



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
Mayor

ALICE L. LEE
Director

PRISCILLA P. MIKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

RECEIVED

August 9, 2002 02 AUG 12 P3:52

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

RE: FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR WEST MAUI
SENIOR CENTER 4-6-26:057, LAHAINA, MAUI, HAWAII

The Department of Housing and Human Concerns, County of Maui, has reviewed the comments received during the 30-day public comment period which began on June 8, 2002. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the August 23, 2002 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the Final EA. Chris Hart & Partners will transmit a completed OEQC publication form and project summary via e-mail. Please call Robin Tanaka at (808) 270-7313 of my staff, or Rory Frampton of Chris Hart & Partners at (808) 242-1955 if you have any questions.

Sincerely,

Alice Lee
Director

Enclosures

c: Rory Frampton, Chris Hart & Partners, Inc.

AUG 23 2002

FILE COPY

2002-08-23-MA-FEA -

FINAL ENVIRONMENTAL ASSESSMENT

DEVELOPMENT OF
THE WEST MAUI SENIOR CENTER

LAHAINA • MAUI • HAWAII

Prepared for:

Maui County Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

Submitted by:

Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956



AUGUST 2002

FINAL ENVIRONMENTAL ASSESSMENT

**DEVELOPMENT OF
THE WEST MAUI SENIOR CENTER**

LAHAINA • MAUI • HAWAII

Prepared for:

Maui County Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

Submitted by:

Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956



AUGUST 2002



TABLE OF CONTENTS

I. INTRODUCTION..... 1

- A. PURPOSE OF THE REQUEST 1
- B. IDENTIFICATION OF THE PROPOSING AGENCY 1
- C. CONSULTANTS 2
- E. PRE-CONSULTATION 4

II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION 5

- A. PROPERTY LOCATION AND LAND USE 5
- B. LAND USE DESIGNATIONS 5
- C. PROJECT BACKGROUND AND NEED 5
- D. DESCRIPTION OF PROPOSED ACTION 6
- E. ALTERNATIVES 7
 - 1. *No Action* 7
- F. REQUIRED PERMITS 8

III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATIONS MEASURES..... 9

- A. PHYSICAL ENVIRONMENT..... 9
 - 1. *Land Use* 9
 - 2. *Air Quality* 10
 - 3. *Noise Characteristics*..... 10
 - 4. *Marine Resources* 11
 - 5. *Topography and Soils* 12
 - 6. *Flood and Tsunami Hazard*..... 12
 - 7. *Terrestrial Biota (Flora and Fauna)* 12
 - 8. *Visual Resources/ Urban Design*..... 13
 - 8. *Archaeological Resources* 14
 - 9. *Climate*..... 14
- B. SOCIO-ECONOMIC ENVIRONMENT..... 14
 - 1. *Population*..... 14
 - 2. *Economy*..... 15
 - 3. *Cultural Resources*..... 15
- C. PUBLIC SERVICES 16
 - 1. *Recreational Resources & Facilities* 16
 - 2. *Police and Fire Protection*..... 17
 - 3. *Schools* 17
- D. INFRASTRUCTURE 18
 - 1. *Domestic Water*..... 18
 - 2. *Wastewater*..... 18
 - 3. *Roadways and Traffic* 18
 - 4. *Drainage* 18



IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS
20

A. STATE LAND USE LAWS 20

B. MAUI COUNTY ZONING 20

C. MAUI COUNTY GENERAL PLAN 20

D. WEST MAUI COMMUNITY PLAN..... 21

E. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA 22

V. FINDINGS AND CONCLUSIONS..... 25

VI. REFERENCES 27



ATTACHMENTS

FIGURES

Figure No. 1	Regional Map
Figure No. 2	Real Property Tax Parcel Map
Figure No. 3	Land Use Maps
Figure No. 4	Site Survey
Figure No. 5	Site Photographs
Figure No. 6	<i>Proposed Site/Landscape Plan</i>
Figure No. 7	Proposed Renovations: Floor Plans
Figure No. 8	Proposed Renovations: Elevations
Figure No. 9	Proposed Renovations: Rendering

APPENDICES

Appendix A	Pre-Consultation Documentation
Appendix B	Draft EA Comment & Response Letters



I. INTRODUCTION

A. PURPOSE OF THE REQUEST

The Department of Housing and Human Concerns, County of Maui, is proposing to develop the West Maui Senior Center at Lahainaluna Road and Pauoa Street in Lahaina, Maui at the site of the former Pioneer Mill administration offices. The project will involve the demolition of four of five existing structures and the construction of an approximately 16,000 square foot three wing West Maui Senior Center building. Landscape planting, gateball court, and parking lot as well as supportive infrastructure will be included. The subject property is identified as TMK parcel (2) 4-6-026:057.

This environmental assessment has been prepared to describe and analyze the impacts associated with this project and is required since the project will utilize County lands and funds. This Environmental Assessment (EA) has been prepared in compliance with Chapter 343, Hawaii Revised Statutes (HRS); Chapter 200, Hawaii Administrative Rules, Environmental Impact Statement Rules.

B. IDENTIFICATION OF THE PROPOSING AGENCY

Land Owner:	County of Maui (see section II.C) 200 South High Street Wailuku, Maui, Hawaii 96793
Proposing Agency:	Department of Housing & Human Concerns County of Maui 401 Alapaka Place Paia, Maui, Hawaii 96779 Phone: (808) 270-7313 / Fax: 270-8037 Contact: Robin Tanaka



C. CONSULTANTS

- Architect:** Dwight Mitsunaga, AIA
Pacific Architects, Inc.
2020 South King Street
Honolulu, Hawaii 96826
Phone: (808) 949-1601/Fax: (808) 942-0054
mail@pacarchitects.com
- Design:** Pravin Desai, AIA
CDS International
1001 Bishop Street , Pauahi Tower, Suite 400
Honolulu, Hawaii 96813-3499
Phone: (808) 524-4200/Fax: (808) 521-3766
mail@cdsintl.com
- Civil Engineering:** Imata & Associates, Inc.
171 Kapiolani Street
Hilo, HI 96720
Phone (808) 946-6588/ Fax (808) 955-5873
Contact: Gordon Imata, P.E.
- Structural Engineering:** M & A Hawai'i, Inc.
Phone: (808) 945-7882 x112/Fax (808) 946-2563
Stuart Otake
- Mechanical Engineering:** Mechanical Enterprises, Inc.
Phone: (808) 591-9038/Fax (808) 596-7356
Ross Okuda. P.E.
- Electrical Engineering:** Itano & Associates, Inc.
Phone: (808) 955-0067/Fax (808) 955-5597
Darryl Itano



Land Use Planning &
Landscape Architecture:

Chris Hart & Partners
Landscape Architecture and Planning
1955 Main Street
Wailuku, Maui, Hawaii 96793
Phone: (808) 242-1955/ Fax (808) 242-1956
Contact: Rory Frampton



E. PRE-CONSULTATION

The applicant has consulted with the following agencies:

COUNTY OF MAUI

1. Department of Water
2. Department of Fire Prevention
3. Department of Public Works and Waste Management (Engineering)
4. Department of Public Works and Waste Management (Traffic)
5. Department of Public Works and Waste Management (Building)
6. Department of Public Works and Waste Management (Wastewater)
7. Department of Planning

STATE OF HAWAII

1. Department of Land and Natural Resources, Historic Preservation
2. Department of Health

OTHER

1. Maui Electric Company
2. Lahaina Restoration Foundation
3. Lahaina Town Action Committee
4. West Maui Senior Center Steering Committee (Lahaina-Honolua Senior Citizens Club)
5. West Maui Taxpayers Association
6. Outdoor Circle, Maui
7. ILWU, Local 142



II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION AND LAND USE

The project site is located east of the center of Lahaina Town, on the corner of Lahainaluna Road and Pauoa Street. The property contains five structures on 1.884 acres (See Figure No. 1, "Regional Map", Figure No. 2 "Real Property Tax Parcel Map", and Figure No. 4 "Site Survey"). The property is the former site of the Pioneer Mill administration offices. One of the structures is being intermittently used as an ILWU Local 142 satellite office and meeting room. The other structures, currently vacant, are the Pioneer Mill office building, a duplex dwelling, storage shed and 4-space carport.

B. LAND USE DESIGNATIONS

The project area has the following land use designations:

State Land Use Classifications:	Urban
West Maui Community Plan:	SF Single Family Residential
County Zoning:	R-1 Residential
Flood Zone Designations:	C (Little or No Flooding)
Special Designations:	None

C. PROJECT BACKGROUND AND NEED

The West Maui Senior Center is aimed at addressing the needs of seniors citizens in West Maui.

The proposed development addresses the shortcomings of the region, including:



- Lack of facilities for senior citizen activities
- Lack of offices for senior programs administration
- Overcrowding/ Over utilization of existing community facilities

The subject property was offered to the County of Maui by Pioneer Mill Company, Limited, a subsidiary of Amfac/JMB Hawaii, Inc. The Maui County Council accepted the land donation in the latter part of 2001, with the exception of an approximately 4,200 sq. ft. portion of the property that has unclear title. The matter of acquiring this remaining sliver of property is pending before the County Council, and the County administration is in the process of preparing an amended proposal to obtain this sliver in the near future.

D. DESCRIPTION OF PROPOSED ACTION

The proposed project involves the demolition of four of five existing structures and the construction of a three-wing West Maui Senior Center building. Landscaping, a gateball court and parking lot will be added.

Facility Construction. Development of the project proposes that four structures built between 1911 and 1950 be demolished. The new Center will have three classrooms, a dance and exercise room, a dining hall, restrooms, and office space for Department of Housing and Human Concerns staff and Liquor Control. (See Figures No. 7, 8 and 9, "Floor Plans", "Elevations", and "Rendering")

Site Improvements. A gateball court and parking area with landscaping will be developed on the property. (See Figure No. 6, "Site/Landscape Plan")

Construction Details. The cost to construct the project is estimated to be \$3.4 million. The anticipated duration of construction activities is fourteen months.

Sustainable Building Design. The following principles of sustainable building design have been incorporated into the project:

Analysis of site characteristics such as vegetation, topography, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.

Site selection in a neighborhood where the project can have a positive social impact. Selection of a site with short connections to existing municipal infrastructure (sewer lines, water, roads, electricity, telephone lines and services).



Preservation of existing natural features to enhance the design and add aesthetic, economic and practical value.

Design of the building seeking to maximize positive site characteristics, enhance human comfort, safety and health, and achieve operational efficiencies.

Adaptive re-use of existing structure.

Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.

Installation of water conserving, low flow fixtures as required by the Uniform Plumbing Code.

Protection of existing beneficial site features and trees to prevent erosion.

E. ALTERNATIVES

1. No Action

Description. The *no action* alternative would forgo improvements to the project site. By leaving the facility in its present condition, the applicant and the public forgo both the costs and benefits associated with the project.

Analysis. Positive impacts of the *no action* alternative may include:

- Construction related impacts would be avoided

Negative impacts of the *no action* alternative attest that the facility is currently not configured for its best use. The older structures are dilapidated and not suited for the proposed activities. The identified shortcomings with the facility will continue to impact activities, including:

- Lack of a facility dedicated to senior activities
- Overuse of existing community facilities

The potential benefits of this alternative are considered marginal because the avoided impacts are temporary and can be mitigated. The negative impacts of the no-action alternative are considered a significant obstacle to successfully utilizing the property and providing centralized service to West Maui senior citizens.



2. Demolish All Buildings

Description. Demolish all structures and construct new buildings .

Analysis. Positive impacts of the *demolish* alternative may include:

- All new modern buildings *or*
- More parking
- More flexibility in site planning

Negative:

- Destruction of an unique historic structure
- Increase costs associated with the demolition and new building construction

3. Alternative Site

Description. Find and develop another property.

Analysis. Positive impacts:

- Subject site will remain as is

Negative:

- No suitable site owned by County
- Land costs involved in acquiring suitable site

F. REQUIRED PERMITS

The following permits and approvals may be required for the proposed action:

State of Hawaii

The following review is conducted by the Department of Land and Natural Resources (DLNR), Historic Preservation Division.

- Historic District "6E" Concurrence

The following permits are administered by the Department of Public Works and Waste Management, Land Use and Codes Administration:

- Building permits
- Grading permit
- Demolition permit



III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATIONS MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The project site is located on the corner of Lahainaluna Road and Pauoa Street. This area is east of the center of Lahaina Town and mauka of Honoapiilani Highway. The site is at a transition area between single family residential uses to the north and east and the former Pioneer Mill industrial area to the west. For many years, the site served as the administrative headquarters for Pioneer Mill. Since the closure of the mill, the buildings have been mostly vacant. The old Pioneer Sugar Mill site is located approximately 300 feet makai (west). Also makai along Lahainaluna Road, are a real estate office and a Maui Electric Company substation. Across Pauoa Street are single family residences and a vacant lot being used for parking.

