

1991-09-23-MA FBA

CDMA # MA-2508

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ENVIRONMENTAL ASSESSMENT

FOR

*** HONOAPIILANI HIGHWAY WIDENING ***

**(End of F.A.P. No. RF-030-1(3) to Vicinity of Honolua Bay)
at
TMK: 4-2-04:32**

Honolua, Lahaina, Maui, Hawaii

**Prepared For
Kapalua Land Company, Ltd.
1000 Office Road
Kapalua, Maui, Hawaii**

Prepared By:

**Warren S. Unemori Engineering, Inc.
Civil and Structural Engineers - Land Surveyors
Wells Street Professional Center, Suite 403
2145 Wells Street
Walluku, Maui, Hawaii 96793**

July 1991

BEFORE THE PLANNING DEPARTMENT

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of Application of
Maui Land & Pineapple Co., Inc.)

DOCKET NO. _____
Maui Land & Pineapple Co., Inc.

To Obtain an Environmental
Assessment (EA) for the proposed
Honoapiilani Highway Widening
(End of F.A.P. No. RF-030-1(3)
To Vicinity of Honolua Bay)
Maui Tax Map Key: 4-2-04:32
at Lahaina, Island of Maui,
County of Maui, State of Hawaii.)

THE APPLICANT

Maui Land & Pineapple Co., Inc.
P.O. Box 187, Kahului

Phone Number: 877-3862

Agent: Richard Cameron
P.O. Box 187, Kahului

Phone Number: (808) 877-3882

THE APPLICATION

This matter arises from an application for an environmental assessment (EA) filed on July 16, 1991 pursuant to Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii, by Maui Land & Pineapple Co., Inc. ("Applicant"), on approximately 14.567 acres of area in the Lahaina district, situate at Honolua, Island of Maui, County of Maui, identified as Maui Tax Map Key No.: 4-2-04:32 (hereinafter the "Property").

PURPOSE OF THE APPLICATION

The Applicant is requesting an environmental assessment (EA) for the replacement of an existing CRM drainage channel with a new 7'-0" x 7'-0" concrete open channel and related improvements.

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.

APPROVING AGENCY

The approving agency for the EA is the Planning Department, County of Maui, whose mailing address is 250 South High Street, Wailuku, Hawaii 96793. The contact person is Mr. Brian Miskae, Planning Director, phone (808) 243-7735.

AGENCIES CONSULTED IN PREPARATION OF EA

1. Department of Land and Natural Resources, State of Hawaii.
2. Survey Division, State of Hawaii.
3. Department of Transportation, Highways Division, State of Hawaii.
4. Planning Department, County of Maui.
5. Department of Public Works, County of Maui.

GENERAL DESCRIPTION

Description of the Property

1. The Property which is approximately 14.567 acres is identified as Maui Tax Map Key Number: 4-2-04:32, Lahaina, Maui, Hawaii.

2. The Land Use Designations for the Property are as follows:
 - a. State Land Use District -- Conservation.
 - b. Lahaina Community Plan -- Conservation.
 - c. Zoning -- Conservation.
 - d. Special Management Area -- Yes.
 - e. Other Special Districts -- Conservation District, Shoreline Setback Area.
3. The Surrounding Land Uses are as follows:
 - a. North -- Ocean.
 - b. East -- Vacant residential land.
 - c. South - Honoapiilani Highway.
 - d. West -- Single Family Residence.
4. This portion of the property is currently being used as a drainage corridor with an existing CRM channel which outlets into the ocean.
5. Existing Services:
 - a. Water -- There are no existing waterlines along Honoapiilani Highway. In addition, existing fire hydrants are not located near the property. Water service is not required as there are no and will be no habitable structures on this portion of the parcel.
 - b. Sewers -- There are no existing sewerlines along Honoapiilani Highway. Sewer service is not required as there are no habitable structures on this parcel.
 - c. Roadways -- The proposed project is immediately makai of Honoapiilani Highway, which has a 40 feet wide right-of-way. The existing pavement along Honoapiilani Highway is approximately 20 feet wide.

