

1991-10-08-MA-FLA
Plantation Inn Construction

FILE COPY
Two Story Office Bldg: Improvement

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

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The Application

This matter 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) Detrimentally 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

5-8). 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.

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