The property contains five structures. The major portion of open space is paved with asphaltic concrete with pockets of landscaping consisting of overgrown trees, bushes and lawn (See Figure No. 1, "Regional Map", Figure No. 2 "Real Property Tax Parcel Map", Figure No. 4 "Site Survey", and Figure No. 5 "Site Photographs").

Potential Impacts and Mitigation Measures. The proposed use of the site will consist of a new senior center with an outdoor recreational area and public or quasi-public offices within an existing office building. Most of the Senior Center's activities will occur in the daytime hours. Outdoor recreational activities will be relatively low key and not in conflict with surrounding single family uses. Additionally, the proposed activities are identified as permitted uses within the Residential Districts pursuant to Chapter 19.08, Maui County Code, which reads in part:



19.08.020 Permitted uses.

C. Parks and playgrounds, non-commercial; certain commercial amusement and refreshment sale activities may be permitted when under supervision of the government agency in charge of the park or playground;

D. Schools, elementary, intermediate, high and colleges, publicly or privately owned, which may include on-campus dormitories;

E. Buildings or premises used by the federal, State, or county governments for public purposes;

Therefore, the proposed change in use from an administrative headquarters for Pioneer Mill to a Senior Center and offices will not represent a dramatic change in character of the site and will not have a significant impact on surrounding land uses or land use patterns.

2. Air Quality

Existing Conditions. There are no large structures on adjoining parcels and the project site is often subject to light breezes. Non-point air pollution can be attributed to automobile traffic prior and subsequent to school commencement and dismissal along Lahainaluna Road. Pioneer Mill's sugar cane processing plant, which had been a major source of air emissions in the area, ceased operation in 1999.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction related activities. Site work and building demolition / renovation activities, for example, could generate airborne particulate. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens where appropriate will be implemented to minimize the potential impact from wind-blown emissions. Additionally, fugitive dust related to site work may be mitigated by establishing landscaping as early as possible in uncovered areas, and covering open-bodied trucks when they are transporting light materials that could be carried by wind.

3. Noise Characteristics

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally low. Traffic noises from Honoapiilani Highway, Lahainaluna Road, and nearby Maui Electric Company



substation are the predominant sources of background noise in the vicinity of the subject property. Pioneer Mill's sugar cane processing plant, located nearby and once a primary source of noise, ceased operation in 1999. Wind and surf are the primary natural background sources of noise for the region.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, and material-carrying trucks and trailers, would be the dominant source of noise during the construction period. To minimize construction related impacts to the surrounding neighbors, the contractor will limit outdoor construction activities to normal daylight hours, and adhere to the State Department of Health's noise regulations for construction equipment. These measures would require:

- Mufflers on on-site vehicles or devices whose operations involve the exhausting of gas or air, excluding pile hammers and pneumatic hand tools weighing less than 15 pounds.
- Construction vehicles using trafficways must satisfy the DOH's vehicular noise level requirements
- Permits from the DOH where construction noise exceeds the DOH's "maximum permissible" property line noises. These permits will also limit the hours and days in which construction noises may occur.

The proposed use consists mostly of low-key daytime activities and will be compatible with the surrounding urban development. Since the project area is surrounded by a compatible urban noise regime, no long-term impacts due to noise are anticipated.

4. Marine Resources

Existing Conditions. Nearshore waters are classified as open coastal "A", according to the Water Quality Standards Map prepared by the State Office of Environmental Planning and Hawaii Department of Health.

Potential Impacts and Mitigation Measures. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same except that the proposed on-site drainage collection system will direct flows to grassed or planted areas prior to discharging of flows off-site and into the local drainage system. This will reduce the potential impact of non-point sources of pollution from the proposed parking lots and will reflect a slight improvement over the existing system



where runoff from paved portions of the site flow directly in to the off-site drainage system.

5. Topography and Soils

Existing Conditions. According to the "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, the project site consists of Ewa silty clay loam (EaA) of the Ewa Series. This soil is a dark reddish -brown silty clay that has weathered from basic igneous rock. The runoff is very slow and the erosion hazard is no more than slight. The available water capacity is about 0.10 to 0.12 inches per inch. Permeability is 0.63 to 2.0 inches per hour.

The property is practically flat, sloping from the North corner along Lahainaluna Road down to its South corner at Pauoa Street between elevations of approximately 40 and 30 feet above mean sea level.

Potential Impacts and Mitigation Measures. Soils at the site are suitable for the proposed development and do not pose potential erosion problems. No significant changes to the topography are proposed and therefore no impacts are anticipated.

6. Flood and Tsunami Hazard

Existing Conditions. According to the Flood Insurance Rate Map prepared by the United States Federal Emergency Management Agency, Federal Insurance, Administration, Community Panel Number 15003 0163C, Dated August 3, 1998, the project is located in Zone C, areas of minimal flooding.

Potential Impacts and Mitigation Measures. No significant changes to topography or drainage characteristics are proposed, and no Flood-Hazard related impacts are anticipated.

7. Terrestrial Biota (Flora and Fauna)

Existing Conditions. The subject property is completely developed with a major portion of the open space paved with asphaltic concrete. There are pockets of landscape planting consisting of trees, overgrown bushes, hedges and lawn. There are five large, mature trees that provide shade canopy for the parcel. Two of these trees have been designated as "exceptional trees" pursuant to Act 105, Legislature of the State of Hawaii.



The purpose of Act 105 is to protect "exceptional trees" with "historic or cultural value, or which by reason of its age, rarity, location, size, aesthetic quality or endemic status has been designated by the county committee as worthy of preservation." The two are a Bo Tree (*Ficus religiosa*), also known as the Peepul Tree, and a Molucca Albizzia Tree (*Paraserianthes falcataria*). The latter tree is featured in "Majesty II, Exceptional Trees of Hawaii" (Outdoor Circle, 1991). The other three are Monkey Pod Trees (*Samanea saman*). All of the trees are healthy and in good condition, but may need pruning. A Gourd or Calabash tree (*Crescentia cujete* L.) is located near the southern corner of the property. According to Maui County Department of Parks & Recreation's arboriculturalist, this tree is "rare because not too many people plant it, but as far as value, it isn't very valuable."

There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject property. Animal life in this urban coastal setting includes avifauna including the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, and mongoose.

Potential Impacts and Mitigation Measures. The project improvements will adjust landscape planting, parking areas, and sidewalks to accommodate the proposed Senior Center. A mature monkeypod tree near the porte corche will be relocated for site adjustment. The four other trees will remain at their current locations (See Figure No. 6, "Site/Landscape Plan").

8. Visual Resources/ Urban Design

Existing Conditions. Lahaina's natural scenic resources include intermittent views of the Pacific Ocean, the West Maui Mountains, Lana'i and Moloka'i. The subject area is not identified as a scenic resource or identified within a view-plane in the Maui Coastal Scenic Resources Study.

Potential Impacts and Mitigation Measures. The project entails demolition of four structures and construction of an approximately 16,000 square foot one-story building. This action will not substantially affect the views towards natural scenic resources.

With regards to urban design, the office building will be preserved, maintaining an important historic architectural element fronting Lahainaluna Road. The new structure incorporates Hawaiian Plantation style architectural elements including roof shape and massing, use of covered lanais and walkways, incorporation of a courtyard area with an



emphasis on indoor/outdoor relationships. In addition, site landscaping will incorporate the existing mature trees in order to maintain the softness of the site.

8. Archaeological Resources

Existing Conditions. No archaeological resources are known at the subject property, and no inventory survey has been done on the property. In general, Lahaina has been considered a sensitive area for cultural deposits and burial sites.

Potential Impacts and Mitigation Measures. Since the site is developed and the project will essentially maintain existing grades and no activities requiring significant trenching are anticipated, it is unlikely that sub-surface archaeological or cultural resources will be discovered or disturbed during construction. Should cultural deposits or burial remains be found during construction, all work will be stopped in that area and the State Department of Land and Natural Resources, Historic Preservation Division will be consulted for proper analysis and treatment.

9. Climate

Existing Conditions. The climate in the West Maui region is influenced by persistent north-northeasterly trade winds. Lahaina is located in the dry leeward portion of West Maui. Average annual temperature is 75 F. Average monthly temperatures vary by about 9 degrees between the coolest and warmest months. Rainfall at the project site averages approximately 15 inches per year.

Potential Impacts and Mitigation Measures. The proposed project will not be impacted by climatic conditions in the area, nor induce changes to the local climate.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

Existing Conditions. According to the 2001 Maui Data Book, which makes use of the 2000 Census, the Lahaina CDP (approximately 5.8 square miles) supports a resident population of 9,118.



Potential Impacts and Mitigation Measures. The project is not anticipated to affect population in the Lahaina area.

2. Economy

Existing Conditions. The Lahaina economy is based primarily on the visitor industry. Visitor accommodations are located near the shoreline along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center.

Potential Impacts and Mitigation Measures. The project will generate positive construction-phase economic impacts that are generally short-term effects. They include employment, income, and expenditure impacts that are created by on-site and off-site construction employment, on-site and off-site trade/ transportation/ service employment, and manufacturing employment in support of construction. The positive post-construction, operational economic impacts are long-term consequences generated by the project. They encompass employment, income, and expenditure impacts created by the project's employees including management, maintenance, and workers. The proposed project will produce a limited number of full and part-time jobs in support of the development.

3. Cultural Resources

Existing Conditions. Existing structures on the property include (See Figure 5.1):

<u>Structure</u>	<u>Sq. Ft.</u>	<u>Year Built</u>	<u>Key</u>
ILWU Office (former dispensary)	1980	1938	B
Abandoned Duplex	1888	1920	C
Abandoned Storage	672	1911	D
Covered Parking	930	1947	E
Pioneer Mill Office	8096	1910	A

As previously noted, the project site was the center for the administrative offices for Pioneer Mill and, as such, is a site which is representative of the plantation era in Lahaina and West Maui. The most distinctive building on-site, from an architectural perspective, is the office building. The other structures on the property that are slated for demolition, were auxiliary structures that were built using typical plantation era



construction style and techniques. Thus, while they did play a role in Lahaina's plantation era, they do not represent a unique building or architectural style.

No other cultural resources are known to exist on the project site or in the nearby vicinity. Similarly, the project site is not known to be a site where traditional and customary activities occur. These conclusions were made based on an assessment of the natural and physical attributes of the project site as well as with discussions with senior citizens from West Maui and the Lahaina Restoration Foundation. Due to the level of existing urban development in the project area, there are no other known natural or cultural resources.

Potential Impacts and Mitigation Measures. All structures, except for the Pioneer Mill Office, are proposed to be demolished. Prior to demolition, the structures will be documented pursuant to State Historic Preservation guidelines. In recognition of the role that the project site had in the plantation era in West Maui, the Senior Center will collect and display historical information and photographs of the project site and surrounding area. A storyboard will be created detailing the role of the site during the sugar era. Other information to be made available include copies of two oral history projects which are currently in process regarding the sugar mill site and Wainee Camp. Copies of old photographs from the Pioneer Mill collection would also be displayed. The intent would be to create a feeling of connection to the plantation era both visually and through interpretative information. The facility provides an ideal setting for display of historical information since users of the facility would be senior citizens who still have strong connections to the plantation era.

C. PUBLIC SERVICES

1. Recreational Resources & Facilities

Existing Conditions. West Maui offers many outdoor recreational opportunities, some in conjunction with resort activities. These include snorkeling, swimming, surfing, boating, golfing, and hiking. The Ka'anapali area is noteworthy for its continuous sandy shoreline that extends some 8,000 feet. State and County beach parks in the Lahaina District include the Honolua-Mokuleia Marine Life Conservation District, the D. T. Fleming Park, Honokowai Beach Park, Wahikului State Wayside, Kamehameha Iki Park, Puamana Beach Park, Lanuniupoko State Wayside, Ukumehame Beach Park, and



Papalaua State Wayside. In addition, there are recreational facilities at the Lahaina Civic Center, Lahaina Aquatic Center and Lahaina Recreation Center.

Potential Impacts and Mitigation Measures. West Maui senior citizens currently use some of the aforementioned public resources for their activities. The proposed project will alleviate the usage of these facilities.