Improvements along this segment of Honoapiilani Highway will include pavement widening to provide a minimum paved travelway of 22 feet, a 6 foot wide paved shoulder, and an A.C. berm on the mauka side of the roadway;

d. Drainage -- The portion of the parcel under consideration is currently being utilized as a drainageway which conveys storm runoff to the ocean. There's an existing CRM open channel within this parcel.

e. Solid Waste Disposal -- The Olowalu Sanitary Landfill is the nearest landfill site servicing the property and is located approximately 16 miles to the south.

f. Utilities -- There are existing overhead electrical and telephone lines along Honoapiilani Highway.

g. Recreational Services/Resources -- The D.T. Flemming State Park is located approximately one mile south of the project site, the Lahaina Civic Center Complex approximately 10 miles to the south, and the Lahaina Community Center approximately 12 miles to the south.

h. Police and Fire Protection -- The Lahaina Police and Fire Stations are located within the Lahaina Civic Center Complex, which is located approximately 10 miles to the south of the project site.

i. Schools -- Kamehameha III Elementary School is located approximately 12 miles south of the project site and the Lahaina Intermediate School and Lahainaluna High School are located approximately 12 miles to the south.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

✓ The existing undersized CRM channel located within the 10-foot wide drainage corridor will be demolished and replaced with a 7'-0" x 7'-0" concrete channel. Said channel will be capable of conveying the 100-year storm generated in the existing drainage basin.

✓ A four-foot high chain link fence will be installed on both sides of the concrete channel for safety. ✓ A concrete outlet structure with energy dissipators will help to reduce the storm water velocity before discharging into the ocean.

AFFECTED ENVIRONMENT

Archaeological, Cultural or Historical Resources

The current use of this portion of land is a drainage corridor. The majority of the parcel is occupied by a CRM channel. According to the archaeological report, there are no resources of historic significance within the project site (see attached archaeological reconnaissance report by Paul Rosendahl).

Impacts on Infrastructure and Services

The proposed improvements will not have impact on existing infrastructure and services. Drainage conditions will be improved as the substandard CRM channel will be replaced with a concrete channel which is sized to accommodate the 100-year storm runoff.

Impacts on Environment

The proposed drainage channel is located in Zone V29 as designated on the Flood Insurance Rate Maps developed by the U.S. Army Corps of Engineers for the Federal Emergency Management Agency of the Federal Insurance Administration. Zone V29 is designated as areas subjected to the 100-year coastal flood with velocity (wave action).

No habitable structures are being proposed as part of this project.

There will be no increase in erosion hazards as the existing CRM channel will be replaced with a concrete channel with an increase in hydraulic capacity.

Other Impacts

Short term impacts on air quality can be expected during the construction period. However, these can be mitigated by appropriate dust control measures such as sprinkling in accordance with the provisions of Chapter 20.08 of the Maui County Code.

Increased noise from construction equipment and activities can be expected. Measures such as proper maintenance of equipment can be implemented to minimize these short term temporary impacts. Construction will also be limited to normal daylight working hours.

A Soil Erosion Control Plan and Supporting Computations have been prepared to determine the potential movement of soil in accordance with applicable guidelines provided by the Soil Conservation Service, the Hawaii Environmental Simulation Laboratory and Chapter 20.08 - Soil Erosion and Sedimentation Control of the Maui County Code.

Compliance with Governmental Statutes, Ordinances and Rules

Objectives for the use, protection and development of special management areas were established under laws enacted by the Hawaii State Legislature and by the rules and regulations of the Planning Commission of the County of Maui. The effect of the project on these objectives are evaluated below:

- (a) Provide coastal recreation opportunities accessible to the public.

The majority of the subject parcel along the shoreline is rocky and very steep, making access to the beaches difficult and undesirable. However, the D.T. Fleming park is located approximately one mile to the south of the project site.

