenson and the new County parking lot on Luakini Street. The redevelopment of this area will result in an enhancement to the pedestrian travel ways to and from the Front Street shopping, the public parking lots and the other projects along Dickenson, increasing the utilization of "off Front Street" parking, and thereby slightly reducing the congestion on Front Street.

Additionally, the project will increase the availability of office space with close proximity, in fact within walking distance to the center of Lahaina.

5. Substantially affects public health;

The project will have no adverse affect on public health.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities;

Increased use of public facilities will be minimal. The project will provide improvements to the present substandard roadway and (non-existent) pedestrian walkway. There will be a very slight impact on present drainage, sewage and water systems. No population change should result.

7. Involves a substantial degradation of environmental quality;

The proposed project involves the redevelopment of an existing

parcel of land in an aging, once residential neighborhood, now predominantly commercial in use. Construction of this project will result in an upgrade and enhancement of the immediate area. An attractive new building will replace several dilapidated old structures. Improvements to the roadway system will include road widening and the construction of new sidewalks, curbs and gutters. With the exception of some noise and dust created during construction, expected to last approximately nine months, no significant adverse impacts are anticipated.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

Cumulatively, the proposed project will have no adverse effects on the environment and surrounding area. There are no long term commitments for additional actions as a result of this project. The proposed business use is consistent with all governmental planning and land use designations for the area.

9. Substantially affects a rare, threatened, or endangered species, or its habitat;

The site contains no rare, threatened or endangered species of animal or plant life.

10. Detrimentially affects air or water quality or ambient noise levels;

There will be some noise and dust generated during the projected construction period. Otherwise, no substantial adverse affects are anticipated.

11. Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The site is not located in or adjacent to an environmentally sensitive area.

CONCLUSION

Mitigation Measures

Appropriate mitigation measures to limit the impacts of the project on the environment have been proposed by the applicant and can be more specifically documented in greater detail during the subsequent Special Management Area Permit review process.

DOCUMENT CAPTURED AS RECEIVED

RECOMMENDATION


The Planning Department hereby recommends that the following conclusions of law and determination be adopted by the Maui Planning Commission.

Conclusion of Law

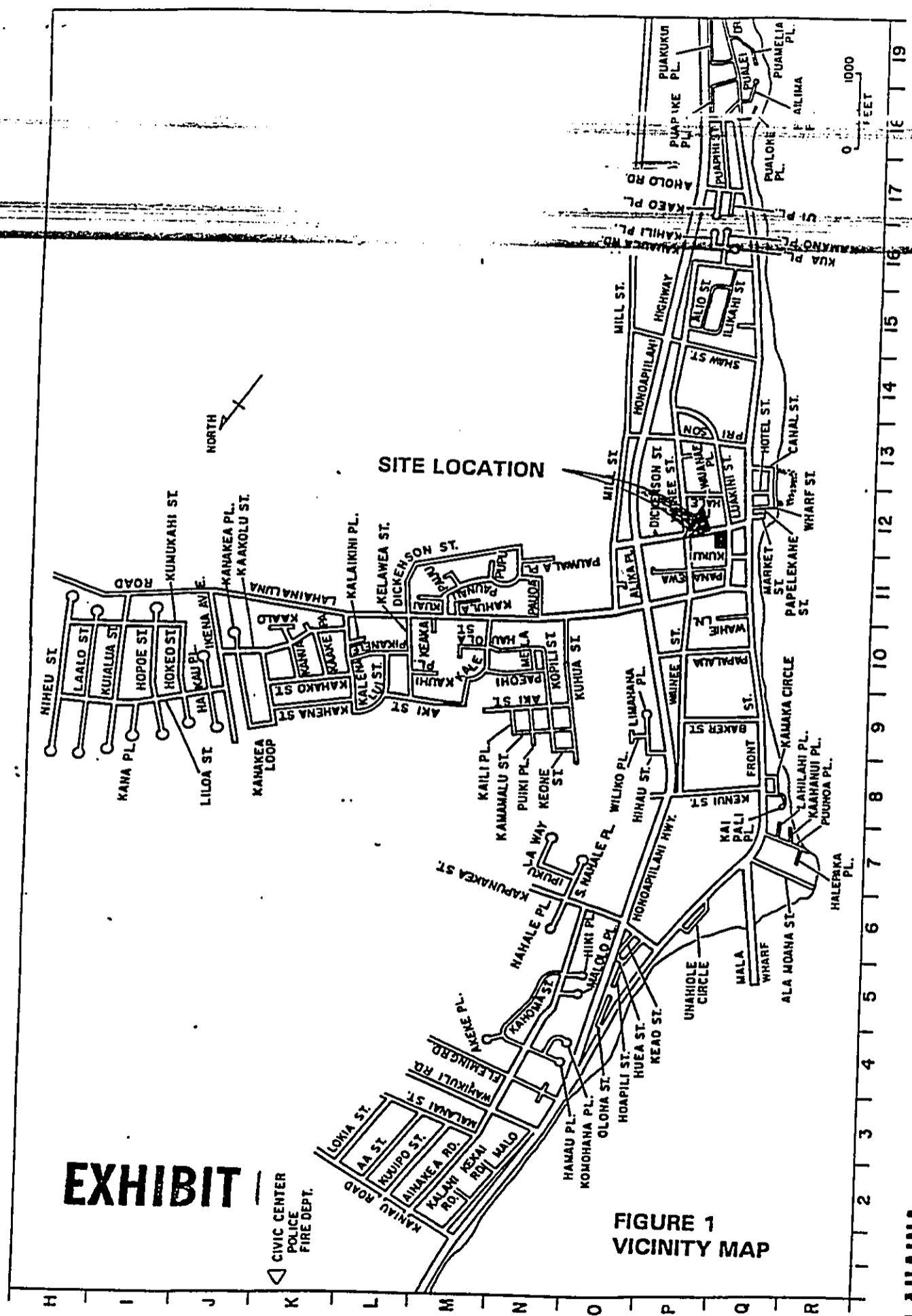
It is hereby determined that with the incorporation of necessary mitigation measures the proposed project will not have a significant adverse impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and the Environmental Impact Statement Rules of the Department of Health, State of Hawaii; and that an environmental impact statement is not required for the proposed project.

Determination

Pursuant to §11-200-11(C) of the Environmental Impact Statement Rules, the Director's Report is hereby adopted as the Negative Declaration for the referenced project.



BRIAN MASKAE
Planning Director



EXHIBIT

CIVIC CENTER
POLICE
FIRE DEPT.

FIGURE 1
VICINITY MAP

LAHAINA