2. Police and Fire Protection

Existing Conditions. The County of Maui Fire and Police Departments provide service in the Lahaina area, the Lahaina Station is located approximately a 2.5 miles north at the Lahaina Civic Center.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on Police or Fire Protection services.

3. Schools

Existing Conditions. The Lahaina District is serviced by both private and public schools, which provide education from preschool through high school. Public schools in the Lahaina District include the King Kamehameha III Elementary and Princess Nahienaena Elementary Schools from kindergarten through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Hearts School for grades kindergarten through seven and several preschools.

Potential Impacts and Mitigation Measures. Lahainaluna Road provides primary access to Princess Nahienaena, Lahaina Intermediate and Lahainaluna schools. The primary users of the proposed facility are senior citizens who utilize buses as their chief mode of transportation. Classes and activities at the proposed facility will be scheduled accordingly to minimize additional loads during school traffic hours. The proposed project has no anticipated effects on other educational facilities.



D. INFRASTRUCTURE

1. Domestic Water

Existing Conditions. The County of Maui is presently servicing the property through one existing one and a half (1-1/2) inch and two existing five-eighths (5/8) inch water meters. There is an eight-inch waterline running along Lahainaluna Road and another eight-inch waterline along Pauoa Street.

Potential Impacts and Mitigation Measures. The project's increase in water demand is estimated to be within the capacity of existing water services.

2. Wastewater

Existing Conditions. The existing uses onsite are connected to the Lahaina Wastewater Treatment System via a collector that runs near the property.

Potential Impacts and Mitigation Measures. The existing collection and treatment system is adequate to service the proposed facility. No significant impacts related to wastewater collection and treatment are anticipated.

3. Roadways and Traffic

Existing Conditions. Honoapiilani Highway and Front Street provide the primary lateral access along Lahaina Town. The project is located on Lahainaluna Road, approximately 1000 feet mauka (northeast) of Honoapiilani. A pedestrian sidewalk is located on the project side of Lahainaluna Road. Pauoa Street runs perpendicular to Lahainaluna and provides access to a single-family residential area.

Potential Impacts and Mitigation Measures. As discussed under Public Services/Schools, the project is not anticipated to have significant impacts on traffic in the area since the facility will be used primarily by senior citizens who typically utilize bus transportation. In addition, activities on-site will be scheduled to avoid conflicts during peak traffic hours which occur during school drop off and pick up times.

4. Drainage

Existing Conditions. There are two drain inlets on Pauoa Street near the southern corner of the parcel. The underground system diverts runoff in a northwesterly direction under Lahainaluna Road, then west under Honoapiilani Highway and the



Lahaina Square complex. At Wainee Street, drainline flows northwest until Papalaua Street, then west along the latter street to an outlet which discharges into the ocean makai of Front Street.

Potential Impacts and Mitigation Measures. The development of the proposed project will not significantly increase the estimated 10-year storm runoff due to the amount of existing impervious surfaces. Runoff will sheet flow into the two existing catch basins on Pauoa Street and continue in the manner of existing runoff. As noted earlier, the proposed on-site drainage collection system will direct flows to grassed or planted areas prior to discharging of flows off-site and into the local drainage system. This will reduce the potential impact of non-point sources of pollution from the proposed parking lots and will reflect a slight improvement over the existing system where runoff from paved portions of the site flow directly in to the off-site drainage system.

❖

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAWS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts into which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural, and Conservation. The project area includes lands within the Urban District. Development entitlements within the Urban District are delegated to the respective County Governments.

B. MAUI COUNTY ZONING

The property is located in the R-1 Residential District. The purpose of this district states: "Areas for single-family dwellings are established to provide for harmonious residential neighborhood without the detraction of commercial and industrial activities".

The proposed development is consistent with the intent of the district and is identified as a permitted use (See 19.08.020.E, "Buildings or premises used by the federal, State, or county governments for public purposes").

C. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. The proposed project is applicable to the following General Plan Objectives and Policies:

Category: Land Use.

Policy: Formulate a directed land use growth strategy which will encourage the redevelopment and infill of existing communities allowing for mixed land uses, where appropriate.



Policy: Encourage land use patterns that foster a pedestrian oriented environment..

Category: Cultural Resources.

Policy: Encourage the rehabilitation and adaptive use and reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values.

Category: Recreation And Open Space.

Policy: Develop facilities that will meet the different recreational needs of the various communities.

Category: Special Programs.

Policy: Provide a variety of services and programs that meet the special needs of recent immigrants and of the young, the elderly and the handicapped.

D. WEST MAUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each region's growth and development is guided by a community plan which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the West Maui Community Plan region. The Community Plan was recently amended by ordinance No. 2646 on March 25, 1998. The Community Plan designation for the subject property is Single Family.

The proposed action is applicable to the following goals, objectives, and policies set forth by the West Maui Community Plan:

Category: Health and Public Safety.

Objective: Encourage the expansion of community and social service facilities and programs in West Maui in convenient and accessible locations through public and private partnerships.

Category: Environment.



Objective: Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.

E. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

In accordance with Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules, and based on the detailed analyses contained within this document, the following conclusions are supported:

1. The proposed action will *not* result in an irrevocable commitment to loss or destruction of natural or cultural resources.

Analysis. As discussed, prior to demolition, the existing structures will be documented pursuant to State Historic Preservation guidelines. In addition, oral and anecdotal historical data about the structures, history of the site and other plantation era information will be compiled and assembled into a permanent storyboard to be prominently displayed at the proposed Senior Center. The project is not anticipated to adversely affect natural or cultural resources.

2. The proposed action will *not* curtail the range of beneficial uses of the environment.

Analysis. The project aims to enhance the immediate urban environment. No impacts to the natural environment are anticipated.

3. The proposed action will *not* conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS.

Analysis. The proposed project will conform to State and County long-term environmental policies and goals as expressed in Chapter 344, HRS.

4. The proposed action will *not* substantially affect the economic or social welfare and activities of the community, county or state.

Analysis. The proposed project is anticipated to improve the immediate environment and the utilization of the parcel. The project will enhance the welfare and activities of senior citizens. No significant negative impacts to the economic or social welfare are anticipated.



5. The proposed action will *not* substantially affect public health.

Analysis. No negative impacts to public health are anticipated. The project proposes to enhance recreational and social activities of senior citizens, thereby improving public health. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

6. The proposed action will *not* result in substantial secondary impacts.

Analysis. The proposed project will introduce a new type of use, however, the new use will not significantly intensify the use of the property from its previous business use. No direct or secondary impacts are anticipated. The action does not require the commitment of future resources.

7. The proposed action will *not* involve substantial degradation of environmental quality.

Analysis. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

8. The proposed project will not produce cumulative impacts and does *not* have considerable effect upon the environment or involve a commitment for larger actions.

Analysis. The project area is finite and does not require additional development or require a commitment for larger actions.

9. The proposed project will *not* affect a rare, threatened, or endangered species, or its habitat.

Analysis. No rare, threatened, or endangered species or their habitats are known to exist in the immediate project area. The five large mature trees, including two designated as "exceptional", will remain intact.

10. The proposed action will *not* substantially or adversely affect air and water quality or ambient noise levels.

Analysis. As described in previous sections, short-term construction-related impacts are anticipated but can and will be mitigated. The proposed project will meet all required State and county air, water, and ambient noise quality standards prior to and during construction. No significant long-term impacts are anticipated.



11. The proposed action will *not* substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

Analysis. The project is not located within an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

12. The proposed action will *not* substantially affect scenic vistas or view planes identified in county or state plans or studies.

Analysis. The project does not include significant changes in building heights, and no scenic impacts are anticipated due to the expansion of the existing facility. The subject property is not specifically identified in any county or State plans or studies as containing scenic vistas or view planes.

13. The proposed action will *not* require substantial energy consumption.

Analysis. Since the proposed project does not engender a significant increase in energy consumption over the existing use of the property, energy consumption will not be significantly affected.



V. FINDINGS AND CONCLUSIONS

Processing of this Final Environmental Assessment is pursuant to Chapter 343 of the Hawaii Revised Statutes. This assessment has been done in accordance with the criteria outlined in section §11-200-12 of the Department of Health's rules and regulations relating to environmental impact statements. The authority has considered all agency and public comments on the Draft Environmental Assessment.

In light of the foregoing, it is hereby concluded that the proposed project will not result in significant impacts to the environment and a Finding of No Significant Impact (FONSI) is warranted



LIST OF PREPARERS

Department of Housing & Human Concerns
County of Maui
Applicant

Kalani Wong, Asst. Administrator

Pacific Architects, Inc.
Architect

Dwight Mitsunaga, AIA

CDS International
Design

Pravin Desai, AIA

Imata & Associates, Inc.
Civil Engineer

Gordon Imata, P.E.

M&A Hawai'i, Inc.
Structural Engineer

Stuart Otake, P.E.

Chris Hart & Partners, Inc.
Planning Consultant

Rory Frampton, Principal Planner



VI. REFERENCES

County of Maui, Office of Economic Development. 2001. *Maui County Data Book*. Wailuku, Maui.

County of Maui, Department of Planning. 1991. *The General Plan of the County of Maui, 1990 Update*. Wailuku, Maui.

County of Maui, Department of Planning. 1996. *West Maui Community Plan*. Wailuku, Maui.

Environmental Planning Associates Inc. August 1990. *Maui Coastal Scenic Resources Study*. Prepared for the County of Maui, Department of Planning. Wailuku, Maui.

Office of Environmental Planning / Hawaii Department of Health. October 1987. *Water Quality Standards Map of the Island of Maui*.

The Outdoor Circle, 1991. *Majesty II, The Exceptional Trees of Hawaii*.