- (b) Protect, preserve, and where desirable restore those natural man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

The project site is presently used as a drainage corridor with a CRM channel conveying runoff to the ocean. The CRM channel will be replaced with a concrete channel, therefore no historic resources will be disturbed. An archaeological reconnaissance conducted by Paul Rosendahl reconfirms that there are no resources of historic significance within the project site.

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

The replacement of the existing CRM channel with a concrete channel will maintain the current visibility of the shoreline through the 10-foot wide segment of parcel.

- (d) Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

Investigation and calculation using the Universal Soil Loss Equation and guidelines recommended by the Hawaii Environmental Simulation Laboratory indicate that sedimentation hazard to coastal waters and downstream properties will be minimal. Erosion rate for this project will be well below the allowable limits.

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

The project is consistent with the policies of the State and County government in that it will provide short term construction employment opportunities.

- (f) Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion and subsidence.

The project site is located in an area which is subjected to flooding by tsunami. However, there will be no habitable structures as part of this project.

The proposed concrete channel will greatly reduce the possibility of the adjacent properties from being flooded by storm runoff.

- (g) Improve the development review process: communication and public participation in the management of coastal resources and hazards.

The project will be reviewed by the public and appropriate agencies in accordance with the provisions of State law and regulations of the Maui County Planning Department.

MITIGATION MEASURES

Construction of the proposed channel should be completed in an efficient and timely manner to minimize the time of exposure of bare ground. Temporary construction noise and air quality impacts can be minimized as previously mentioned.

Based on the foregoing analysis, it does not appear that the proposed project will have any significant adverse environmental or ecological impact on the surrounding resources.

EXHIBIT A

ARCHAEOLOGICAL INVENTORY SURVEY

PHRI**Paul H. Rosendahl, Ph.D., Inc.***Archaeological • Historical • Cultural Resource Management Studies & Services*305 Mohouli Street • Hilo, Hawaii 96720 • (808) 969-1763 • FAX (808) 961-6998
P.O. Box 23305 • G. M. F., Guam 96921 • (671) 472-3117 • FAX (671) 472-3131

Report 986-071791

July 12, 1991

Mr. Warren Suzuki
Kapalua Land Company, Ltd.
Executive Office
1000 Kapalua Drive
Kapalua, Hawaii 96761

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JUL 22 1991

EXECUTIVE OFFICE

*Subject: Additional Inventory Survey for Drainage Easement 11
Kapalua Plantation Estates Project Area
Lands of Honokahua, Honolua, and Napili 2-3
Lahaina District, Island of Maui (TMK:4-2-01)*

Dear Mr. Suzuki:

At your request, Paul H. Rosendahl, Ph.D., Inc. (PHRI) recently conducted an archaeological inventory survey of Drainage Easement 11, located near Alaelae Point between two privately owned parcels (TMK 4-2-02:18,19)(*Figure 1, attached*). The survey was supplementary to an earlier survey of ten similar drainage easements within the Kapalua Plantation Estates project area (O'Claray and Rosendahl 1991).

The survey was conducted on June 4, 10, and 12, 1991 by Supervisory Archaeologist Jenny O'Claray, B.A., and assistant Supervisory Archaeologist Diane Guerriero, B.A. Principal Archaeologist Dr. Paul H. Rosendahl provided overall guidance for the project. The overall objective of the survey was to provide information sufficient for all historic inventory requirements of the Maui County Planning Department (MCPD) and the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD).

The basic objective of the survey was to identify all sites and features of potential archaeological significance present within the project area. An inventory survey constitutes an initial level of archaeological investigation. It is conducted basically to determine the presence or absence of archaeological resources; it indicates both the general nature and variety of these resources, and their general distribution and density. It also permits a general significance assessment of the resources, and facilitates formulation of realistic recommendations and estimates for such further work as might be necessary or appropriate. Such work could include further data collection—additional data collection involving detailed recording of sites and features, and selected limited excavations; and possibly later mitigation—data recovery research excavations, construction monitoring, interpretive planning and development, and/or preservation of sites and features with significant scientific research, interpretive, and/or cultural values.

The specific objectives of the survey were fourfold: (a) to identify (find and locate) all sites and site complexes present within the project area, (b) to evaluate the potential general significance of all identified archaeological remains, (c) to determine the possible impacts of proposed development upon the identified remains, and (d) to define the general scope of any subsequent further data collection and/or other mitigation work that might be necessary or appropriate.

Based on a review of readily available background literature, basic familiarity with the general project area, extensive familiarity with the current requirements of review authorities, and based on information provided by Mr. Warren Suzuki of Kapalua Land Co., Ltd., the following specific tasks were determined to constitute an appropriate scope of work for the survey:

1. Conduct limited archaeological and historical documentary background research involving review and evaluation of readily available archaeological and historical literature, historic documents and records, and cartographic sources relevant to the immediate project area;
2. Conduct a variable-coverage (partial to 100%), variable-intensity surface survey of the project area, with (a) relatively higher intensity coverage being given non-cultivated and otherwise minimally modified lands, and (b) relatively lower intensity coverage to areas extensively modified by historic period and/or recent cultivation or other land modification activities;
3. Conduct limited subsurface testing of selected sites and features identified within the project area (a) to determine the presence or absence of potentially significant buried cultural features or deposits, and (b) to obtain suitable samples for age determination analyses; and
4. Analyze background and field data, and prepare appropriate reports.

As mentioned, the survey was conducted on June 4, 10, and 12, 1991. On June 4, 1991 PHRI archaeologists briefly inspected Easement 11, which measures about 6.8 m wide by 55.2 m long. The archaeologists were accompanied by Mr. Warren Suzuki, who informed the archaeologists that due to emergency flooding the easement was constructed before an archaeological survey could be done. The full pedestrian survey of the area was conducted on June 10 and 12. Portions of the project area that had not been disturbed by construction were surveyed. The survey consisted of walking parallel transects oriented southeast to northwest. The archaeologists also examined and recorded areas exposed by natural erosion and construction of the easement.

During the survey no sites were formally identified. One archaeological feature, however, was noted. The feature consists of a subsurface deposit 0.30-0.64 m thick. The deposit is located in the northwest portion of the drainage easement and has been exposed by natural erosion. The face of the deposit was hand-troweled to determine the deposit's extent and contents. The deposit consisted of coarse loamy sandy containing historic metal and glass fragments, marine shell, charcoal, coral fragments, and waterworn basalt pebbles and cobbles.

The deposit does not appear to contain significant information value, as defined in the Code of Federal Regulations (36 CFR Part 60). Therefore, no further work is recommended for it. Its presence, however, does indicate that significant subsurface cultural remains may be present in the shoreline portion of the project area. It is therefore recommended that any future land modification in that area be monitored by a qualified archaeologist.

The above assessments and recommendations have been based solely on the findings of a surface and limited subsurface inventory survey. There is always the possibility, however remote, that significant subsurface cultural remains will be encountered during the course of future archaeological investigations or development activities. In such situations, archaeological consultation should be sought immediately.

If you have any questions concerning the present survey, please contact me at our Hilo office (808) 969-1763.

Sincerely yours,

Leonard M. Kubo

for: Paul H. Rosendahl, Ph.D.
President and Principal
Archaeologist

References Cited.

CFR (Code of Federal Regulations)

36 CFR Part 60 National Register of Historic Places. Dept. Interior, National Park Service, Washington, D.C.

O'Claray, J.L., and P.H. Rosendahl

1991 Interim Report: Archaeological Inventory Survey, Kapalua Plantation Estates, Lands of Honokahua, Honolulu, and Napili 2-3, Lahaina District, Island of Maui (TMK:4-2-01). PHRI Report 986-06269]. Prepared for Kapalua Land Company, Inc.

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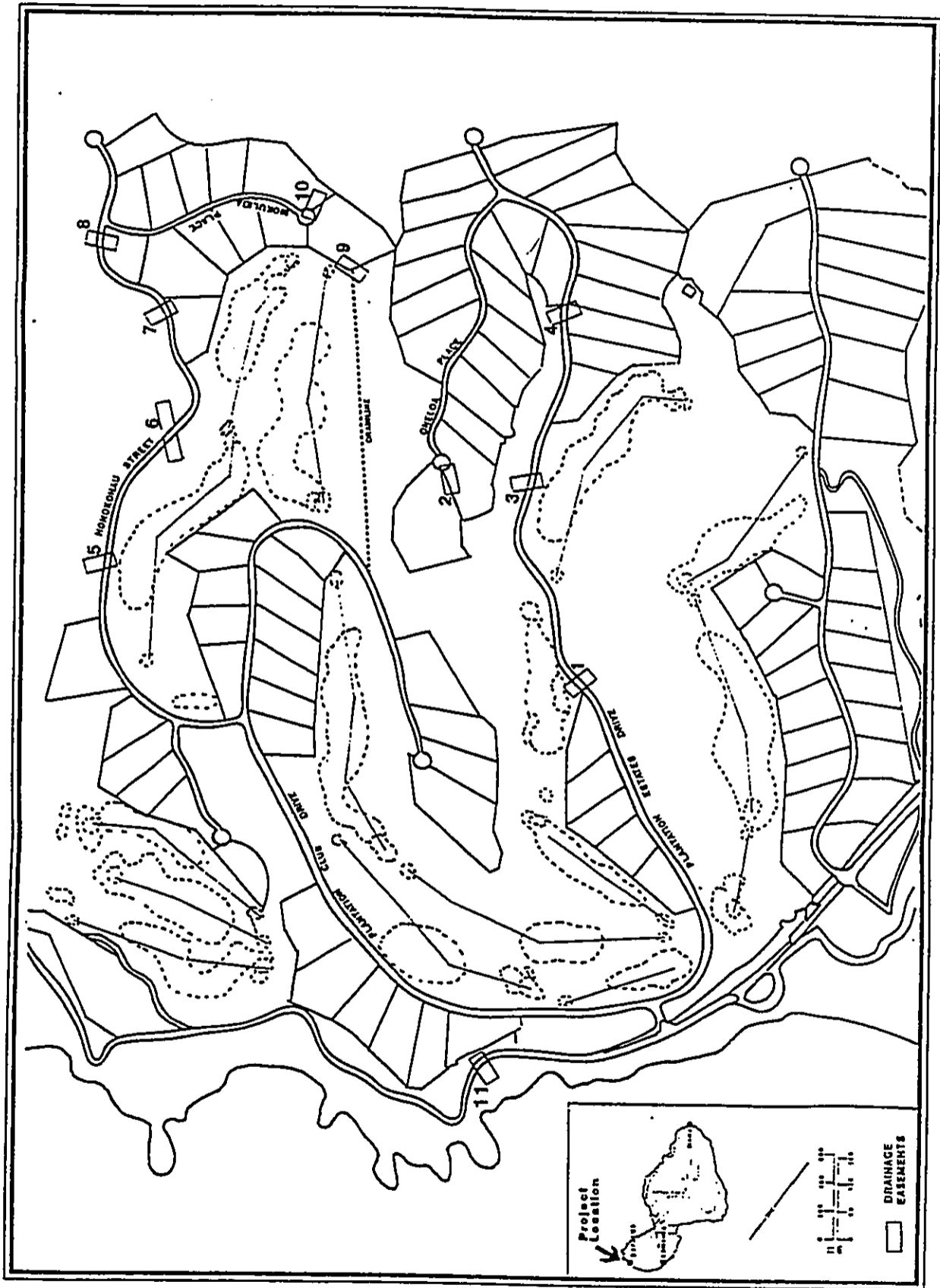


Figure 1. Project Area Map