FIGURES

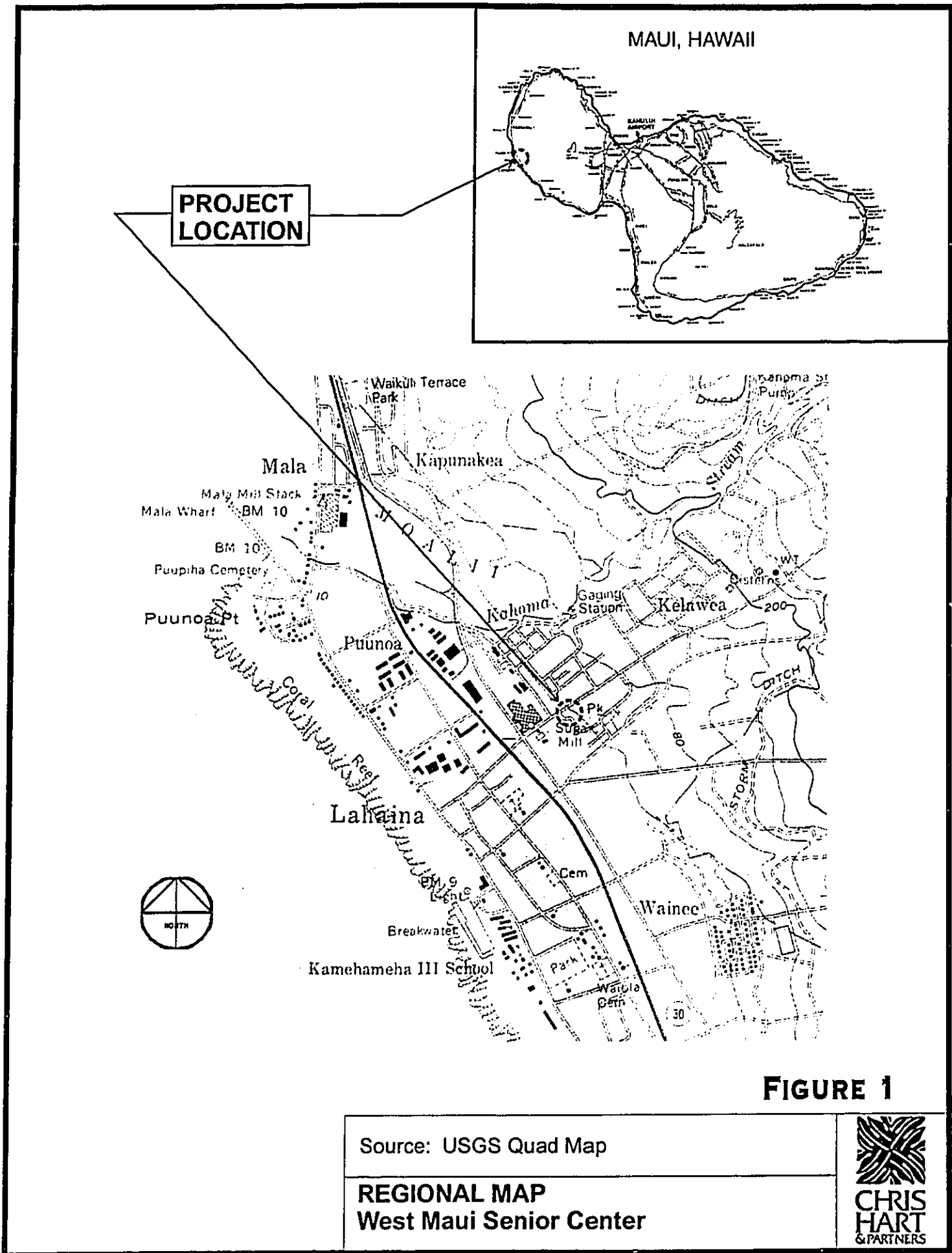


FIGURE 1

Source: USGS Quad Map

REGIONAL MAP
West Maui Senior Center



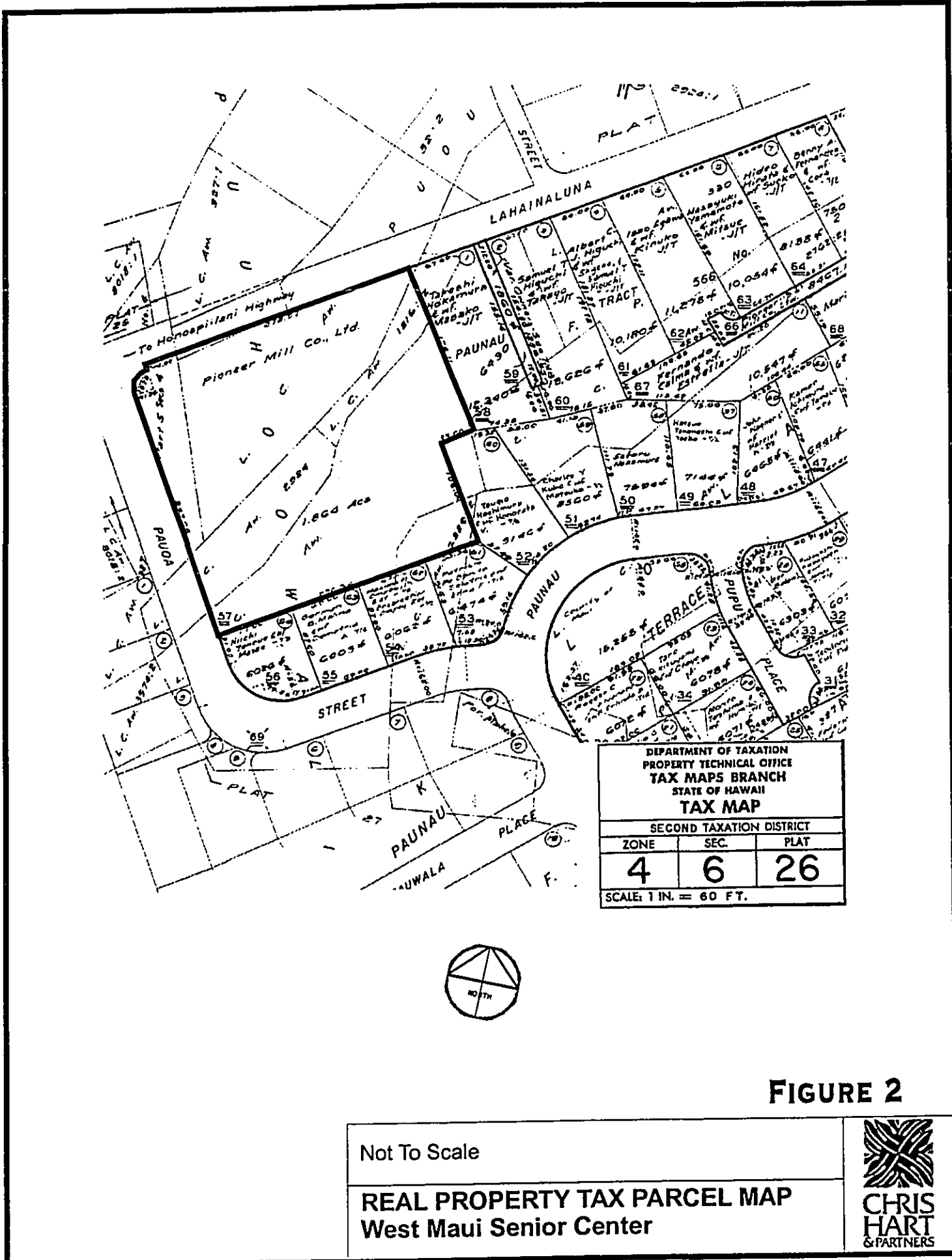
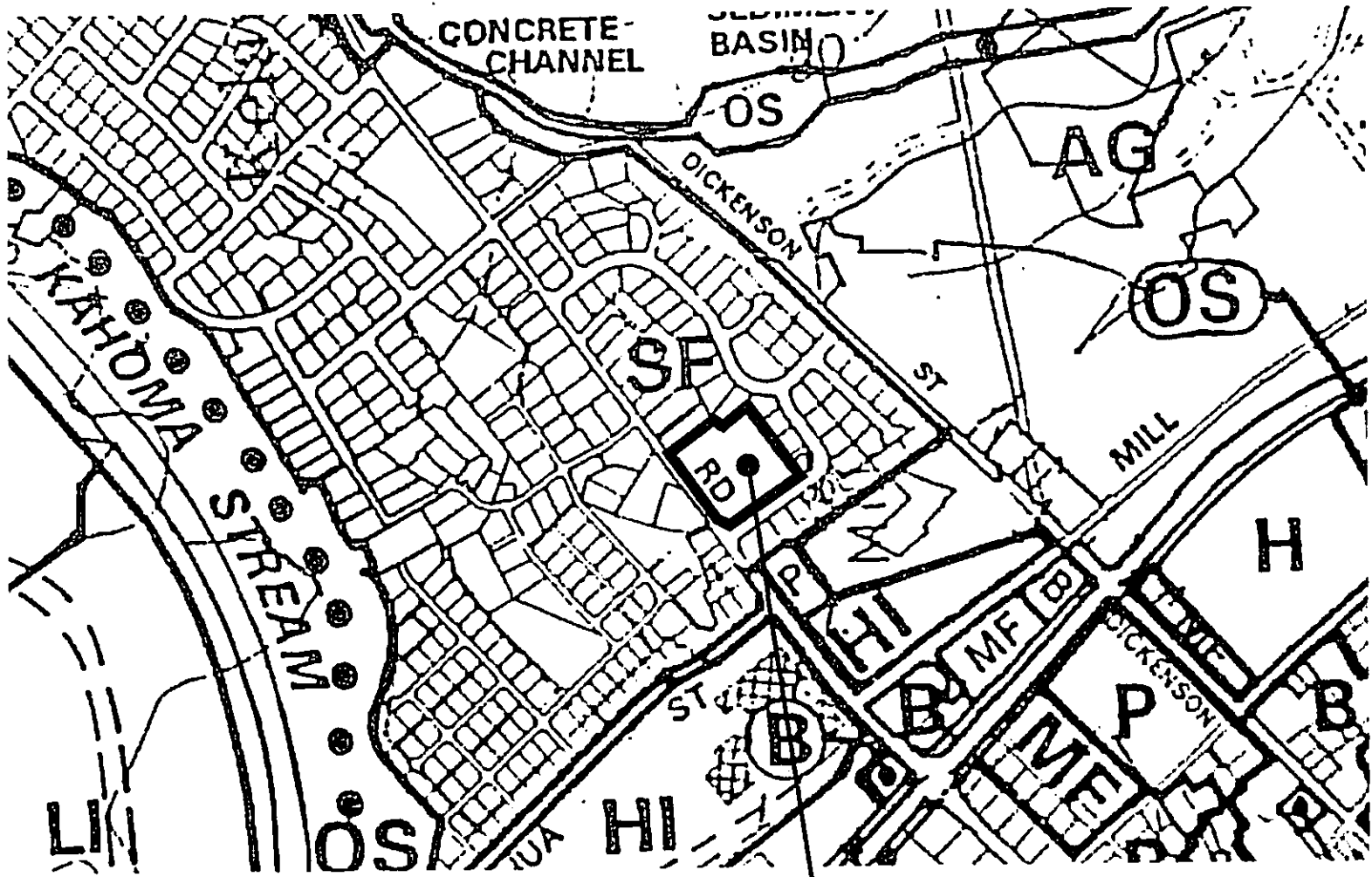


FIGURE 2

Not To Scale

REAL PROPERTY TAX PARCEL MAP
West Maui Senior Center

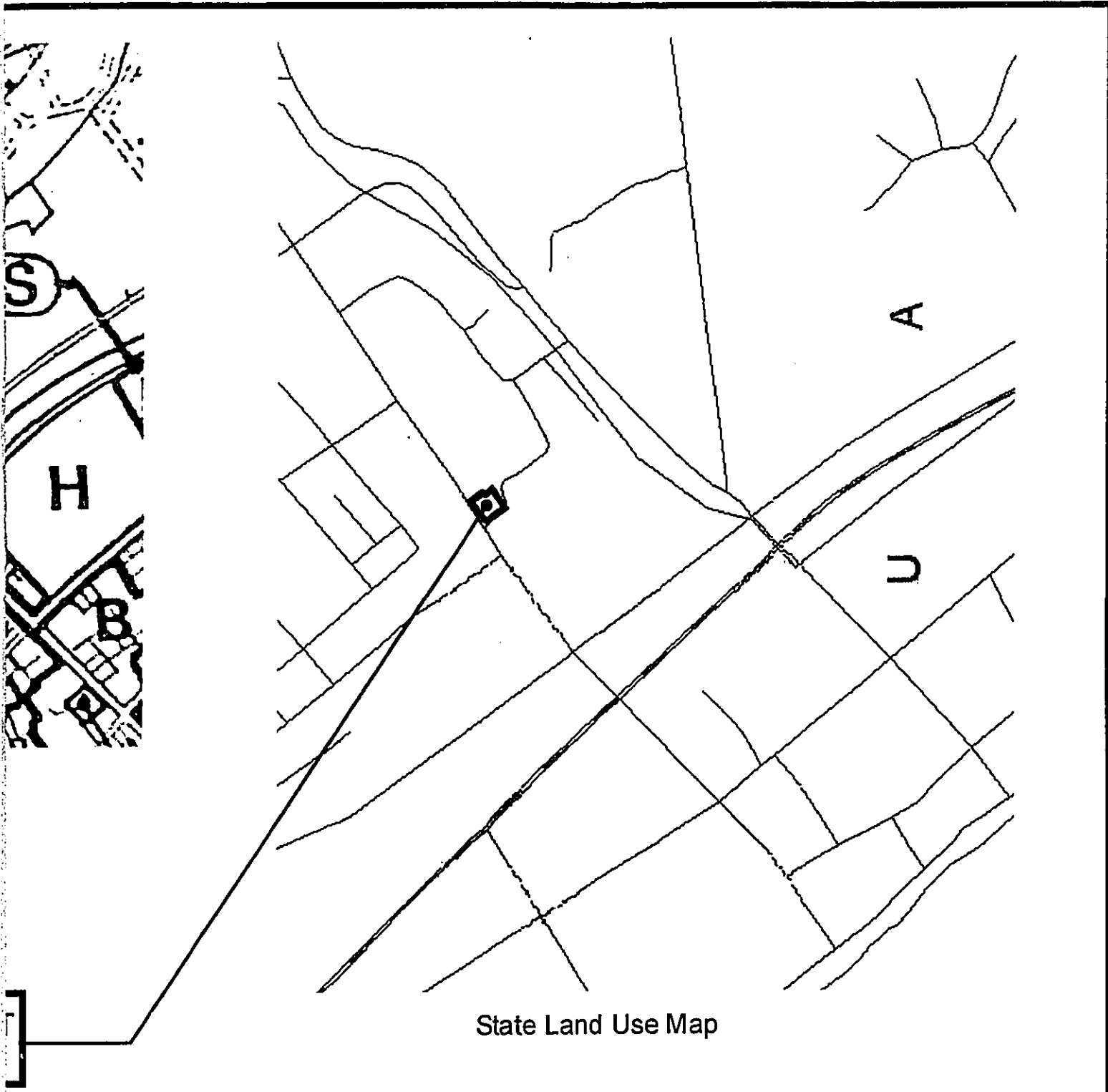




West Maui Community Plan



West Maui Zoning Map

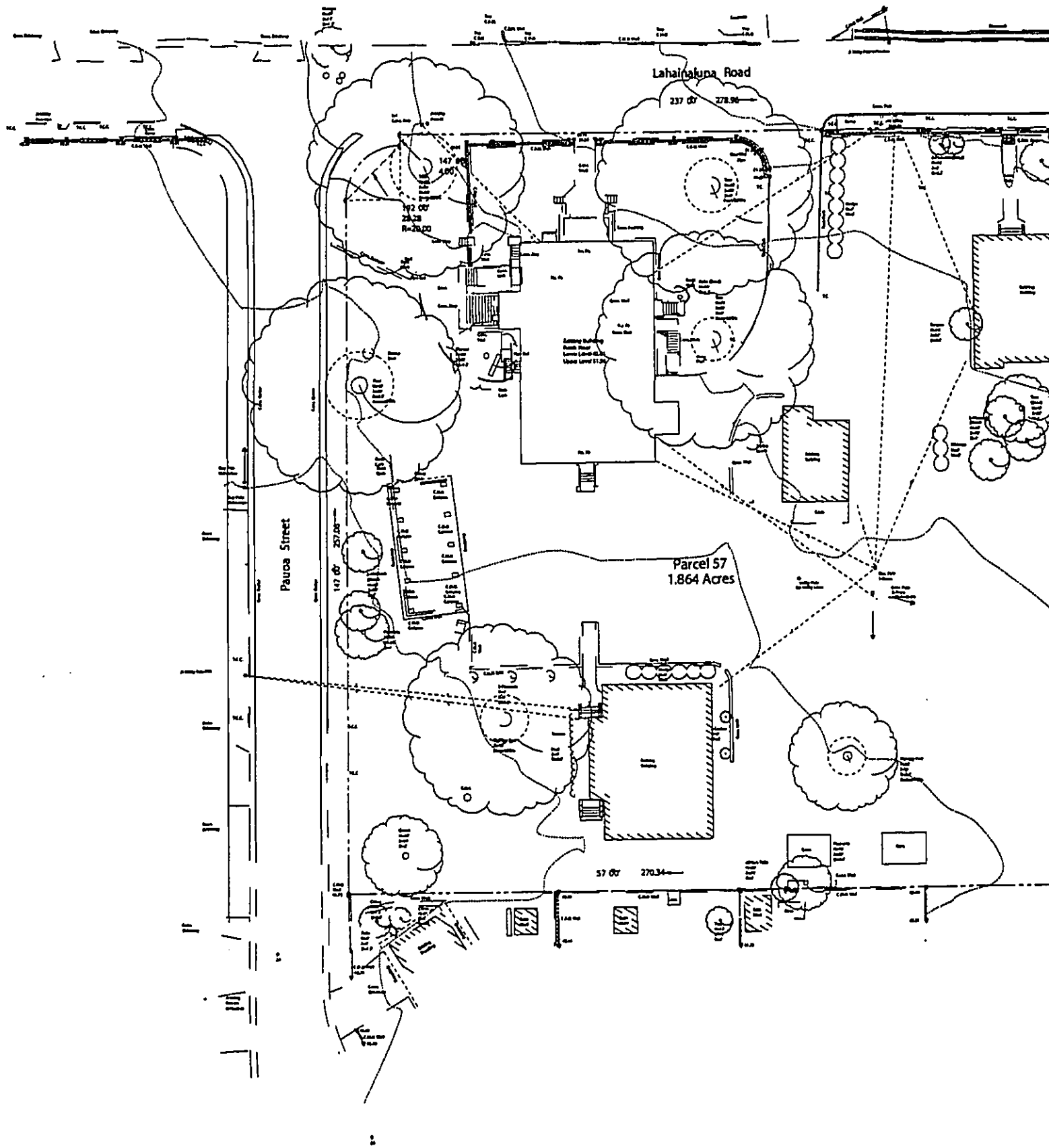


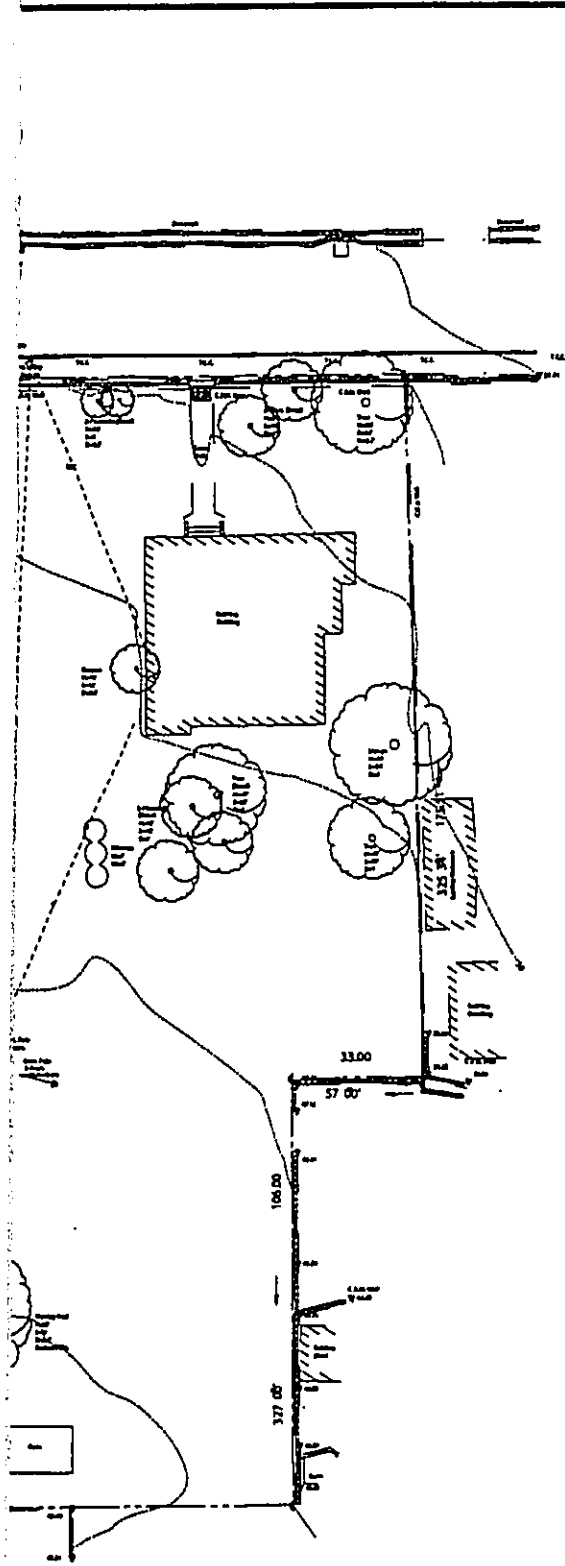
State Land Use Map

FIGURE 3

Source: Maui County Planning Department
LAND USE MAPS West Maui Senior Center








**Maui Senior Center
Puuhoowali, Lahaina, Maui, Hawaii**

Survey Legend:

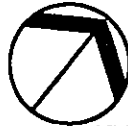

A.C.	Asphalt Concrete	Inv.	Inv.
A.R.V.	Air Relief Valve	Jt.	Joint
B.A.C.	Bottom Asphalt Curb	P.R.V.	Pressure Relief Valve
B.C.C.	Bottom Concrete Curb	R.C.P.	Reinforced Concrete Pipe
B.P.	Backflow Preventer	S	Sewer
B.W.	Bottom Wall	S.D.M.H.	Storm Drain Manhole
C	Cable Television	S.M.H.	Sewer Manhole
C.B.	Catch Basin	Spr.	Sprinkler
C.M.P.	Corrugated Metal Pipe	T	Telephone Line
C.M.U.	Concrete Masonry Unit	T.A.C.	Top Asphalt Curb
Co.	Cleanout	T.B.M.	Temporary Bench Mark
Conc.	Concrete	T.C.C.	Top Concrete Curb
C.R.M.	Concrete Rubble Masonry	Tel.	Telephone
D	Drain Line		Tree
Ds.	Downspout	H=	Height
E	Electric Line	S=	Spread
Elec.	Electric	D=	Diameter
Elev.	Elevation	T.S.	Top Stem
E.P.	Edge of Pavement	T.W.	Top Wall
Fin. Fir.	Finish Floor	W	Water
F.H.	Fire Hydrant	W.M.	Water Meter
H.B.	Hose Bibb	W.V.	Water Valve
I.C.V.	Irrigation Control Valve		

Survey Notes:

1. Survey conducted on April 24-26, 2002.
2. Underground utilities shown are for information only. No guarantee is made on the accuracy or completeness of said information.

Prepared By:
Imata and Associates, Inc.
1750 Kalakaua Avenue, Suite 115
Honolulu, Hawaii 96826

FIGURE 4

<p>Source: Imata & Associates</p>		
<p align="center">SITE SURVEY West Mau Senior Center</p>		<p align="center">CHRIS HART & PARTNERS</p>

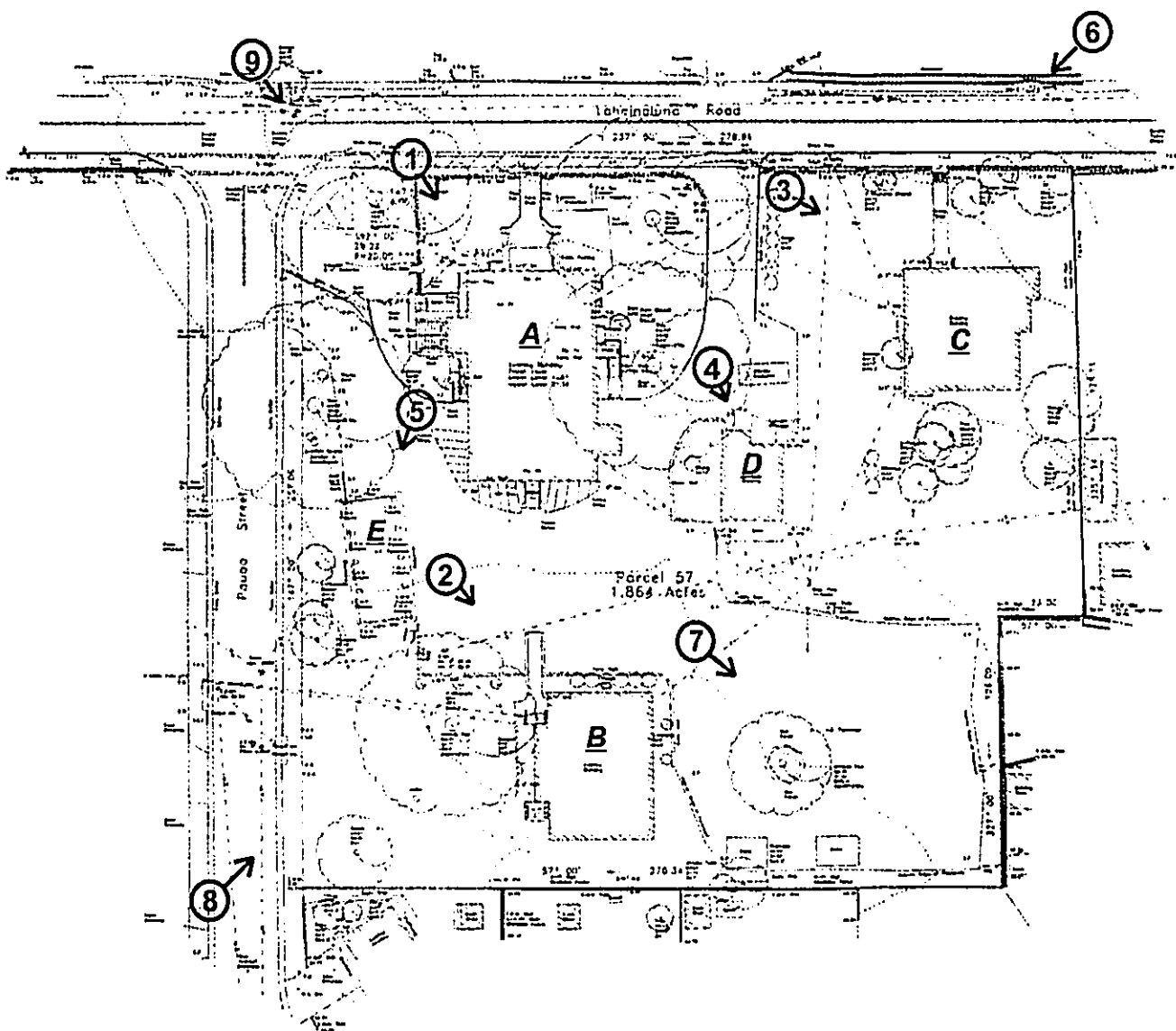


FIGURE 5

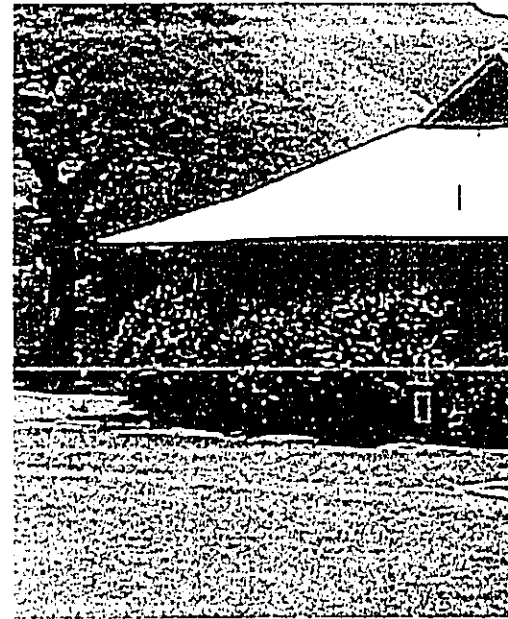
Project Site

PHOTO INDEX
West Maui Senior Center





1. Pioneer Mill Administration Office Building
(Building "A")



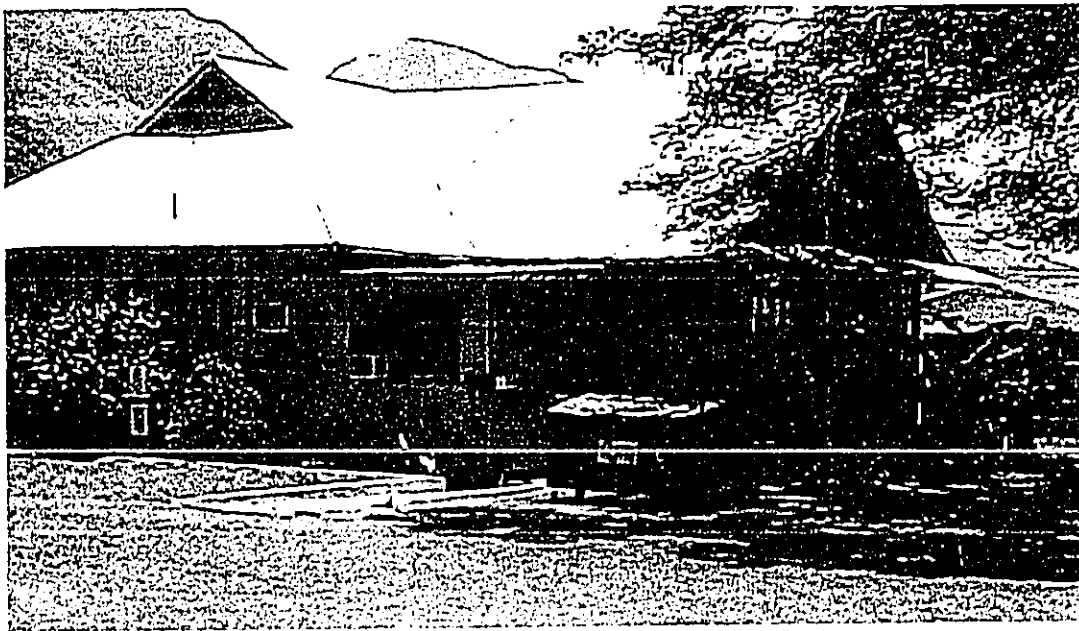
2. ILWU C



3. Abandoned Duplex (Building "C")



4. Abandoned Storage (Building "D")



2. ILWU Office (Building "B")



3. Building "D"

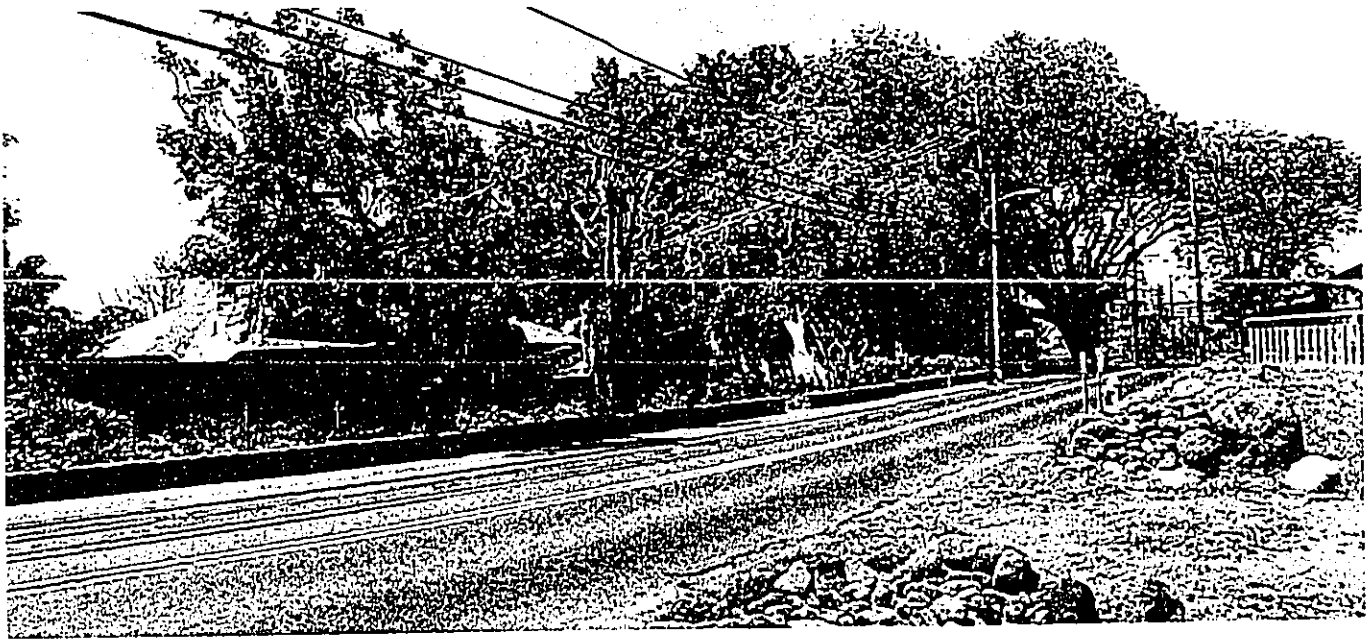


5. Covered Parking (Building "E")

FIGURE 5.1

Photos 1 through 5 (Existing structures)
SITE PHOTOGRAPHS West Maui Senior Center





6. Northern corner along Lahainaluna Road.



8. Southern corner along Pauoa Street.






7. Eastern corner with single family residences in the background.



9. Corner of Lahainaluna Road and Pauoa Street (western corner).

FIGURE 5.2

Photos 6 through 9	 CHRIS HART & PARTNERS
SITE PHOTOGRAPHS West Maui Senior Center	

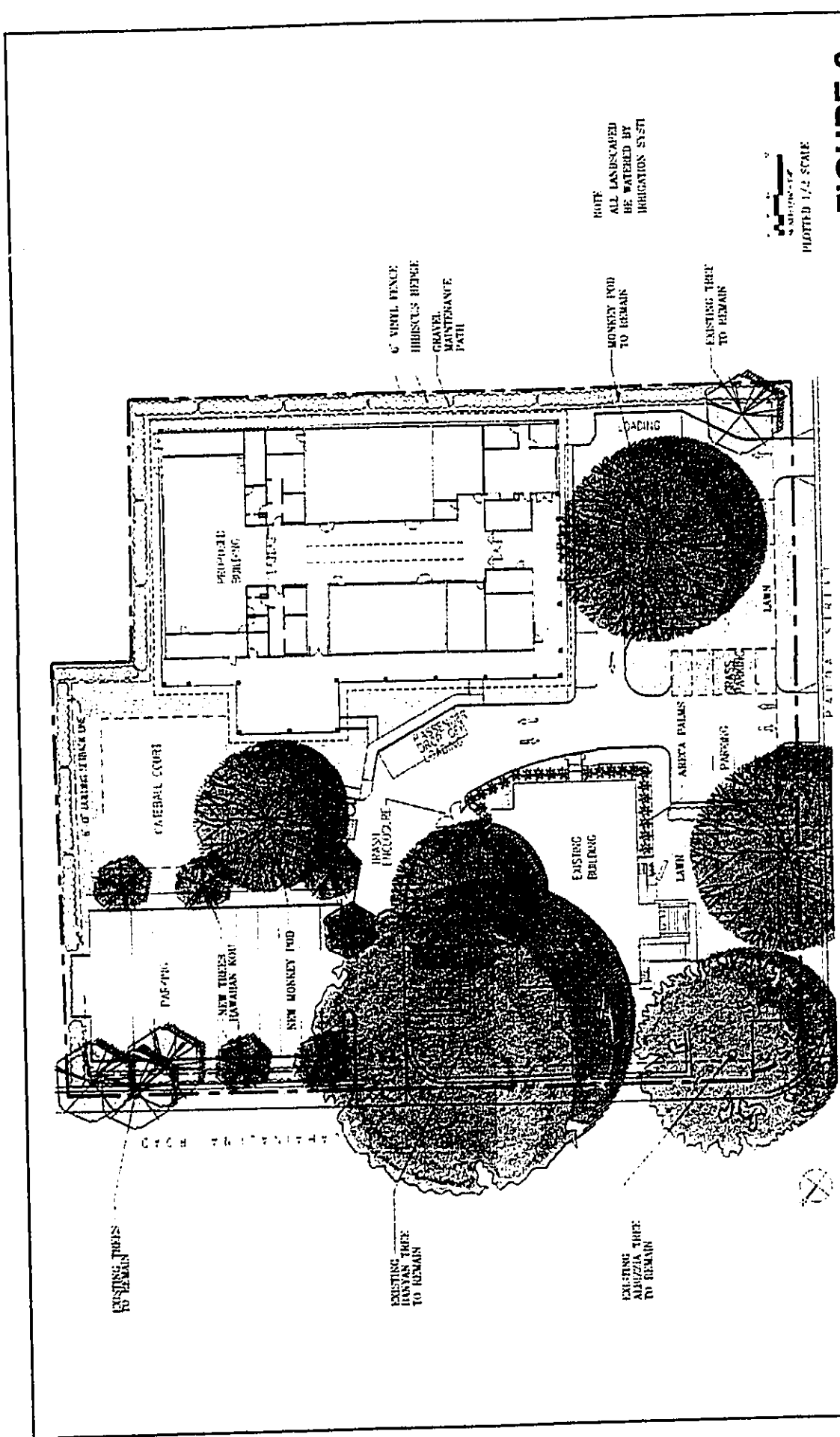
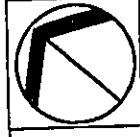


FIGURE 6

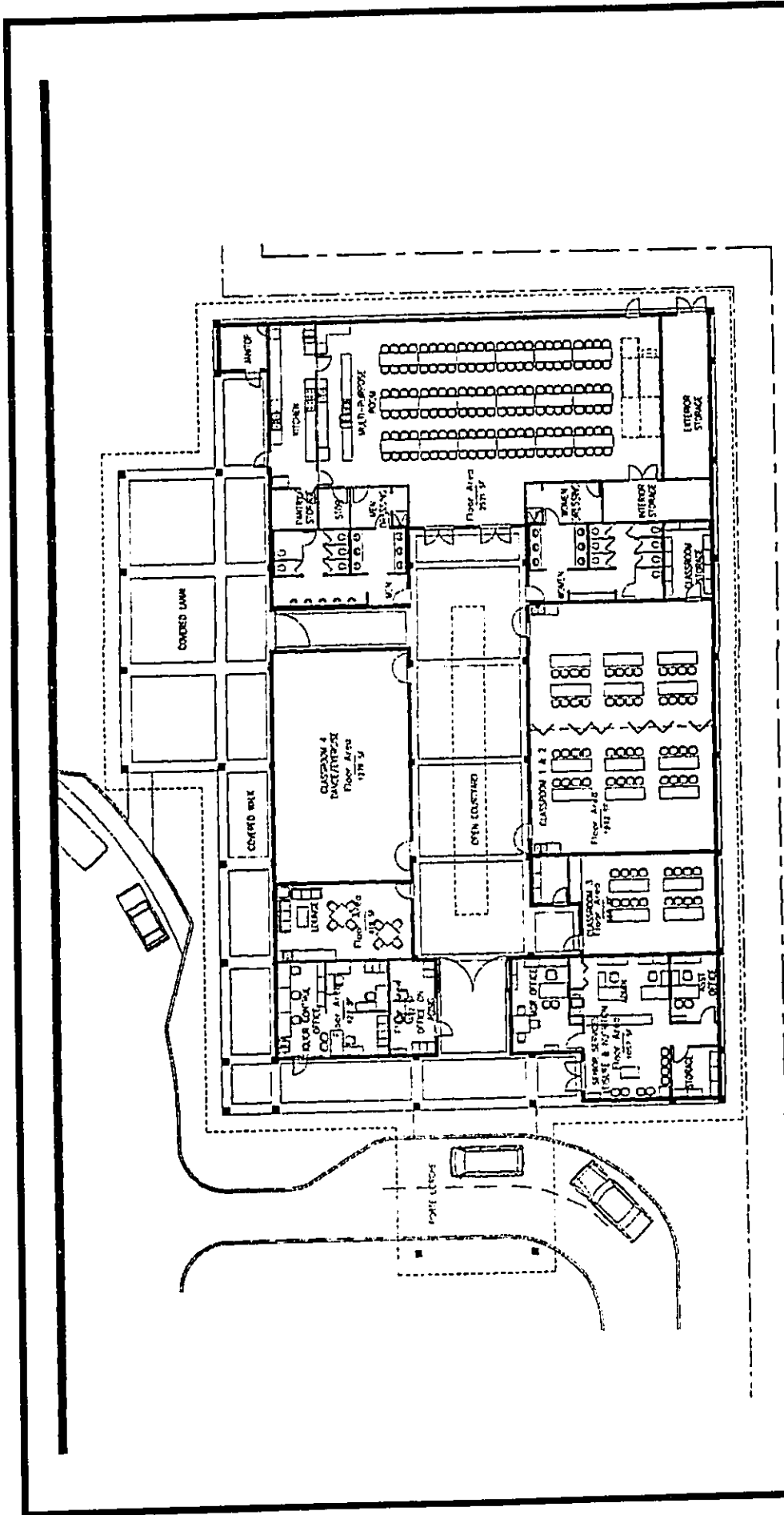


Scale As Shown

PROPOSED SITE/LANDSCAPE PLAN
West Maui Senior Center

ROOF
 ALL LANDSCAPED
 BE WATERED BY
 IRRIGATION SYST

1" = 1'-0"
 PLOTTED 1/4" SCALE




West Maui Senior Center
 Lahaina, Maui, Hawaii
 FLOOR PLAN

CGI INTERNATIONAL
 Pacific Architects, Inc.
 411 KEE

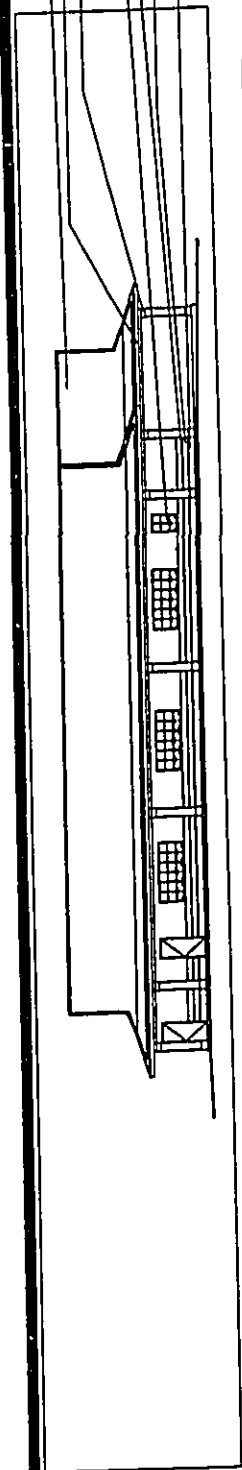
FIGURE 7

Scale as shown

FLOOR PLAN
 West Maui Senior Center

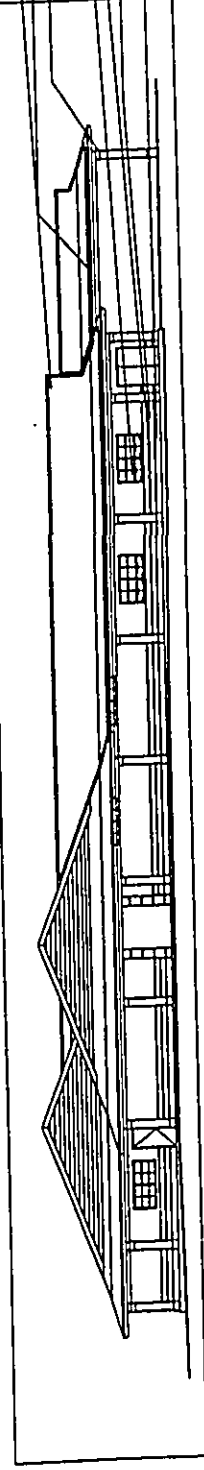


STEEL ROOFING
 STEEL CLIPS
 CONCRETE COLLARS
 ALUMINUM WINDOW
 ACCESS PANEL JOINT
 EXTERIOR PANEL SYSTEM
 1 1/2" ALUMINUM BRACKET
 1 1/2" ALUMINUM BRACKET
 PANEL SYSTEM BASE, 17" HIGH

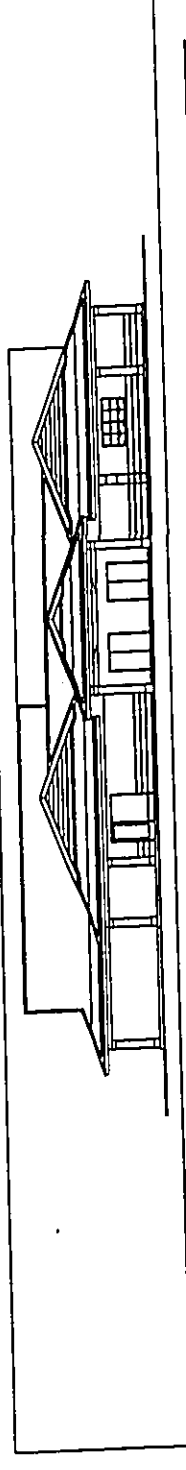


① EAST ELEVATION
 1/8" = 1'-0"

STEEL ROOFING
 STEEL CLIPS
 CONCRETE COLLARS
 ALUMINUM WINDOW
 ACCESS PANEL JOINT
 EXTERIOR PANEL SYSTEM
 1 1/2" ALUMINUM BRACKET
 1 1/2" ALUMINUM BRACKET
 PANEL SYSTEM BASE, 17" HIGH

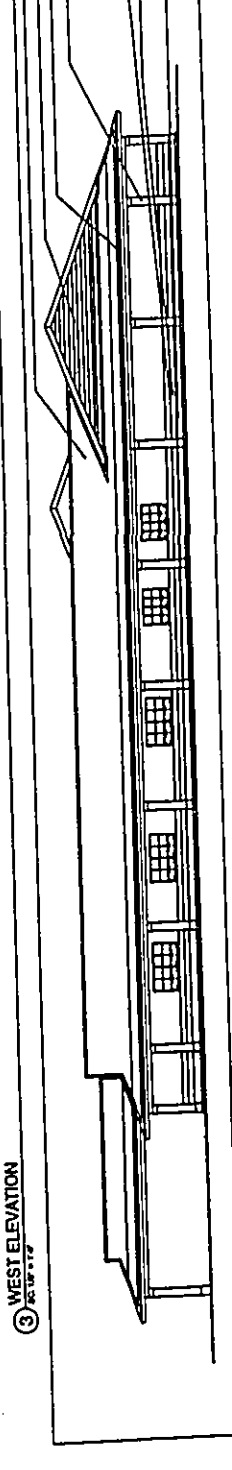


② NORTH ELEVATION
 1/8" = 1'-0"

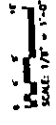


③ WEST ELEVATION
 1/8" = 1'-0"

STEEL ROOFING
 STEEL CLIPS
 CONCRETE COLLARS
 ACCESS PANEL JOINT
 EXTERIOR PANEL SYSTEM
 1 1/2" ALUMINUM BRACKET
 1 1/2" ALUMINUM BRACKET
 PANEL SYSTEM BASE, 17" HIGH



④ SOUTH ELEVATION
 1/8" = 1'-0"



CDS INTERNATIONAL
 ARCHITECTS
 1111 KALANANĪHĀKI AVENUE
 SUITE 1000
 HONOLULU, HAWAII 96813
 PHONE: (808) 551-1111
 FAX: (808) 551-1112
 WWW.CDSINTERNATIONAL.COM

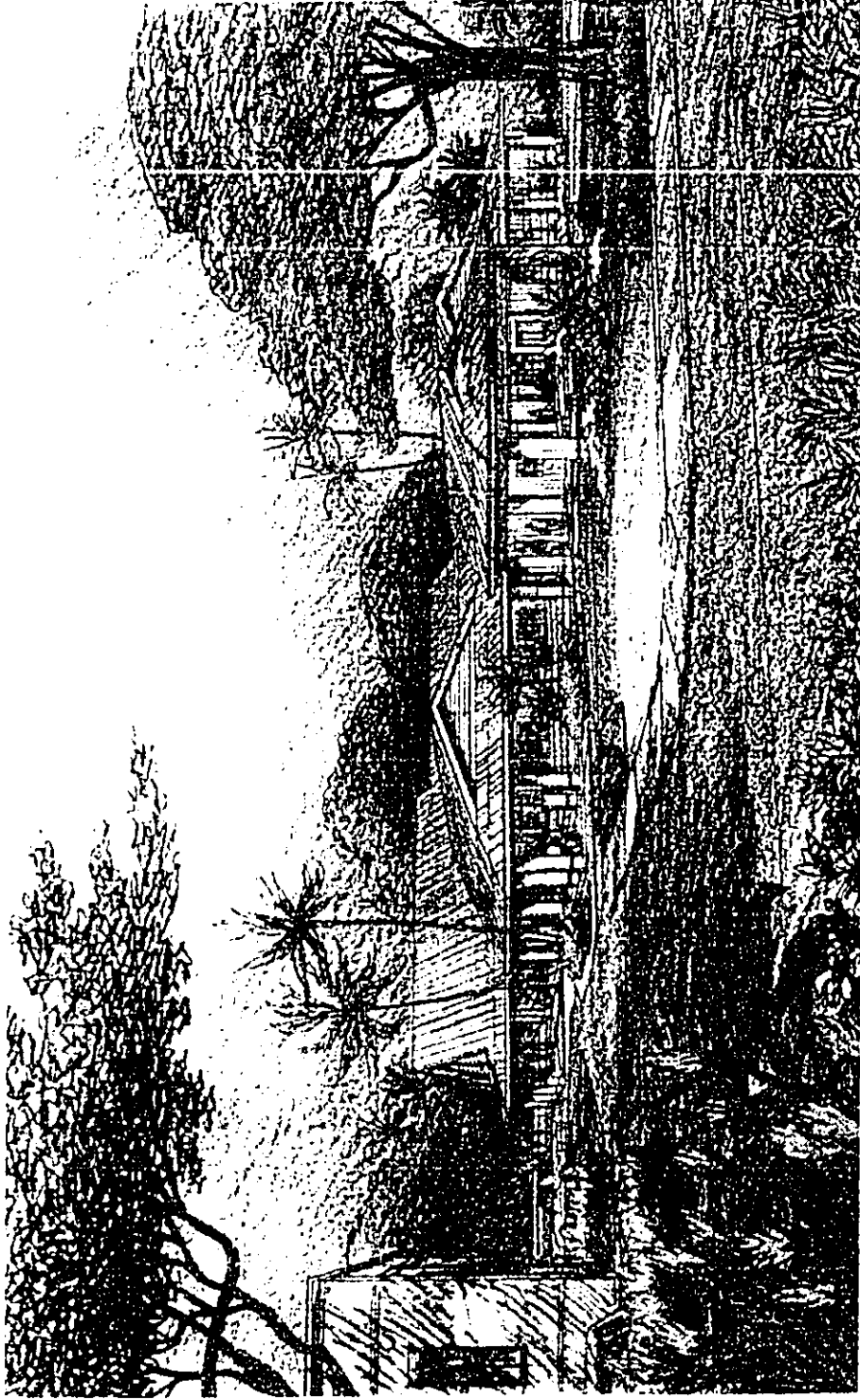
Pacific Architects, Inc.
 1000 KALANANĪHĀKI AVENUE
 SUITE 1000
 HONOLULU, HAWAII 96813
 PHONE: (808) 551-1111
 FAX: (808) 551-1112
 WWW.PACIFICARCHITECTS.COM

FIGURE 8



Scale as shown

ELEVATIONS
West Maui Senior Center




West Maui Senior Center

Lahaina, Maui, Hawaii
 SITE PLAN

CHRIS HART PARTNERS
 ARCHITECTS
 Pacific Architects, Inc.



FIGURE 9

	<p>Source: CDS International, Inc.</p>
<p>RENDERING West Maui Senior Center</p>	



APPENDICES



APPENDIX A
Pre-consultation Documentation

Meeting with Planning Department
to discuss the West Maui Senior Center Project
March 4, 2002; 3:30-4:30 p.m.
One Main Plaza

Present: John Min- Director, Aaron Shinmoto- Planning Program Administrator-
Zoning Administration and Enforcement Division, Joseph Alueta-
Planner, Kalani Wong- Asst. Administrator- Kaunoa Senior Services.

Discussion held to verify the following information:

TMK: 4-6-026:057

Zoning: County- R-1, State- Urban, Community Plan- SF, Flood
Zone- C

Historic District: Subject Parcel is NOT within the Lahaina Historic District
or the National Historic Landmark District

SMA: Subject Parcel is located above Honoapi'ilani Highway and
is NOT within the SMA District.

Reviewed County Code to determine if any additional restrictions would be imposed.
None were found in relation to proposed plan.

Planning noted that the existing wooden structures that were scheduled for demolition
were probably in excess of 50 years old and Kaunoa would need to obtain permission
from the State Historic Preservation Commission to tear down buildings.

Meeting with LUCA
to discuss the West Maui Senior Center Project
March 7, 2002; 9:00 a.m.-10:00 a.m.
Kaunoa Senior Center

Present: Glen Ueno, Clement Enomoto, Mitzi Tanaka, Kalani Wong

Discussed the proposed West Maui Senior Center design to determine if any requirements were necessary to meet building codes.

1. Parking spaces:
 - a. As shown, 61 spaces are required
 - b. With a variance, 25% of required stalls can be on grass
2. Loading zones
 - a. Size of building is in excess of 10,000 sq. ft. so two (2) loading zones are required.
3. Gates
 - a. Interior gates shall open outward
4. Fire rated walls
 - a. Any walls within 20' of property line require one-hour rating.
 - b. Any windows within 20' of property line require one-hour rating.

Upon receipt of final plans, submit to LUCA for review to determine if any other requirements are necessary.

Meeting with Water Department
To discuss the West Maui Senior Center Project
April 24, 2002
County Building

Present: Herb Chang, Alan Murata, Raymond Cabebe

Discussed the condition of the water system in the area and what may be required for the subject project.

The water system in the nearby residential area experiences low pressure occasionally. Alan will check with field personnel on how the area is pressurized and may have it adjusted.

The water system in the old camp area Napili side of Lahainaluna Road (northwest) was recently improved. Old lines were replaced with eight inch ductile iron lines and standpipes replaced with fire hydrants.

Eight inch waterlines run along Lahainaluna Road and Pauoa Street. A fire hydrant may be required to comply with Urban district spacing requirements. The property is served by a one and a half inch meter and two five-eighths inch meters. It is anticipated that the capacity of these meters will be adequate for the project. Domestic, fire and irrigation flow calculations prepared by a licensed engineer in the State of Hawaii will be required. When building permit application and construction plans are received by the Department, the project will be reviewed to determine if any other requirements are necessary.



April 29, 2002

Mr. Keoki Freeland
Lahaina Restoration Foundation
P.O. Box 338
Lahaina, Hawaii 96761

Dear Mr. Freeland:

RE: WEST MAUI SENIOR CENTER - 4-6-26:057, LAHAINA, MAUI, HAWAII

We have been engaged by the Department of Housing and Human Concerns, County of Maui to prepare a Draft Environmental Assessment for the proposed West Maui Senior Center. We are soliciting for any comments and/or any inclusions that your organization would like to see in this report. A design proposal by CDS International is enclosed for your review.

The proposed site is on the corner of Pauoa Street and Lahainaluna Road. There are five existing structures on the parcel, including the former Pioneer Mill Office. This two-story stucco structure will remain while the other single-story wooden structures will be removed. A new approximately 16,000 square foot, three-wing building will serve as the West Maui Senior Center and will contain three classrooms, a dance/exercise room, dining hall (seating 144), and offices for the Senior Services and Aging Divisions and an office for Liquor Control. A gateball court, parking areas, and landscaping complete the project. Several large trees will remain or be relocated on the property.

If you have any questions or need more information, please contact us. Please submit any comments to us by May 6, 2002.

Sincerely,

Rory Frampton
Principal Planner

RF:rrc
Enclosure



April 29, 2002

West Maui Taxpayers Association
P.O. Box 10338
Lahaina, Hawaii 96761

Dear Sir or Madam:


RE: WEST MAUI SENIOR CENTER - 4-6-26:057, LAHAINA, MAUI, HAWAII

We have been engaged by the Department of Housing and Human Concerns, County of Maui to prepare a Draft Environmental Assessment for the proposed West Maui Senior Center. We are soliciting for any comments and/or any inclusions that your organization would like to see in this report. A design proposal by CDS International is enclosed for your review.

The proposed site is on the corner of Pauoa Street and Lahainaluna Road. There are five existing structures on the parcel, including the former Pioneer Mill Office. This two-story stucco structure will remain while the other single-story wooden structures will be removed. A new approximately 16,000 square foot, three-wing building will serve as the West Maui Senior Center and will contain three classrooms, a dance/exercise room, dining hall (seating 144), and offices for the Senior Services and Aging Divisions and an office for Liquor Control. A gateball court, parking areas, and landscaping complete the project. Several large trees will remain or be relocated on the property.

If you have any questions or need more information, please contact us. Please submit any comments to us by May 6, 2002.

Sincerely,



Rory Frampton
Principal Planner

RF:rrc
Enclosure

LANDSCAPE ARCHITECTURE AND PLANNING
1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1705 • PHONE: 808-242-1955 • FAX: 808-242-1956



**CHRIS
HART**
& PARTNERS, INC.

April 29, 2002

Ms. Theo Morrison
Lahaina Town Action Committee
648 Wharf Street
Lahaina, Hawaii 96761

Dear Ms. ^{Theo}Morrison:


RE: WEST MAUI SENIOR CENTER - 4-6-26:057, LAHAINA, MAUI, HAWAII

We have been engaged by the Department of Housing and Human Concerns, County of Maui to prepare a Draft Environmental Assessment for the proposed West Maui Senior Center. We are soliciting for any comments and/or any inclusions that your organization would like to see in this report. A design proposal by CDS International is enclosed for your review.

The proposed site is on the corner of Pauoa Street and Lahainaluna Road. There are five existing structures on the parcel, including the former Pioneer Mill Office. This two-story stucco structure will remain while the other single-story wooden structures will be removed. A new approximately 16,000 square foot, three-wing building will serve as the West Maui Senior Center and will contain three classrooms, a dance/exercise room, dining hall (seating 144), and offices for the Senior Services and Aging Divisions and an office for Liquor Control. A gateball court, parking areas, and landscaping complete the project. Several large trees will remain or be relocated on the property.

If you have any questions or need more information, please contact us. Please submit any comments to us by May 6, 2002.

Sincerely,


Rory Frampton, Principal Planner

RF: rrc

Enclosure

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

KJMMmd - RE: West Maui
Senior Center

Lahaina Restoration Foundation

120 Dickenson Street - Lahaina, Maui, HI 96761
(808)661-3262 Fax (808) 661-9309 lrf@maui.net
Founded 1962

For the benefit of both our residents and visitors, and in cooperation with others we strive to faithfully restore, maintain and interpret the physical, historical, and cultural legacy of Lahaina, Maui, first capital of the Kingdom of Hawaii.

5 June 2002

Chris Hart & Partners
Mr. Chris Hart
1955 Main Street, Suite 200
Wailuku, HI 96793

RECEIVED
JUN 06 2002

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Chris

At the Executive Committee meeting of May 29, 2002, Rory Frampton and Robb Cole of your office along with Robin Tanaka of the Dept of Human Concerns gave presentations of three Lahaina projects.

The first presentation concerned the Lahaina Senior Citizen's Facility. The Executive Committee expressed the following concerns:

- a) That the roofing resemble the corrugated roofing of the plantation era.
- b) That interpretive panels be placed in the courtyard telling the story of the plantation era and the union.
- c) The mixed usage of the building was questioned because 400sf of space was allocated to the Liquor Commission. It was felt that the Liquor Commission should be located in the old "Administration Building" with other County offices.
- d) There were no concerns about demolition of the surrounding buildings.


The next presentation concerned the Kaiser Clinic expansion. The Executive Committee were ok with the plans.

The third and final presentation concerned The Plantation Inn. The Executive Committee expressed the following concerns:

Letter To: Chris Hart & Partners
Page Two

- a) That planners meet with the affected surrounding neighborhood and explain what was being planned.
- b) That the traffic impact to the neighborhood be assessed. It was reported that the Traffic Engineer has completed a generation analysis and estimates that at peak hour the increase to traffic would be 12 trips per hour.
- c) The Executive Committee questioned whether or not Plantation Inn plans to allow their employees to park on property.
- d) No concerns about demolition of the Akena residence.

Sincerely,


George W. Freeland
Executive Director

/jk

P.S. Recommendation by Keoki Freeland:

The exterior of the new Senior Citizen's Facility should be painted in a "dark plantation green color" with white trim. The corrugated roof should be painted red. Most of the plantation buildings in Lahaina were painted this way.



APPENDIX B
Draft EA Comment & Response Letters

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

June 27, 2002

RECEIVED
JUN 27 2002

Alice Lee
Department of Housing & Human Concerns
200 South High Street
Wailuku, HI 96793

Attn: Kalani Wong

Dear Ms. Lee:

Subject: Draft Environmental Assessment (EA) for West Maui Senior Center

We have the following comments to offer:

Two-sided pages: In order to reduce bulk and save on paper, please print on both sides of the pages in the final document.

Contacts: If you received any correspondence from contacts made during the pre-consultation phase, be sure to include copies in the final EA.

Sustainable Building Design: Please consider applying sustainable building techniques presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. Contact our office for a paper copy or go to our homepage at <http://www.state.hi.us/health/oegc/guidance/sustainable.htm>.

Cultural impacts assessment:

Act 50 was passed by the Legislature in April of 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. In the final EA include such an assessment.

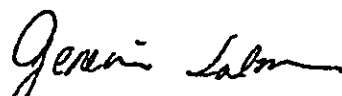
If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

Alice Lee
June 27, 2002
Page 2

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*.
Contact our office for a paper copy or go to our homepage at
<http://www.state.hi.us/health/oepc/guidance/index.html>. You will also find the text of Act 50
linked to this section of our homepage.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,


GENEVIEVE SALMONSON
Director

c: Rory Frampton



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
Mayor

ALICE L. LEE
Director

PRISCILLA P. MIKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

August 9, 2002

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Re: RESPONSE TO COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT
FOR THE WEST MAUI SENIOR CENTER

In response to your comment letter dated June 27, 2002, we offer the following comments:

1. Two-sided pages. The Final EA document will be printed with two-sided pages.
2. Contacts. One correspondence letter was received from the Lahaina Restoration Foundation based on contacts made during the pre-consultation phase. A copy of the letter is included in the Final EA.
3. Sustainable Building Design. The Final EA will list the sustainable building techniques to be employed in the project.
4. Cultural Impacts Assessment. The Draft EA focused on the cultural impacts associated with the proposed demolition of the structures on the property. No other cultural resources are known to exist on the project site or in the nearby vicinity. Similarly, the project site is not known to be a site where traditional and customary activities occur. These conclusions were made based on an assessment of the natural and physical attributes of the project site as well as with discussions with senior citizens from West Maui and the Lahaina Restoration Foundation. This additional information has been included in the Final EA.

Thank you for commenting on the Draft EA, if you have any further questions please contact Mr. Robin Tanaka of my staff at 270-7313 or Mr. Rory Frampton of Chris Hart & Partners, Inc. at 242-1955.

Sincerely,

Alice Lee
Director

c: Rory Frampton, Chris Hart & Partners, Inc.

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY