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DEPARTMENT OF PLANNING
COUNTY OF MAUI
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WAILUKU, MAUI, HAWAI'I 96793

December 1, 2025

Environmental Review Program
Office of Planning and Sustainable Development
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Dear Environmental Review Program:

SUBJECT: PUBLICATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT TITLED, *ADAPTIVE PATHWAY: MANAGED RETREAT FOR THE DEMOLITION AND RECONSTRUCTION OF THE PĀ'IA YOUTH AND CULTURAL CENTER, PĀ'IA, HAWAI'I, ISLAND* OF MAUI; TMKs: (2) 2-5-005:017 (POR.) AND (2) 2-6-001:001 (POR.) (EA 2025-00004)

As the Accepting Agency, the County of Maui Department of Planning (Department) is in receipt of the *Draft Environmental Assessment and Anticipated Finding of No Significant Impact* (DEA-AFONSI), titled ***Adaptive Pathway: Managed Retreat for the Demolition and Reconstruction of the Pā'ia Youth and Cultural Center Pā'ia, Hawai'i.*** The Department requests the publication of this DEA-AFONSI in the December 8, 2025, edition of The Environmental Notice, or the following edition, for the purpose of public comment.

Should you have questions or need further information please contact Rory Frampton at (808) 298-4956 or rory@roryframpton.com as the primary contact, or James Buika, Coastal Resources Planner, at (808) 270-6271 or james.buika@mauicounty.gov as the secondary contact.

Sincerely,

JAMES BUIKA
Coastal Resources Planner
Planning Department
County of Maui

K:\WP_DOCS\Planning\EA\2025\00004_PaiaYouth&CulturalCenter\ENVIRONMENTAL NOTICE 12.01.25\EA2025-00004 Cover Letter PYCC, 12.01.25.docx

From: dbedt.opsd.erp@hawaii.gov
To: DBEDT OPSD Environmental Review Program
Subject: New online submission for The Environmental Notice
Date: Monday, December 1, 2025 3:12:52 PM

Action Name

Adaptive Pathway: Managed Retreat for the Demolition and Reconstruction of the Pā'ia Youth and Cultural Center (PYCC)

Type of Document/Determination

Draft environmental assessment and anticipated finding of no significant impact (DEA-AFNSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds
- (3) Propose any use within a shoreline area

Judicial district

Makawao, Maui

Tax Map Key(s) (TMK(s))

(2) 2-5-005:017 (por.)
(2) 2-6-001: 001 (por.)

Action type

Applicant

Other required permits and approvals

Special Management Area Use Permit; Shoreline Setback Determination; Flood Development Permit; Grading Permit; and construction related permits (Buidling, Electrical, Plumbing

Discretionary consent required

Special Management Area Use Permit; Shoreline Setback Determination (for qualified demolition)

Agency jurisdiction

County of Maui

Approving agency

Maui Planning Department

Agency contact name

James Buika

Agency contact email (for info about the action)

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Agency contact phone

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Agency address

2200 Main Street, Suite 315
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Map It

Applicant

Pā'ia Youth and Cultural Center

Applicant contact name

Benjamin Rachunas

Applicant contact email

pbc@pyccmaui.org

Applicant contact phone

(808) 579-8354

Applicant address

65 Puna Road
PO Box 790999
Paia, Hawaii 96779
United States
Map It

Is there a consultant for this action?

Yes

Consultant

Rory Frampton Consulting Inc.

Consultant contact name

Rory Frampton

Consultant contact email

rory@roryframpton.com

Consultant contact phone

(808) 298-4956

Consultant address

340 Napoko Place
Kula, Hawaii 96790
United States
Map It

Action summary

The purpose of the project is to construct a new PYCC Building to replace the existing structure which is threatened by coastal erosion as part of a managed retreat plan. The new two-story building will include 8,272 of interior space and 2,944 of covered outdoor areas, and landscaped parking area adjacent to the Hāna Highway and on land leased from the County. The ground floor of the building
includes garage space, an elevator for ADA access and storage areas. The main floor will contain offices, restrooms,

activities spaces, a lounge, art room, broadcast room, kitchen, loft space and the large lanai. The building is based on plantation-era architecture to blend in with the neighboring Pāʻia Town. Existing infrastructure and utilities are available in the project area and an on-site retention basin will be constructed to accommodate the increase in runoff generated by the project. Once the new facility is constructed, the existing building will be demolished, and the natural dune system will be restored.

Reasons supporting determination

Based on a review of the Significance Criteria in Section F, a Finding of No Significant Impact is anticipated.

Attached documents (signed agency letter & EA/EIS)

- EA2025-00004-Cover-Letter-PYCC-12.01.25.pdf
- PYCC-Draft-EA-12.1.25-submittal.pdf

ADA Compliance certification (HRS §368-1.5):

The authorized individual listed below acknowledges that they retain the responsibility for ADA compliance and are knowingly submitting documents that are unlocked, searchable, and may not be in an ADA compliant format for publication. Audio files do not include transcripts, captions, or alternative descriptions. The project files will be published without further ADA compliance changes from ERP, with the following statement included below the project summary in The Environmental Notice: "If you are experiencing any ADA compliance issues with the above project, please contact (authorized individual submitting the project at email)."

Action location map

- PYCC-location.zip

Authorized individual

Rory Frampton

Authorized individual email

rory@roryframtpon.com

Authorized individual phone

(808) 298-4956

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

DRAFT ENVIRONMENTAL ASSESSMENT
FOR

ADAPTIVE PATHWAY: MANAGED RETREAT FOR THE DEMOLITION AND RECONSTRUCTION OF THE PĀ'IA YOUTH & CULTURAL CENTER

Applicant:
Pā'ia Youth & Cultural Center

Planning Consultant:
Mr. Rory Frampton
Rory Frampton Consulting Inc.

Accepting Authority:
Maui County Department of Planning

December 2025

OVERVIEW

Project Name:	Adaptive Pathway: Managed Retreat for the Demolition and Reconstruction of the Pā'ia Youth and Cultural Center (PYCC)
Type of Document:	Draft Environmental Assessment (DEA)
Applicable Chapter 343 Review "Trigger":	Use of Maui County Land
Accepting Authority:	Maui County Department of Planning, on behalf of the Maui Planning Commission
Applicant:	PYCC
Owner:	Maui County
Consultant:	Mr. Rory Frampton, Rory Frampton Consulting Inc.
Property:	Hāna Highway, Pāʻia, Maui TMK Nos: (2) 2-5-005:017 (por.) & (2) 2-6-001: 001 (por.)
Land Use Controls:	State Land Use: Urban Community Plan: Park County Zoning: PK Park
Project Summary:	The purpose of the project is to construct a new PYCC Building to replace the existing structure which is threatened by coastal erosion as part of a managed retreat plan. The new two-story building will include 8,272 of interior space and 2,944 of covered outdoor areas, and landscaped parking area adjacent to the Hāna Highway and on land leased from the County. The ground floor of the building includes garage space, an elevator for ADA access and storage areas. The main floor will contain offices, restrooms, activities spaces, a lounge, art room, broadcast room, kitchen, loft space and the large lanai. The building is based on plantation-era architecture to blend in with the neighboring Pāʻia Town. Existing infrastructure and utilities are available in the project area and an on-site retention basin will be constructed to accommodate the increase in runoff generated by the project. Once the new facility is constructed, the existing building will be demolished, and the natural dune system will be restored.

TABLE OF CONTENTS

List of Figures

List of Tables

List of Appendices

Appendix D	Land lease agreement
Appendix E	Early Consultation Comment Letters with Responses

ACRONYMS AND ABBREVIATIONS

AAQS	Ambient Air Quality Standards
ALISH	Agricultural Lands of Importance to the State of Hawai'i
BMP	Best Management Practices
BWS	Board of Water Supply (County of Maui)
CIA	Cultural Impact Assessment
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBEDT	Department of Business, Economic Development and Tourism (State of Hawai'i)
DEM	Department of Environmental Management (County of Maui)
DLNR	Department of Land and Natural Resources (State of Hawai'i)
DOE	Department of Education (State of Hawai'i)
DOH	Department of Health (State of Hawai'i)
DOT	Department of Transportation (State of Hawai'i)
DPW	Department of Public Works (County of Maui)
DWS	Department of Water Supply (County of Maui)
DEA	Draft Environmental Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GPD	Gallons per day
GPM	Gallons per minute
HRS	Hawaii Revised Statutes
LSB	Land Study Bureau
MECO	Maui Electric Company
MG	Million gallons
MGD	Million gallons per day

MSL	Mean Sea Level
NPDES	National Pollutant Discharge Elimination System
NFIP	National Flood Insurance Program
OHA	Office of Hawaiian Affairs
Ppm	Parts Per Million
PV	Photovoltaic
ROW	Right-of-Way
SF	Square Feet
SHPD	State Historic Preservation Division (Hawai‘i)
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
TMK	Tax Map Key
UBC	Uniform Building Code
UGB	Urban Growth Boundary
KWWRF	Kahului Wastewater Reclamation Facility

II. PROJECT DESCRIPTION

A. PROPERTY LOCATION

The Pāʻia Youth and Cultural Center (PYCC) is located at the entrance of Pāʻia town on the *makai* side of Hāna Highway, Maui, Hawaii at TMK Nos: (2) 2-5-005:017 (por.) and (2) 2-6-001:001 (por.). The shoreline properties are located within the Special Management Area (SMA) and located in a Tsunami Evacuation Zone. (**See**: Figure 1 Location Map, Figure 2 Aerial Vicinity Map, Figure 3 Site Photographs, Figure 4 Special Management Area Map, and Figure 5 Tsunami Evacuation Zone Map)

B. LAND OWNERSHIP AND PROJECT APPLICANT

Parcels 1 and 17 are owned by the County of Maui. PYCC (Applicant) currently leases a 0.918-acre portion of parcel 1 and the proposed expansion project would occupy a 0.54-acre portion of parcel 17. (**See**: Appendix D, Land lease agreement)

C. PROJECT BACKGROUND AND DESIGN PRINCIPLES

The existing PYCC building is located along the shoreline and is vulnerable to sea level rise, shoreline erosion, tsunamis and storm events. The existing building is old, and a modern facility is needed to support the PYCC programs. Upon approval and construction of the new facility, the existing building would will be demolished and removed.

The proposed Pāʻia Youth and Cultural Center (PYCC) building is designed to be a true home for the participants it serves, emphasizing a safe, welcoming, and nurturing environment where young people can feel a sense of belonging and community. This new facility, part of the non-profit organization's managed retreat plan, will relocate their operations further from the shoreline. Beyond supporting PYCC's drop-in and life-skill programs for Maui's youth, the building's design harmonizes with the unique characteristics of its surrounding environment.

The building's design prioritizes a sense of home through its carefully considered massing, form, and materials, which reduce its scale and incorporate familiar shapes and textures. A central "living room" serves as the hub for informal gathering and play, thoughtfully surrounded by various program spaces. These include areas for food preparation, art instruction, a multi-media tech lab, and the radiOpio youth FM radio station. The design also directly engages with the surrounding environmental context. Large, operable openings maximize natural light, airflow from prevailing winds, and offer connections to both immediate and distant views. Expansive roof overhangs give a sense of shelter while minimizing heat gain through the exterior walls and protecting openings from rain. Despite being elevated to meet flood zone requirements, the offset massing minimizes the building's visual impact and enhances internal access to air and light. In essence, the building is designed to support vibrant youth programs in a warm and welcoming space, thoughtfully responding to its local surroundings.

PYCC's mission is, "Building Community through our Youth." Flowing from that mission, the approach to sustainable design for PYCC's new building project is centered around youth, community and stewardship of the place, land and water that support them. PYCC aspires not only to build a sustainable project, but to have a net positive and regenerative impact on the human and ecological community in which they are rooted.

The PYCC Staff, Board and design team have developed the following principles to guide sustainable and community positive design of the proposed project.

HOLD THE ʻĀINA AND THE COMMUNITY: PYCC's design process and long-term operations will mālama the land and community as ʻohana

The building and site design acknowledge that land, water and community come first, and are all interdependent. PYCC staff and youth members will continue and expand upon the dune restoration work they initiated in 2013, helping to retain the sand dune and promote biodiversity and native habitat. The project will continue to serve the community both through its core programming for youth and by preserving and expanding beach access for all. PYCC grounds are shared with the public and efforts to catalyze its enhancement and beautification beyond the building shall endure. Resilience, durability and adaptability are key principles as PYCC extends its long-term commitment to the Pāʻia community and envisions a 100-yr building to serve generations of Pāʻia youth.

MĀLAMA WAI: The new PYCC building and landscape will steward water as a sacred resource

PYCC aims to inspire youth to value and conserve water, use only as much potable water as needed and to be informed about protecting ocean water quality. The new building will install high efficiency low-flow fixtures throughout and will limit outdoor water use through a focus on native plants that require minimal irrigation. PYCC will work with the County to evaluate feasibility of a demonstration onsite water recycling system to save more water and reduce sewage generation. Rainwater will be either harvested for reuse or returned to the land for infiltration, preventing harmful runoff to the ocean.

CLIMATE POSITIVE: The new PYCC Building will mālama climate and air by operating on 100% renewable energy.

As a youth center and a sea level rise retreat project, the new PYCC building seeks to do its part to contribute to the slowing of climate change for a better future. PYCC's goal is a net positive energy building that produces all its energy from renewable sources and uses no fossil fuel-based systems. The building will be site-responsive, with zones that minimize energy needs by welcoming daylight and cooling by the trade winds. Electric lighting and HVAC systems will be efficient and use controls to reduce energy intensity when not fully needed. Solar PV on the building is anticipated to meet the energy demands. In addition to operational greenhouse gases, embodied carbon will also be considered and materials prioritized that lower the overall project carbon footprint. Healthy, durable and local materials will also receive priority for selection, and the project will strive toward zero waste in construction and operations.

Resilience is also very important, and the project plans to utilize battery storage to provide back-up power and to reduce peak demand in normal operating conditions. System designs will be checked against future climate projections to help ensure the building is durable for the long term.

GREEN BUILDING CERTIFICATION: PYCC's aspirational set of sustainability goals will make the project eligible to pursue certification at a high level. PYCC is considering engaging with the Leadership in Energy and Environmental Design (LEED) Rating System and/or Living Building Challenge. Based on the Climate Positive goal, the project also intends to pursue certification as a Net Zero Energy or Net Zero Carbon building.

D. PROPOSED PROJECT DESCRIPTION (PREFERRED ALTERNATIVE)

The proposed action is to develop a new PYCC building adjacent to the existing public parking lot, skate park, and the existing PYCC building. The purpose of the project is to replace the existing PYCC Building and to provide a new structure outside of the sea level rise exposure area and elevated to conform to current flood zone regulations. The site location was chosen to minimize risks from shoreline hazards and based on its proximity to the existing facilities. It is located at the most mauka and easterly portion of parcel 17, outside of the shoreline setback and Sea Level Rise Exposure Area (SLRXA). (**See:** Figure 13 Sea Level Rise Exposure Area and Figure 15 Shoreline Setback Viewer)

The proposed project is to construct a new two-story building with 8,272 of interior space and 2,944 of covered outdoor areas and landscaped parking area adjacent to the Hāna Highway and on land leased from the County. The ground floor of the building includes garage space, an elevator for ADA access and storage areas. The main floor will include offices, restrooms, activities spaces, a lounge, art room, broadcast room, kitchen, loft space and the large lanai. The building is based on plantation-era architecture to blend in with the neighboring Pā'ia Town. Existing infrastructure and utilities are available in the project area and an on-site retention basin will be constructed to accommodate the increase in runoff generated by the project. (**See**: Figure 6 Conceptual Site Plan, and Appendix A PYCC Design Documents) ***Note:*** *These conceptual plans are preliminary and subject to further analysis and review by applicable governmental agencies, and as such are subject to further revisions as the planning and design process progresses.*

Once the new facility is constructed, the existing building will be demolished, and the natural dune system will be restored.

The property is owned by Maui County which is the trigger for this HRS Chapter 343 DEA. Any interaction with public lands or infrastructure which may be

required for incidental infrastructure improvements is intended to be accommodated by this HRS 343 Compliance Document.

E. DEVELOPMENT PHASING

The proposed PYCC building will be constructed in a single phase. It is anticipated that the construction will start in 2027, and anticipated opening will be open in 2028-2029. Once the new facility is constructed, the existing building will be demolished, and the natural dune system will be restored.

F. ALTERNATIVES

Under HAR Title 11, DOH, Chapter 200, EIS Rules, Section 11-200-17(F), a DEA must contain a section discussing alternatives that could attain the project objectives, regardless of cost, in sufficient detail to explain why the specific alternative was rejected. Alternatives to the preferred PYCC plan, along with reasons why each alternative was rejected, are described below.

No Action Alternative

The No Action alternative would keep the existing PYCC building in its vulnerable location along the shoreline that could be threatened by a major storm event, shoreline erosion and/or sea level rise. If the existing building were damaged or destroyed, there would be no facility available for PYCC, operations would cease and there would be substantial loss to the community and PYCC staff. The preferred alternative provides an elevated, modern learning facility setback from the shoreline.

Potential benefits of the no action alternative would include: no short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions and fugitive dust); and, no construction and associated infrastructure costs.

Alternative Sites

The Alternative Site options would require the PYCC to find another entitled County property of a comparable size and location to lease. Alternative sites on parcel 17 to the west would meet these criteria and could also be located further

away from the shoreline, but any site on Parcel 17 but would still be located in the VE Flood Zone. Such sites would be further away from the existing PYCC facilities and would extend urban facilities into the larger open space area that is contiguous with Baldwin Beach Park. The preferred site allows for clustering of the facilities on the eastern end of parcel 17, minimizing the impacts on the surrounding open space.

The positive impacts of the alternative site option are that in the short term, the existing project site will remain vacant and open and the impacts of development will be felt in another location. However, other than alternative sites on parcel 17, there are no suitable locations in the nearby vicinity with appropriate land use entitlements or public ownership.

G. ANTICIPATED ENTITLEMENTS AND APPROVALS

Table No. 1
Entitlements and Approvals

Permit / Approval Required	Responsible Authority
HRS Chapter 343 Compliance, Draft Environmental Assessment (DEA)	Maui Planning Department
Final Environmental Assessment (FEA)	Maui Planning Department
Special Management Area (SMA) Use Permit	Maui Planning Commission
Shoreline Setback Determination (demolition of existing structure)	Maui Planning Department
Various construction permits (Building, plumbing, electrical, demolition)	Maui County, Public Works, Development Services Division
Wastewater Discharge (Hookup) Permit	Maui County, Department of Environmental Management, Wastewater Division
Grading and Grubbing Permit	Maui County, Public Works, Development Services Division

Community Noise Permit, as necessary	State of Hawaii, DOH
Drainage Approval	Maui Department of Public Works, Engineering Division

III. AFFECTED ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

Existing Conditions. The project site is in Pāʻia on County land, adjacent to the Northshore Greenway and Hāna Highway, southwest of the existing PYCC building and Stone Wave Skate Park, and south of the County's wastewater pump station. The oceanfront parcel contains a parking lot and is adjacent to På'ia Bay park. (**See**: Figure 2 Areial Vicinity Map, and Figure 3 Site Photographs)

The proposed project is located within an urban area adjacent to other urban developed lands. There are no adjacent active agricultural uses therefore no odors, noise and dust pollution resulting from adjacent agricultural lands.

The following is a description of zoning, community plan designations, and existing land uses adjacent to the subject property (**See**: Figure 7 State Land Use Map, Figure 8 County Zoning Map, Figure 9 Pāʻia-Haʻiku Community Plan Land Use Map, and Figure No. 10 Maui Island Plan Protected Areas Map)

North:	State Land Use: Urban Maui Island Plan: outside of growth boundary, within North Shore Preservation Corridor Community Plan: Park Zoning: Pk Park **Existing uses:** PYCC clubhouse and Pāʻia Bay Park, County Wastewater Pump Station, Pacific Ocean

East: State Land Use: Urban
Maui Island Plan: outside of growth boundary, within North Shore Preservation Corridor
Community Plan: Park
Zoning: PK Park
Existing uses: Pāʻia Bay Park and basketball court.

South: State Land Use: Agricultural
Maui Island Plan: outside of growth boundary, within North Shore Preservation Corridor
Community Plan: Agriculture
Zoning: Agriculture and Interim
Existing uses: Vacant agricultural land with low intensity cattle grazing and Pāʻia Mini Bypass road

West: State Land Use: Urban
Maui Island Plan: outside of growth boundary, within North Shore Preservation Corridor
Community Plan: Park
Zoning: Park and Public/Quasi-Public
Existing uses: Rinzai Zen Mission and Baldwin Beach Park

Potential Impacts and Mitigation Measures. The proposed youth center is intended to replace the existing PYCC clubhouse. Future uses will be similar to existing uses, just relocated to the mauka edge of the property. As such, the proposed new youth center building is compatible with surrounding land uses and will provide a new modern space for the future youth of Maui to continue to participate in the activities and programs offered at the Center.

2. Topography and Soils

Existing Conditions. Elevations across the project area range from approximately 8 feet above Mean Sea Level (MSL) to approximately 15 feet above MSL near the northeasterly corner. The topography on the site is relatively flat except for a low

depression next to a push pile berm along the northeast corner. There are existing sand dunes nearby, outside of the project site's coastal boundary.

The project site includes the soil type "Pulehu silt loam" 0-3 percent sloes (PpA), and Pulehu silt loam 3 to 7 percent slopes (PpB). For PpA series, the runoff is slow and no more than slight erosion hazard. PpB is characterized as having slow runoff and slight erosion hazard; therefore, these soils are appropriate for development. (**See**: Figure 11 Soils Classification Map)

Potential Impacts and Mitigation Measures. The design intent of the development plan will be to utilize the existing topography to the greatest extent practicable and to limit the need for extensive grading. Best Management Practices will be implemented during the construction phase and will be discussed further in the Drainage Section, III.D.3 of this report. If required, a Noise Permit will be obtained for construction activities. (**See**: Appendix B Preliminary Engineering Report)

During site preparation, storm runoff from the site will be controlled in accordance with the County's "Soil Erosion and Sediment Control Standards". Typical mitigation measures include appropriately stockpiling materials on the site to prevent runoff and commencing building construction and/or establishing landscaping as early as possible to minimize the length of exposure of disturbed soils.

Potential impacts to the land include soil erosion and the generation of dust during construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosion forces. Some wind erosion of soils could occur without a proper watering and re-vegetation program.

Measures taken to control erosion during the site development period may include, but are not limited to:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;

- Providing a water truck on-site during the construction period to provide for immediate sprinkling as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens where appropriate.

Construction activities on the property will comply with all applicable Federal, State, and County regulations and rules for erosion and sediment control. Prior to the issuance of a grading permit, a final erosion control plan and best management practices will be submitted to the County of Maui for review and approval. All construction activities will comply with the provisions of Chapter 11-60.1, Hawaii Administrative Rules (HAR), Section 11-60.1-33, pertaining to Fugitive Dust.

After construction, the establishment of permanent landscaping will provide additional long-term erosion control.

3. Natural Hazards

Existing Conditions. Natural hazards impacting the Hawaiian Islands include hurricanes, tsunamis, volcanic eruptions, earthquakes, and flooding.

Seismic hazards are those related to ground shaking. Landslides, ground cracks, rock falls, and tsunamis are all seismic hazards. Engineers and other professionals have created a system of classifying seismic hazards based on the expected strength of ground shaking and the probability of the shaking occurring within a specified time. The results are included in the Uniform Building Code (UBC) as seismic provisions.

The UBC seismic provisions contain six seismic zones, ranging from 0 (no chance of severe ground shaking) to 4 (10 percent chance of severe shaking in a 50-year interval). Kauaʻi County is located in Zone 1, the City and County of Honolulu is in Zone 2A, the County of Maui is in Zone 2B, and the County of Hawaiʻi is in Zone 4.

In addition to seismic hazards, devastating hurricanes occur and have impacted Hawaiʻi twice since 1980: Hurricane Iwa in 1982 and Hurricane Iniki in 1992.

While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record.

Tsunamis are large, rapidly moving ocean waves triggered by a major disturbance of the ocean floor, which is usually caused by an earthquake but sometimes can be produced by a submarine landslide or a volcanic eruption. About 50 tsunamis have been reported in the Hawaiian Islands since the early 1800s, including the most recent tsunami as a result of the March 2011 earthquake in Japan. The PYCC is located within the Tsunami Evacuation Zone. (**See:** Figure 5 Tsunami Evacuation Zone Map)

Flood hazards are primarily identified by the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency's (FEMA), National Flood Insurance Program. According to Panel Number 150003 0408 E of the Flood Insurance Rate Map, September 25, 2009, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone VE with a base flood elevation (BFE) of 16 feet above MSL in the vicinity of the project site. Flood Zone VE represents areas within the coastal flood zone with velocity hazard (wave action). (**See:** Figure 12 Flood Hazard Area Map)

Volcanic hazards are not a concern in the Central Maui area due to the dormant status of Haleakala.

In Hawai'i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, the vast majority of them are so small they are detectable only with highly sensitive instruments. On October 16, 2006, a 6.7 magnitude earthquake struck on the underwater segment of the major rift zone of the Hualalai volcano on the northwest side of the Island of Hawaii. The earthquake caused rockslides and some damage to roadways on Maui.

Potential Impacts and Mitigation Measures. The Applicant will coordinate with the Maui Emergency Management Agency to refine procedures in the event of a Tsunami evacuation. Proper emergency tsunami evacuation procedures will be implemented and adhered to.

Sea level rise will have adverse effects on all shoreline communities, our economies, and our natural and cultural resources. Sea level rise should be fully considered for properties within Pā'ia, given high exposure and vulnerability of

the region to coastal hazards. The findings of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report 2017, identify an expected 3.2 feet rise in sea level across the main Hawaiian Islands. The report identifies the towns of Waihee, Hāna, Lahaina, Kihei and Spreckelsville that are most vulnerable to sea level rise. The proposed project site is not anticipated to be affected by sea level rise over the next 30-70 years. (**See:** Figure 13 Sea Level Rise Exposure Area Map)

The project site is situated in Flood Zone VE with a base flood elevation of 15 feet above MSL and will be designed to minimize potential for flood damage in accordance with the standards of Maui County's Flood Hazard Ordinance. One of the requirements in the VE zone is that the lowest horizontal portion of the structural members of the main floor, excluding the pilings or columns, is elevated to at least one foot above the base flood level. The proposed plans reflect this requirement by elevating the lowest structural portion of the facility's main floor above 16 feet above sea level. The structure will also be properly anchored to resist flood water inundation forces. No adverse flood hazards impacting the site or neighboring properties are anticipated. The proposed project will be constructed in accordance with the Building Code adopted by the County of Maui.

Demolition and removal of the existing structure will eliminate the structure and program's exposure to natural hazards.

4. Flora and Fauna

Existing Conditions. The existing site was previously disturbed for intensive sugarcane cultivation for several decades. Currently, vegetation in the project area includes ironwood trees (Casuarina equisetifolia), haole koa (Leucaena leucocephala), keawe (Prosopis pallida), cane grass (Saccharum spontaneum) and Guinea grass (Megathyrsus maximus). All of these plant species are considered invasive. Fauna in the area would include typical animals in low lying vacant fields within urban areas such as rats, mongoose, cats and common birds. The nearby coastal area would likely include habitats for seabirds and turtles. However, there are no known species or habitats determined to be especially rare, threatened, endangered or candidates for listing as Threated or Endangered within the project site.

Potential Impacts and Mitigation Measures. Since there are no sensitive species or special habitats within the project site, it is anticipated that the proposed action will not result in a significant impact to terrestrial biota. The project will include

down shielded lighting to minimize potential impacts to coastal seabirds. The PYCC will continue to participate in the active dune restoration projects along the shoreline in coordination with the County of Maui Department of parks and recreation.

6. Air Quality

Existing Conditions. Regional and local climate together with the amount and type of human activity generally dictates the air quality of a given location. The climate of the project area is affected by its elevation near sea level and location in Pāʻia.

Existing air quality is impacted by vehicles, industrial activities and natural or agricultural sources. With the end of sugar cultivation, the largest contributor to air pollution in the vicinity is anticipated to be primarily vehicle traffic on Hāna Highway.

Temperatures in the project area are generally very consistent and warm with average daily temperatures typically varied from about 64 degrees Fahrenheit to 87 degrees Fahrenheit. Rainfall in the project area averages about 40 inches per year. Except for periodic impacts from volcanic emissions (vog) and possibly occasional localized impacts from traffic congestion and local agricultural sources, the present air quality of the project area is relatively good, primarily due to the consistent exposure to tradewinds which occur approximately 85% of the year. The cessation of sugarcane cultivation in the vicinity of the project area likely has resulted in improved air quality.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by construction-related activities. Site work, such as demolition, grubbing, grading and building construction, could generate airborne particulate. Adequate dust control measures that comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust, will be implemented during all phases of construction.

Short- and/or long-term impacts on air quality will occur either directly or indirectly because of project construction and use. Short-term impacts from fugitive dust will likely occur during the project construction phases. To a lesser extent, exhaust emissions from stationery and mobile construction equipment,

from the disruption of traffic, and from workers' vehicles may also affect air quality during the period of construction. State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. Hence, an effective dust control plan will be implemented to ensure compliance with State regulations. Fugitive dust emissions can be controlled largely by implementing the following types of mitigation measures:

- Providing an adequate water source prior to start-up of construction for use in dust control;
- Landscaping and rapid covering of bare areas, including slopes, beginning with the initial grubbing and grading phase;
- Controlling of dust from shoulders, project entrances and other access roads;
- Providing adequate dust control measures during weekends, after hours and prior to daily start-up of construction activities;
- Controlling of dust from debris hauled away from the project site; and,
- Erecting a dust fence to shield the adjacent project sites.

Paving and landscaping project areas early in the construction schedule will also reduce dust emissions.

Over the longer term of operation, it is anticipated that air quality in the vicinity will improve, not by any direct result of the proposed action, but due to vehicle technology advances in emission control and the retirement of older less efficient vehicles.

After construction, motor vehicles coming to and from the proposed development will result in a minor amount of air pollution emissions in the project area. However, the overall emissions compared to the existing uses will not significantly change.

Depending on the demand levels, long-term impacts on air quality are also possible due to indirect emissions associated with a development's electrical power and solid waste disposal requirements. However, the project's energy goals are to be a net zero facility, supplying power needs through PV panels and storage batteries.

Presently, all solid waste on Maui is landfilled, and any associated air pollution emissions are relatively negligible. Nevertheless, promoting conservation and recycling programs at PYCC will serve to further reduce any associated impacts.

7. Noise Quality

Existing Conditions. At the project site existing noise is primarily generated by vehicular traffic along Hāna Highway and the existing parking area adjacent to the existing PYCC.

Potential Impacts and Mitigation Measures.

Traffic Noise. The traffic noise levels attributable to the proposed project would be limited to the proposed parking adjacent to Hāna Highway, the primary source of noise at the project site. The limited size project is not anticipated to cause traffic noise levels to increase substantially, and traffic noise mitigation measures should not be required.

Construction Noise. Audible construction noise will be unavoidable during the entire project construction period.

Adjacent uses are the skate park, Pā'ia Bay beach park and Agricultural land across the Hāna Highway, therefore the risks of adverse construction noise impacts at these locations should be relatively low.

Adverse impacts from construction noise are not expected to be in the "public health and welfare" category due to the temporary nature of the work and due to the administrative controls available for its regulation. Instead, these impacts will probably be limited to the temporary degradation of the quality of the acoustic environment in the immediate vicinity of the project site.

The incorporation of the State Department of Health construction noise limits and curfew times, which are applicable on the island of Maui, is another noise mitigation measure which will be applied to this project.

Notwithstanding this, the project will comply with the State Department of Health noise regulations for construction activities. As stipulated by DOH permit requirements, noise-generating construction activities are not allowed on Sundays and holidays, during the early morning, and during the late evening and nighttime periods.

8. Historical and Archaeological Resources

Existing Conditions. The project site is located on vacant urban land adjacent to the existing Northshore Greenway and parking lot for the PYYC and skate park and County beach park. The project site has been disturbed extensively by previous agricultural activity. The current PYCC facility was originally built in 1923 as a residence for plantation managers and foreman that was constructed by the Maui Agricultural Company. The PYCC building was used as a school prior to the PYCC occupying the building in the 1990's.

For the proposed PYCC project the Applicant retained ASM Affiliates (ASM) to conduct a Cultural Impact Assessment (CIA) in June 2024, which included an analysis of previously completed archaeology studies at and around the project site. (**See**: Appendix C, Cultural Impact Assessment)

Potential Impacts and Mitigation Measures. There have been five (5) various types of archaeological studies covering the project area and none of these studies identified surface or subsurface archaeological sites or cultural properties within the current project area.

Table No. 2 Previous Archaeology Studies		
Year	**Author(s)**	**Type of Study**
1983	Bordner and Silvia	Reconnaissance
1987	Clark and Toenjes	Monitoring
2001	Morawski and Spear	Inventory Survey
2018	Vernon et al.	Archaeological Assessment
2020	Royalty et. Al	Monitoring

Based on the negative findings of the previous 5 reports, and the previous agricultural disturbances at the project site, no further archaeological work is anticipated for the proposed project. The Applicant will provide a copy of the Draft EA to the State Historic Preservation Division (SHPD), along with all other required departments and agencies for review and comment. (**See**: Appendix C, Cultural Impact Assessment)

9. Visual Resources

Existing Conditions. The project site is in Pāʻia adjacent to the Hāna Highway. Elevations on the project site range from 8 feet above mean sea level (AMSL) to approximately 15 feet AMSL. The proposed project site is located adjacent to the existing PYCC building and skate park and the County's wastewater pump station (**See**: Figure 2 Aerial Vicinity Map).

Identified scenic resources in the area include view corridors from Hāna Highway towards the Pacific Ocean, Haleakala and the West Maui Mountains. Currently, view corridors towards the ocean over the project site are obscured due to existing structures (wastewater pump station and skate park), topography and vegetation (Ironwood trees). (**See:** Figure 3 Site Photographs)

Potential Impacts and Mitigation Measures. The proposed building is two stories in height and will be massed towards the Hāna Highway, in order to be setback away from the ocean. As such the two story massing has the potential to impede views towards the ocean. However, existing views towards the shoreline are currently impeded by structures, topography and vegetation. As such there should be no significant impact to ocean views from Hāna Highway. Landscape planting will be used to screen the building where possible and to provide visual context in blending the massing of the building to the site and surrounding environs.

The building's design prioritizes a sense of home through its carefully considered massing, form, and materials, which reduce its scale and incorporate familiar shapes and textures. The design also directly engages with the surrounding environmental context. Large, operable openings maximize natural light, airflow from prevailing winds, and offer connections to both immediate and distant views. Expansive roof overhangs give a sense of shelter while minimizing heat gain through the exterior walls and protecting openings from rain. Despite being elevated to meet flood zone requirements, the offset massing minimizes the building's visual impact and enhances internal access to air and light. In essence, the building is designed to support vibrant youth programs in a warm and welcoming space, thoughtfully responding to its local surroundings.

10. Agricultural Resources

Existing Conditions. The project site is located on urban land adjacent to the existing PYCC, skate park, parking lot and County wastewater pump station and Park restroom building. The land has previously been graded and improved with roadways, water meters, and underground utilities.

In 1967 The University of Hawaii, Land Study Bureau (LSB), developed the Overall Productivity Rating, which classifies soils according to five (5) levels, ranging from "A", representing the class of highest productivity soils, to "E", representing the lowest. The lands underlying the coastal project site are not classified due to the State land use Urban designation.

ALISH. In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawaii (ALISH). The classification system is based primarily, although not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: "Prime", "Unique", and "Other", with all remaining lands termed "Unclassified". When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season and moisture supply necessary to produce sustained crop yields economically. "Unique" agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other" agricultural lands include those that have not been rated as "Prime" or "Unique" but are still considered important agricultural lands.

The ALISH system classifies the majority of the project site as "Prime" reflecting the previous use of the site for sugar cultivation. When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season and moisture supply necessary to produce sustained crop yields economically. (**See**: Figure 14 Agricultural Lands of Importance to the State of Hawaii Map)

Potential Impacts and Mitigation Measures. The ALISH classification system indicates that the lands underlying the project site possess soil ratings for productive agricultural uses. As noted, the existing facilities in the area have previously been graded and improved with water meters, underground utilities and roadways. Also, the project site represents a small proportion of available agricultural lands in central Maui.

As such, the proposed PYCC project is not expected to impact on the long-term viability or growth of agriculture on the island of Maui.

11. Groundwater Resources

Existing Conditions. The project site is located near the shoreline and groundwater resources under the project site would be brackish. There are no groundwater irrigation wells makai or downgradient from the project site. Potable water is provided to the site via an an existing 8-inch water line along Hāna Highway fronting the project site. Storage in area is from an existing 300,000 gallon reservoir located along Baldwin Avenue at an elevation of approximately 465 feet. The source for this water are Mokuhau wells located in Wailuku.

Potential Impacts and Mitigation Measures. The project design will direct rain runoff to an onsite retention basin in order to offset runoff potential and to allow for recharge of the groundwater. In terms of potable water use, using the Maui Department of Water Supply (MDWS) design standards for standard commercial buildings, the average water supply requirement would be 3,240 GPD. In order to minimize water use, the new building will install high efficiency low-flow fixtures throughout and will limit outdoor water use through a focus on native plants that require minimal irrigation.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Housing

Existing Conditions. The U.S. Census Bureau released county-level population estimates on March 13, 2025, containing population data for 2020 to 2024. According to the Census, the 2020 population of Maui Island was 164,837. The 2024 Maui population was 163,769 residents. Population decline can be attributed to various factors, including rising housing prices, the worldwide pandemic of 2020-2023 and the wildfires of August 8, 2023.

Potential Impacts and Mitigation Measures. The PYCC project is not a residential development and therefore would not be anticipated to have impact on population. Adequate parking will be provided at the site in addition to the parking already provided by the County. The participants are often dropped off at the PYCC and do not require parking. The average daily number of employees and participants at the PYCC will be relatively unchanged after project completion and stabilization.

The PYCC is not subject to Maui County Code, Chapter 2.96 (Residential Workforce Housing Policy).

2. Economy

Existing Conditions. Existing Conditions. Tourism remains one of Hawaii's leading employers, revenue producers, and growth sectors.

Maui's employment is comprised primarily of jobs in the retail trade, visitor accommodation, food and beverage, and various government sectors. PYCC is a non-profit organization raising money through program fees, government grants and voluntary contributions.

Potential Impacts and Mitigation Measures. The development of PYCC will provide short-term positive impacts by providing jobs from local construction workers.

Short-term construction related impacts. On a short-term basis, the project will support the economy via direct and indirect construction-related employment, as well as through the purchase of construction materials and building-related services.

Long-term community related impacts. On a long-term basis, PYCC will not have a significant impact on the economy.

4. Cultural Resources

Existing Conditions. A Cultural Impact Assessment (CIA) Report was prepared for the Project by ASM Affiliates in June 2024 (**See:** Appendix C, Cultural Impact Assessment). The CIA was conducted in accordance with Hawaii Revised Statues (HRS) Chapter 343, for Assessing Cultural Impact Assessments, including extensive archival research in addition to interviews with culturally knowledgeable individualism.

Two previously completed CIA studies in the vicinity of the project area including Baldwin Beach Park and coastal lands around the Maui Country Club concluded that there would be no adverse effects on the exercise of native Hawaiian rights, or any ethnic group, related to gathering access or other customary activities.

Interviews with individuals (*kapuna/makua*) knowledgeable about the lands were conducted in 2024 as part of the CIA. The oral history interviews were conducted to collect information on possible pre-historic and historic cultural resources associated with these lands, as well as traditional cultural practices. A summary of all interviews is available in Appendix C, Cultural Impact Assessment Report. The CIA documents that historically the coastal area possessed important resources related to fishing and collection of other related ocean resources. Fishing practices continue along the shoreline today. There is an existing coastal access pathway from the County parking lot to the coastline west of the project site. The path runs between the wastewater pump station and the project site, along the road access to the pump station. Also, it generally known within the Pāʻia community that the sand dunes along the shoreline of Pāʻia Bay contain traditional Hawaiian burials. The project site is near to but does not contain coastal dunes.

Potential Impacts and Mitigation Measures. The interview recommendations included protecting access to the shoreline and consultation with SHPD prior to any ground disturbing activities. And the conclusion of the CIA report states that

future development activities in the Baldwin Beach Park area shall be conducted in a manner that continues to support access to the coast for kamaaina engaging in traditional cultural practices. The existing coastal access path may need to be temporarily rerouted around the site during construction activities for safety purposes, but after construction is complete the access pathway will continue to be available for use by the public. The SHPD will receive a copy of the Daft EA for review and comment.

Based on the above, the authors of the CIA report concluded that the proposed project would not adversely impact any specific cultural resources or traditional customary practices.

C. PUBLIC SERVICES

1. Recreational Facilities.

Existing Conditions. A number of recreational facilities are located in the vicinity of the Project Site including Pāʻia Bay beach park and Baldwin Beach Park. The PYCC programs incorporate use of these facilities as well as Pāʻia Bay.

Potential Impacts and Mitigation Measures. As the intent of the proposed development is to focus on users of the PYCC, the project is not anticipated to impact recreational resources significantly beyond what is presently occurring

2. Medical Facilities

Existing Conditions. Major medical facilities are located in Central Maui at Maui Memorial Medical Center and the Kaiser Permanente Health Clinic.

Potential Impacts and Mitigation Measures. The proposed project will not generate population like a multi-family development or residential subdivision project and therefore is not anticipated to have an adverse impact upon existing medical facilities.

3. Police and Fire Protection Services

Existing Conditions. Police protection for the region is provided by the Maui County Police Department (MPD) headquartered at Wailuku station approximately 9 miles away.

Fire prevention, suppression, and protection are provided by Maui County Fire Department's Pā'ia Station, located on Hāna Highway, approximately 1/3 mile from the Project Site.

Potential Impacts and Mitigation Measures. The proposed project will not increase the population of the immediate area and is of a moderate scale, therefore the proposed PYCC is not anticipated to result in significant adverse impact upon existing police and fire protection services.

Additionally, the Project will comply with any impact fee ordinances for police and fire that may be adopted.

4. Schools

Existing Conditions. Maui schools are organized into complexes and complex areas. A complex consists of a high school and all the intermediate/middle and elementary schools that flow into it. Groups of two to four complexes form a "complex area" that is under the supervision of a complex area superintendent.

The PYCC site is located within the State Department of Education's (DOE) Maui Complex, within the Baldwin-Kekaulike-Maui Complex-Area.

The Central Maui area is also serviced by private schools, which provide education for preschool children through high school age children.

Potential Impacts and Mitigation Measures. The PYCC is located outside of the Central Maui Impact district boundary no housing is proposed. The proposed action will not have a direct impact on population or public education facilities. Any secondary impacts resulting from an increased population due to employment creation are anticipated to be minimal.

5. Solid Waste

Existing Conditions. Weekly, residential solid-waste collection in the area is provided by the County of Maui, Department of Environmental Management (DEM), Solid Waste Division. The Department's Residential Collection program collects and disposes of residential waste in three major districts: Wailuku (including Kahului and South Maui), Makawao (including Kula, Pukalani, Pā'ia, and Ha'iku) and Lahaina (West Maui).

The Central Maui Landfill, receives residential solid waste from the area. Green waste is processed by EKO Compost, which is located at the Central Maui Landfill.

The Central Maui Landfill (CML), which also accepts waste from private refuse collection companies.

A privately run Construction and Demolition (C&D) landfill in Maalaea reached capacity in 2016. The County now requires contractors to obtain a Construction & Demolition number from the county to begin disposing of debris in the central Maui landfill.

Plastic, glass, metal, cardboard, and newspaper can be recycled when left at various drop-boxes throughout the County. Green waste recycling is provided by several private organizations.

Potential Impacts and Mitigation Measures. In 2009 the Integrated Solid Waste Management Plan (ISWMP) for Maui County was updated and projected that the Central Maui Landfill will have adequate capacity to accommodate Residential and Commercial waste through the year 2026. This estimate does not consider future increases in source reduction and waste diversion. Increases in waste diversion achieved through education, recycling, composting, and reuse programs are expected to decrease demand for landfill space and extend the life of the Central Maui Landfill beyond the currently projected closure year. The County's Department of Environmental Management, Solid Waste Division, anticipates that additional phases of the Central Maui Landfill will be developed as needed to accommodate future waste.

During the short term, construction activities will require the disposal of the cleared vegetation and construction-related solid waste. The applicants will work with the contractor to minimize the amount of solid waste generated during the

construction of the project. The project will strive toward zero waste in construction and operations.

In addition, the project will provide on-site recycling opportunities in an effort to reduce solid waste entering the landfill.

The proposed project is not anticipated to have an adverse impact upon existing solid waste facilities. Green waste will be mulched onsite when practicable. During construction, as required by County regulations, construction and demolition waste will be properly disposed.

Demolition of the existing building will generate a considerable amount of demolition. Any existing equipment, materials or supplies will be reused to the extent practicable. Proper procedures will be followed in order to dispose of the demolition materials at the County's Central Maui Landfill.

D. INFRASTRUCTURE

1. Roadways

Existing Conditions: The project site is accessed through the County's Lower Pā'ia Park parking lot which has access directly from the Hāna Highway, a state owned highway that provides access from Kahului through Pā'ia to Hāna. The County Parks Department is planning to pave and improve the parking lot and its access to Hāna Highway. Project plans provide for PYCC to access both the existing new facilities through the to be improved parking lot.

Potential Impacts and Mitigation Measures.
The proposed project will provide the required parking, circulation and loading zone on-site. The project is not anticipated to impact traffic circulation in the area as there is no anticipated significant increase in programs or participants.

2. Drainage

Existing Conditions. A Preliminary Engineering Report was prepared by Otomo Engineering Inc. (**See**: Appendix B, Preliminary Engineering Report). Elevations across the project site range from approximately 8 feet above Mean Sea Level (MSL) to approximately 15 feet MSL.

It is estimated that the existing 50-year, 1 -hour storm runoff from the project site is 0.563 cfs, corresponding to a runoff volume of 1,103 cf (**See**: Appendix B, Preliminary Engineering Report).

Potential Impacts and Mitigation Measures. Otomo Engineering, Inc. has prepared a drainage plan to mitigate surface runoff caused by seasonal storm events.

After development of the PYCC project, it is estimated that the 50-year 1-hour storm runoff will be 2.076 cfs, corresponding to a runoff volume of 3,738 cf. The increase in runoff will be 1,513 cfs, with an increase in runoff volume of 2,725 cf.

The proposed onsite drainage system improvements will include a retention basin along the project site's western boundary. The retention basin will be sized to accommodate the increase in runoff generated for the proposed project.

Water Quality Measures

Existing Conditions. Maui County now requires the implementation of water quality control measures to reduce water pollution from stormwater runoff. The proposed stormwater management system will provide water quality treatment and/or natural Low Impact Development (LID) features to reduce the discharge of pollutants to the maximum extent practicable.

Potential Impacts and Mitigation Measures. Temporary erosion control measures will be incorporated during construction to minimize soil loss and erosion hazards. Best Management Practices (BMP) will include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, inlet protection, slope protection, stabilized construction entrances and truck wash-down areas. Periodic water spraying of loose soils will be implemented to minimize air-borne dirt particles from reaching adjacent properties.

As described, permanent sediment control measures will be used once construction is completed. The proposed grading and drainage design for this project will incorporate a retention basin to assure no adverse effects from storm runoff to adjacent and downstream areas. Soil loss will be minimized during the construction period by implementing appropriate erosion control measures. The proposed stormwater management system will provide water quality treatment and reduce the discharge of pollutants to the maximum extent practicable. All drainage improvements will conform to the Maui County Standards.

The proposed improvements for this project will be designed in accordance with the applicable rules and regulations of the County of Maui. Based on the preceding information, the project is expected to have no adverse effects on existing facilities or the surrounding environment.

3. Water

Existing Conditions. The drinking water source for the project site is the Mokuahu wells located in Happy Valley, Wailuku. Water storage in the Pā'ia area is from an existing 300,000-gallon reservoir located along Baldwin Avenue at an elevation of approximately 456 feet. There is an existing 8-inch waterline along Hāna Highway fronting the project site.

Potential Impacts and Mitigation Measures. Using the Maui Department of Water Supply (DWS) design standards the projected average daily demand for the project is approximately 3,240 gallons per day. As previously described, the project will include low flow water fixtures and other measures to reduce water usage.

The project's domestic water and fire flow calculations will be prepared and submitted during the building permit process. Water meter and fire protection improvements will be necessary to meet the requirements of the DWS and Fire Department.

4. Wastewater

Existing Conditions. An existing 8-inch sewer main within the subject parcel that runs to the Pā'ia Wastewater Pump Station located adjacent to the property. Wastewater collected from the Pā'ia area is transported to the Wailuku-Kahului Wastewater Reclamation Facility (WWRF).

The Wastewater Reclamation Division of the Maui, Department of Environmental Management reports that as of February 28, 2024 the WWRF has capacity of 7.9 million gallons per day (mgd). The average flow into the WWRF is approximately 5.8 mgd, and the allocated capacity is 6.9 mgd.

Potential Impacts and Mitigation Measures. The proposed project will generate approximately 800 gallons of wastewater daily. The onsite sewer collection system will be designed to accommodate this flow.

A sewer lateral will be installed along the existing 8' sewer main that traverses the parcel. The existing system will continue to convey wastewater to the Pā'ia Wastewater Pump Station and eventually to the WWRF.

A new sewer service property manhole will be installed on the sewer lateral proposed to be used to fulfill County of Maui, Department of Environmental Management requirements. Offsite sewer system improvements, as required by the County, will be determined during the design phase of the project.

Based on flows and capacity as of 2024 as described above, there should be ample treatment capacity available to accommodate the 800 gallon daily wastewater flow

which the PYCC project is expected to generate. The Applicant understands that wastewater system capacity cannot be ensured until the issuance of building permits.

5. Electrical

Existing Conditions. The property is currently improved as part of the PYCC development, including overhead utility lines within the Hāna Highway right-of-way. There is a power pole near the proposed project site that provides service to the adjacent Pā'ia Wastewater Pump Station.

Potential Impacts and Mitigation Measures. PYCC's goal is a net positive energy building that produces all its energy from renewable sources and uses no fossil fuel-based systems. The building will be site-responsive, with zones that minimize energy needs by welcoming daylight and cooling by the trade winds. Electric lighting and HVAC systems will be efficient and use controls to reduce energy intensity when not fully needed. Solar PV on the building is anticipated to meet the energy demands.

Development of the project is not expected to have any adverse impact upon the existing electrical or telephone systems that will serve the subject property

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission (LUC), establishes four (4) major land use districts in which all lands in the state are placed. These districts are designated as *Urban*, *Rural*, *Agricultural*, and *Conservation*. The County owned lands occupied by the PYCC lie within the State *Urban* district. (**See**: Figure 7 State Land Use Map)

Analysis. The proposed youth center use is permissible land use in the *State Urban District.*

B. HAWAII STATE PLAN

The Hawaii State Plan (Chapter 226, HRS), establishes a set of goals, objectives, and policies that serve to guide the long-term growth and development of the State. The Plan consists of three (3) parts. Part I includes its Overall Theme, Goals, Objectives, and Policies; Part II encompasses Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Since Part II of the State Plan covers its administrative structure and implementation process, comments relating to the applicability of Part II to the proposed project are not appropriate. In addition to the sections of the State Plan that are applicable to the proposed project, a discussion of how the project conforms to the State Plan is included below.

Hawaii State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies
HRS 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that ensure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:

1. A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations. *2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well being of the people.* *3. Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.*
<u>Analysis:</u> The proposed project achieves the above-referenced goals by creating more educational space for young Maui residents, thereby providing greater opportunity for self-reliance and self-determination. In addition, the existing PYCC is currently providing jobs in the Pā'ia region.
Chapter 226-5, HRS, Objective and Policies for Population
Objective: It shall be the objective in planning for the state's population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.
Policies:
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.
(3) Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.
<u>Analysis:</u> The project area is within walking distance of Pā'ia town, making the project site an appropriate location for a new PYCC development to accommodate coastal retreat. The project site is located adjacent to existing infrastructure and public facilities are in close proximity, making this location ideal for a new PYCC building. More importantly, the PYCC building is designed to be a true home for the participants it serves, emphasizing a safe, welcoming, and nurturing environment where young people can feel a sense of belonging and community.
Chapter 226-6, HRS, Objectives and Policies for the Economy – in General
Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:
Objectives:
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.

(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.
<u>Analysis:</u> The existing PYCC is strengthening Maui's economy by providing jobs for Maui residents which will in turn have a positive impact on the rest of the Maui economy. The project's existing program provides economic activities and employment opportunities on the neighbor islands consistent with community needs and desires, which will promote increased opportunities for Hawaii's youth. More importantly, the PYCC building is designed to be a true home for the participants it serves, emphasizing a safe, welcoming, and nurturing environment where young people can feel a sense of belonging and community.
Chapter 226-7, HRS, Objective and policies for the economy-agriculture.
(a) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:
<u>Objectives:</u>
(2) Continued growth and development of diversified agriculture throughout the State.
<u>Policies:</u>
(7) Increase the attractiveness and opportunities for an agricultural education and livelihood.
(8) Expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.
(9) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.
<u>Analysis:</u> The proposed project site is a former sugar cane field that is currently vacant space adjacent to the existing County parking lot. The project is not anticipated to impact agricultural growth and development throughout the State.
Chapter 226-11, HRS, Objectives and Policies for the Physical Environment – Land Based, Shoreline, and Marine Resources
(a) Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:
<u>Objectives:</u>
(1) Prudent use of Hawaii's land-based, shoreline, and marine resources.
(2) Effective protection of Hawaii's unique and fragile environmental resources.
<u>Policies:</u>
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.
(8) Pursue compatible relationships among activities, facilities, and natural resources.
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

Analysis: The project represents a forward thinking managed retreat approach along the shoreline. The PYCC will continue to participate in sand dune rand native plant habitat restoration project occurring along the shoreline. PYCC will continue to coordinate with the County for multi-use of the parking area and access to the shoreline. The new PYCC building will allow accessibility to the shoreline area for public recreational and educational purposes.
Chapter 226-12, HRS, Objective and Policies for the Physical Environment – Scenic, Natural Beauty, and Historic Resources
(a) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.
Policies:
(1) Promote the preservation and restoration of significant natural and historic resources.
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.
Analysis: As discussed in Section III.A.7 (Archaeological/Historical Resources), it is noted that "there were no significant historic properties encountered within the parcel." However, archaeological monitoring during construction is also recommended. As discussed in Section III.B.4 (Cultural Resources), the cultural impact statement (CIA) which was prepared for the proposed project reported that "With no identified cultural sites or current cultural practices on this property." The oral history interviews did recommend that public access be maintained to the shoreline. The proposed project will not limit access to the shoreline. In light of the foregoing, it can be concluded that development of the site will not impact cultural resources on the property or within its immediate vicinity. The site location within the cluster of existing facilities, topography and vegetation, will not impact significant scenic vistas.

C. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui refers to a hierarchy of planning documents that together set forth future growth and policy direction in the County. The General Plan is comprised of the following documents: 1) County-wide Policy Plan; 2) Maui Island Plan; and 3) nine community plans.

1. County-wide Policy Plan

The County-wide Policy Plan establishes a list (below) of county-wide goals, objectives, policies, and implementing actions related to key strategies. The *Countywide Policy Plan* (CPP) was adopted by the Maui County Council on March 19, 2010, and provides a long-term vision, principles, goals, policies, and objectives directed toward improving living conditions in the County. The CPP provides the policy framework for the development of the *Maui Island Plan* and the nine Community Plans. The CPP was amended in 2021 by Ordinance No. 5264 to add "mitigate climate change and work toward resilience" as a goal of the Countywide Policy Plan. The following Themes, Objectives and Policies are applicable to the proposed project:

A. PROTECT THE NATURAL ENVIRONMENT

Goal: *Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.*

Objective No. 1: *Improve the opportunity to experience the natural beauty and native biodiversity of the island for present and future generations.*

Policies:
c. Perpetuate native Hawaii biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.

e. Provide public access to beaches and shoreline for recreational and cultural purposes where appropriate.

Objective No. 2: *Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.*

Policies:
a. Protect and restore near shore reef environments and water quality.

Objective No. 3: *Improve the stewardship of the natural environment.*

Policies:
c. Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.
e. Provide public access to beaches and shoreline for recreational and cultural purposes where appropriate.

Analysis. The PYCC will continue to participate in sand dune rand native plant habitat restoration project occurring along the shoreline. PYCC will continue to coordinate with the County for multi-use of the parking area and access to the shoreline. The new PYCC building will allow accessibility to the shoreline area for public recreational and educational purposes. Demolition of the existing building will expand the available shoreline area for public use and restore the natural dune system. The stormwater treatment system is designed to remove pollutants in addition to retaining discharge from the site. During construction, best management practices will minimize air, stormwater, and groundwater contamination.

C. IMPORVE EDUCATION

Goal: *Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.*

Objective No. 4: *Maximize community-based educational opportunities.*

Policies:
a. Encourage the State and others to expand pre-school, after-school, and home based (parent-child) learning.
Hāna. Support community facilities such as museums, libraries, nature centers and open spaces that provide interactive learning opportunities for all ages.

Analysis. The PYCC will continue to offer after-school programs including sand dune and native plant habitat restoration project occurring along the shoreline that are open to all ages. The new PYCC building will support community-based learning opportunities for Maui youth.

G. IMPROVE PARKS AND PUBLIC FACILITIES

Goal: *A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.*

Objective No. 1: *Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.*

Policies:
e. Expand affordable recreation and after-school programs for youth.

Analysis. The PYCC will continue to offer after-school programs including sand dune and native plant habitat restoration project occurring along the shoreline. The new PYCC building will continue to support community-based learning opportunities for Maui youth.

J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT

Goal: *Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.*

Objective No. 1: *Improve land use management and implement a directed-growth strategy.*

Policies:
f. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.

Analysis. The project area is adjacent to existing facilities and within walking distance of Pā'ia town, making the project site an appropriate location for a new PYCC development and to allow for managed retreat from the shoreline. The project site is located adjacent to existing infrastructure and public facilities are in close proximity, making this location ideal for a new PYCC building.

L. MITIGATE CLIMATE CHANGE AND WORK TOWARD RESILIENCE

Goal: *Minimize the causes and negative effects of climate change.*

Objective No. 1: *Lower carbon emissions levels to mitigate climate change impacts and limit the rate of global warming.*

Policies:
f. Encourage the building industry to use environmentally sustainable materials, technology, and site planning.
i. Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.

Objective No. 2: *Reduce the impacts of sea-level rise by acknowledging climate change, adapting, mitigating, and planning accordingly.*

Policies:
c. Protect undeveloped beaches, dunes, and ecosystems, and restore natural shoreline processes.

e. Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.

Analysis. The existing PYCC building is located along the shoreline and is vulnerable to sea level rise, tsunamis and storm events. The project represents an Adaptive Pathway approach to managed shoreline retreat and as such is intended to slow the impacts of climate change in hope for a better future. The proposed PYCC building will be constructed of environmentally responsible building materials and provide drainage retention to eliminate runoff from the project. The PYCC will continue to offer environmentally based after-school programs including sand dune and native plant habitat restoration project occurring along the shoreline.

2. Maui Island Plan

The Maui Island Plan functions as a regional plan and addresses the policies and issued that are not confined to just one community plan area, including regional systems such as transportation, utilities and growth management, for the Island of Maui. Together, the Island and Community Plans develop strategies with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design and other matters related to development.

The 2030 update to the General Plan of the County of Maui was approved by the Maui County Council and signed into law by the Mayor of Maui County on December 28, 2012. The Maui Island Plan includes policies and maps to help determine the appropriateness of discretionary development proposals.

The Maui Island Plan serves as the regional plan for the Island of Maui. The Plan is comprised of the following ten elements: 1) Population; 2) Heritage Resources; 3) Natural Hazards; 4) Economic Development; 5) Housing; 6) Infrastructure and Public Facilities; 7) Land Use; 8) Directed Growth Plan; 9) Long Range Implementation Plan; and 10) Monitoring and Evaluation. Each element contains goals, objectives, policies and implementing actions. The following Goals, Objectives and Policies of the Maui Island Plan are applicable to the proposed project:

HERITAGE RESOURCES

Scenic Resources

Objective:	
2.5.1	A greater level of protection for scenic resources.
Policies:	
2.5.1.a	Protect views to include, but not be limited to, Haleakala, Iao Valley, the Mauna Kahalawai (West Maui Mountains), Pu'u Ola'I, Kahoolawe, Molokini, Molokai, and Lanai, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.

Analysis. Siting and massing of the prosed structure seek to limit impacts to the scenic resources.

ECONOMIC DEVELOPMENT

Economic Diversification

Goal:	
4.1	Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.
Objective:	
4.1.1	A more diversified economy.
Policies:	

4.1.1.b	Support the creation of new jobs and industries that provide a living wage. Encourage and support local businesses.

Analysis. Construction of the proposed PYCC building will create temporary construction employment and provide a modern building for existing employees at the PYCC.

INFRASTRUCTURE AND PUBLIC FACILITIES

SOLID WASTE

Goal: 6.1	• Maui will minimize the volume of solid waste that enters the regional landfills.
Objective: 6.1.2	• Prolong the life of existing landfills.
Policies: 6.1.2.a	• Increase recycling, reuse, and reduction of solid waste.

Analysis. Green waste from the site is expected to be limited and will be either mulched on site or deposited at the Central Maui landfill's green waste recycling facility. During construction the applicant will incorporate a job site recycling plan to reduce the amount of construction related waste generated by the project. Areas designated for trash collection will have receptacles for recyclable items. Demolition of the existing structure will create solid waste for the landfill, however, recycling and reuse will be employed to the extent possible to reduce the volume of waste disposed of at the landfill.

ENERGY

Goal: 6.10	• Maui will meet its energy needs through local sources of clean, renewable energy and through conservation.
Objective: 6.10.1	• Reduce fossil fuel consumption: using the 2005 consumption as a baseline, reduce by 15% in 2015; 20% by 2020; and 30% by 2030.
Policies:	

6.10.1.a	• Support energy efficient systems, processes, and methods in public and private operations, buildings and facilities.

Analysis. PYCC's goal is a net positive energy building that produces all its energy from renewable sources and uses no fossil fuel-based systems.

LAND USE
Urban Areas

Goal:	
7.3	Maui will have livable human scale urban communities, and efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.
Objective:	
7.3.1	Facilitate and support a more compact, efficient, human-scale urban development pattern.
Policies:	
7.3.1.a	Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.

Analysis. The Project Site is located within the State Urban District and is an appropriate location for a future PYCC building given the surrounding uses and facilities.

The Maui Island Plan also includes directed growth maps and protected area diagrams. The project site is located within the North Shore Preservation Corridor as shown on the protected area diagram. (**See**: Figure 9 MIP Protected Area Diagram) The North Shore Preservation Corridor is intended to be a protected area that encompasses a string of shoreline lands with high scenic and recreational value. The coastal preservation corridor begins at the eastern boundaries of Kanahā Pond Natural Wildlife Preserve and extends to Pa`uwela Point. The proposed project is consistent with and supports the primary goal of this area which is to "provide access to coastal lands for fishing, surfing, and swimming through multiple beach access points, and walking and biking routes." (See MIP, page 8-52)

3. PÅ'IA-HA'IKU COMMUNITY PLAN

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a Community Plan which sets forth desired land use patterns, as well as goals, objectives, policies,

and implementing actions for a number of functional areas including infrastructure-related parameters.

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 På'ia-Ha'iku Community Plan.

The Community Plan was adopted by Ordinance No. 2415 and went into effect on May 17, 1995. The Land Use Map classifies the project site as "Park" and community centers and cultural facilities are considered consistent with this designation. The following På'ia-Ha'iku Community Plan goals, objectives, and policies are applicable to the proposed action:

LAND USE

Goal

A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment, marine resources, and traditional uses of the shoreline and mauka lands.

Objectives and Policies

1. *Protect the marine environment and quality of offshore waters.*
2. *Preserve important scenic vistas and shoreline resources of the region.*

Analysis. The PYCC will continue to offer environmentally based after-school programs including sand dune and native plant habitat restoration project occurring along the shoreline. Siting and massing of the prosed structure seek to limit impacts to the scenic resources.

ENVIRONMENT

Goal

The preservation and protection of the natural environment, marine resources and scenic vistas to maintain the rural and natural ambiance and character of the region.

Objectives and Policies

1. Preserve and protect scenic vistas along Hāna Highway.

4. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, cultural or ecological value.

11. Promote greater awareness and opportunities for recycling and sound conservation practices.

Analysis. Siting and massing of the prosed PYCC structure seek to limit impacts to the scenic resources. The stormwater treatment system is designed to remove pollutants in addition to retaining discharge generated by the project. During construction, best management practices will minimize air, stormwater, and groundwater contamination.

Green waste from the site will be either mulched on site or deposited at the Central Maui landfill's green waste recycling facility. During construction the applicant will incorporate a job site recycling plan to reduce the amount of construction related waste generated by the project. Areas designated for trash collection will have receptacles for recyclable items.

Demolition of the existing structure will enhance the shoreline dune formations in the area.

PHYSICAL INFRASTRUCTURE

Drainage

Goal

Improvements to the storm drain system which provide for a high standard in preventing flooding and property damage while not adversely affecting the marine environment and nearshore and offshore water quality.

Objectives and Policies

1. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Open culverts which empty directly into nearshore waters should be avoided.

Analysis. The stormwater treatment system is designed to remove pollutants in addition to retaining discharge generated by the project. During construction, best

management practices will minimize air, stormwater, and groundwater contamination.

D. COUNTY ZONING

The comprehensive zoning provisions for the County of Maui are set forth in Article II of Title 19 of the Maui County Code. The purpose and intent of comprehensive zoning is to regulate the utilization of land in a manner encouraging orderly development in accordance with the land use directives of the Hawaii Revised Statutes, the charter of the County of Maui, and the general plan and community plans of the County, as well as to promote and protect the health, safety, and welfare of the people of the County. The project site is zoned "Park" which identifies community centers and cultural facilities as permitted uses. (**See** Figure 8, Maui County Zoning Map)

E. COASTAL ZONE MANAGEMENT

The Federal Coastal Zone Management Act of 1972 was adopted in response to competing development and preservation interests in U.S. coastal areas. Population growth and development in coastal areas were impacting marine resources, open space, view sheds, wildlife, and other important ecological, cultural, and historic resources. In response to this concern, Congress created a framework for managing and regulating the coastal zone and appropriated funds for State-run coastal zone management programs (CZMP). The State's acceptance of the Federal funds necessitated compliance with federal CZMP standards.

The boundaries of Hawaii's coastal zone management program are defined by coastal waters and adjacent coastlands that are strongly influenced by each other. Coastal areas which require special consideration due to their unique values or characteristics are called Special Management Areas (SMA) and must be designated by a management plan. Any development within these areas is subject to a special assessment process. This protocol provides a means to preserve, protect, and when possible, restore the natural resources of the coastal zone by controlling development with shoreline areas to avoid the permanent loss of valuable resources. As required by State law, maps showing the limits of the SMA have been prepared by each County.

The subject parcel is located within the Special Management Area (SMA) for the island of Maui. (**See:** Figure 4, Special Management Area Map)

Assuming the Finding of No Significant Impact (FONSI) is granted, the Applicant would proceed to the Maui Planning Commission for decision on the SMA Major Use Permit.

The following section discusses the relationship of the proposed project to the objectives and policies of the coastal zone management area pursuant to Chapter 205A, HRS and the SMA Rules and Regulations of the Maui Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

(A) Improve coordination and funding of coastal recreation planning and management; and

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

(ii) Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;

(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

(v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;

(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting that dedication against the requirements of Section 46-6, HRS.

Analysis. Demolition of the existing building will provide PYCC staff and student members an opportunity to expand upon the dune restoration work they have been doing for several years, helping to retain the sand and promote biodiversity and native habitat. The project will serve the community both through its core programming for youth and by preserving and improving beach access for all. The project's primary purpose is to implement managed retreat from the shoreline. The proposed project will result in no impact to existing shoreline access. During and after construction, mitigation measures will be taken to reduce the effect of water runoff on the surrounding properties and ocean.

2. Historical/Cultural Resources

Objective: Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

(a) Identify and analyze significant archeological resources;

(b) Maximize information retention through preservation of remains and artifacts or salvage operations; and

(c) Support state goals for protection, restoration, interpretation, and display of historic structures.

Analysis. As discussed previously, the CIA has identified 5 previous archaeology studies that covered portions of the project area and none of these projects identified surface or subsurface archaeological sites or cultural properties within the current project area. The Applicant will provide the DEA to SHPD for review and comment.

3. Scenic and Open Space Resources

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

(a) Identify valued scenic resources in the coastal zone management area;
(b) Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
(c) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and
(c) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis. Landscape planting will be used to screen the building where possible and to provide visual context in blending the massing of the building to the site and surrounding environs. Given the site location in relation to existing structures, topography and vegetation, the project will not significantly impact views toward the shoreline.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

(a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
(b) Improve the technical basis for natural resource management;
(c) Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches and dunes;
(d) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
(e) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Analysis. As described in this report, the project will not have a significant direct impact on the region's coastal ecosystem, and with the incorporation of

appropriate measures during construction, there should be no significant adverse impacts to near shore waters from point and non-point sources of pollution.

5. Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

(a) Concentrate coastal dependent development in appropriate areas;
(b) Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area;
(c) Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:
    (i) Use of designated locations is not feasible;
    (ii) Adverse environmental effects and risks from coastal hazards are minimized; and
    (iii) The development is important to the State's economy.

Analysis. The proposed project is small scale and limited construction activities are the primary jobs that will be created as result of the project. Several of the PYCC programs are closely integrated with the marine and coastal environment and are dependent on the facility's close proximity to the shoreline. The new facility is part of the program's managed retreat plan and is relocating the facility further inland.

6. Coastal Hazards

Objective: Reduce hazard to life and property from coastal hazards.

Policies:

(a) Develop and communicate adequate information about the risk of coastal hazards;
(b) Control development, including planning and zoning control, in areas subject to coastal hazards;

(c) Ensure that developments comply with the requirements of the National Flood Insurance Program;
(d) Prevent coastal flooding from inland projects;

Analysis. As discussed in Section III.A.4 of this report, the project is located within Flood Zone VE and will be constructed in accordance with the Federal Flood Insurance Program requirements as implemented by the County's Flood Hazard Area Ordinance.

7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources hazards.

Policies:
(a) Use, implement, and enforce existing laws effectively to the maximum extent possible in managing present and future coastal zone development;
(b) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
(c) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Analysis. Early consultation has been conducted with various governmental agencies and members of the community. These activities included informational meetings in order to describe the proposed project and soliciting issues that need to be addressed through the EA and SMA permitting process. During the scheduled public hearings, the public will have an opportunity to review and comment on the proposed project. Landowners located within 500 feet of the project will be notified of the scheduled public hearing dates. Public hearing dates and location maps will also be published in the Maui News on two separate occasions. The public will be allowed to participate in the public hearing portion of the Maui Planning Commission's review process.

8. Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

(a) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program.
(b) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
(c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Analysis. Neighboring Property Owners within 500 feet will be notified of the Special Management Area Permit Application, and will also receive certified notices of Public Hearing, for participation in a Public Hearing before the Maui Planning Commission.

Prior to the public hearing, pre-consultation will have been conducted with the members of the community and governmental agencies. These activities will include personnel meetings, mail-outs, and informational meetings in order to describe the proposed project and solicit issues that need to be addressed through the Special Management Area permitting process. During the scheduled public hearings, the public will have an opportunity to review and comment on the proposed project. Landowners located within 500 feet of the project will be notified of the scheduled public hearing dates. Public hearing dates and location maps will also be published in the Maui News on two separate occasions. The public will be allowed to participate in the public hearing portion of the Maui Planning Commission's review process.

9. Beach and Coastal Dune Protection

Objective: Protect beaches and coastal dunes for:

i. Public use and recreation;
ii. The benefit of coastal ecosystems; and
iii. Use as natural buffers against coastal hazards; and

b. Coordinate and fund beach management and protection.

Policies:

(a) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;

(b) Prohibit construction of private shoreline hardening structures including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities; and

(c) Minimize the construction of public shoreline hardening structures including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;

(d) Minimize grading of and damage to coastal dune;

(e) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation to interfere or encroach upon a beach transit corridor; and

(f) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owners' unmaintained vegetation to interfere or encroach upon a beach transit corridor; and

Analysis. This new facility is part of PYCC's managed retreat plan will relocate their operations further from the shoreline. The project will not involve construction of any structures within the shoreline area and the subject property will not have a direct physical impact upon any public beaches, due to its separation from the coastline. Demolition of the existing structure will improve shoreline conditions by removing a structure that impacts and is being impacted by coastal processes.

10. Marine and Coastal Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

(a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(b) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
(c) Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
(d) Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact the ocean and coastal resources; and
(e) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Analysis. The proposed project does not involve the direct use or development of marine resources. The project will produce no direct impact on the region's coastal or marine resources, and with the incorporation of erosion and drainage control measures during construction and after construction as identified in this report, there should not be significant adverse impacts to near shore waters from point and non-point sources of pollution. Therefore, the subject project is not anticipated to produce a significant impact on coastal or marine resources.

Maui Planning Commission Special Management Area Rules 12-202-12 (e). The following evaluation criteria have been established by the Maui Planning Commission to determine the significance of potential environmental and ecological effects on coastal zone resources.

1. The environmental setting of the subject property.

The project lease area is situated on the southeasterly edge of a 25 acre coastal property owned by the County of Maui. The lease area is approximately 200 feet from the shoreline and is outside of the County's Erosion Hazard Line. (**See**: Figure 15 Shoreline Setback Viewer) The site was previously under sugar cane cultivation for decades and is currently vacant except for underground wastewater transmission lines. The lease area is adjacent to the Northshore Greenway, Hāna Highway, PYCC facility and skatepark, and the County's wastewater pump station, Lower Pā'ia Park and parking lot.

2. A description of anticipated impacts of the proposed project.

The following criteria are established by the Maui Planning Commission to determine the significance of impacts on the resources of the coastal zone:

(A) ***Affects natural or cultural resources (i.e. historic site, excavation on vacant land).***

As discussed above, the proposed action is not expected to have any adverse impact or destruction upon any natural, historical, or cultural resources as indicated in the Cultural Impact Assessment (**See**: Appendix #, Cultural Impact Assessment).

(B) ***Curtails the range of beneficial uses of the environment.***

The project site is currently vacant with underground wastewater transmission lines and abutting infrastructure and utilities including roads, water, sewer, and utilities. The project is located at the far southeasterly corner of the County's 25 acre parcel and will not curtail the range of beneficial uses of the environment in the project vicinity.

(C) ***Conflicts with the county's or the state's long-term environmental policies or goals (i.e. State Plan, County General Plan, and Community Plan).***

As previously described, the Project is following the state's long term environmental policies and goals. Adequate mitigation measures will be implemented to minimize the potential for negative impacts to the environment.

(D) ***Affects the economic or social welfare and activities of the community, county, or state.***

The proposed project will have a positive impact on the economy by creating construction jobs and will sustain full-time operational employment after construction.

(E) ***Involves secondary impacts, such as population changes (i.e. increase/decrease) and increased effects on public facilities, streets, drainage,***

sewage, and water systems, and pedestrian walkways (i.e. increased demands and deficiencies).

The project is intended to provide a replacement facility for the existing aged facility that is threatened by coastal processes. It will not result in secondary impacts such as population changes or increased effects on public facilities or infrastructure. All anticipated impacts will be addressed with mitigation measures as have been presented in this DEA. The Applicant will work with the community, Federal, State & County Agencies including the Maui County Urban Design Review Board and seek approval of the SMA from the Maui Planning Commission.

(F) ***By itself has no significant adverse effects but cumulatively has considerable effect upon the environment (i.e. increased traffic and deficiencies in services) or involves a commitment for larger actions (i.e. more public infrastructure, such as roads, waterlines, sewers, etc.).***

The project is intended to provide a replacement facility for the existing aged facility that is threatened by coastal processes. No cumulative effects on the environment or commitment for larger actions are anticipated.

(G) ***Affects a rare, threatened, or endangered species of animal or plant, or its habitat (i.e. wetlands, natural area reserves, refuge).***

There are no known rare, threatened, or endangered species of animal or plant, or associated habitat on the property.

(H) ***Is contrary to the state plan, county's general plan, appropriate community plans, zoning and subdivisions ordinances.***

As previously discussed, the Project will be consistent with state plan, county's general plan, community plan, zoning and subdivisions ordinances.

(I) ***Affects air or water quality or ambient noise levels (i.e. construction impacts).***

The proposed action is not anticipated to result in any long-term impacts to air or water quality or noise levels. Ambient noise levels during construction will be mitigated by limiting construction during daylight hours.

(J) ***Located in or does affect an environmentally sensitive area, such as flood plain, shoreline, dunes, tsunami-zone, erosion-prone area, geologically hazardous land, estuary, fresh waters, or coastal waters.***

The project site is situated in Flood Zone VE with a base flood elevation of 15 feet and will be designed to minimize potential for flood damage in accordance with the standards of Maui County's Flood Hazard Ordinance. The project site is located outside of the predicted sea level rise exposure area. Construction of the new facility further inland allows for eventual mauka relocation of the program from the existing facility which is likely to be threatened by coastal processes.

(K) ***Alters natural land forms (i.e. cut and fill, retaining walls) and existing public views to and along the shoreline.***

The design intent of the development plan will be to utilize the existing topography to the greatest extent practicable and to limit the need for extensive grading. Existing views from Hāna Highway towards the shoreline are currently impeded by structures, topography and vegetation. As such there should be no significant impacts to ocean views from Hāna Highway or scenic vistas or view planes identified in county or state plans or studies.

(L) ***Is contrary to the objectives and policies of Chapter 205A, HRS.***

In light of the foregoing, the proposed action is not contrary to the objectives and policies of HRS chapter 205A.

Maui Planning Commission Shoreline Rules (MC-12, Chapter 203).

The proposed new building will be located outside of the 200 foot default shoreline setback line established by the Shoreline Rules. Based on the analysis in this EA, demolition of the existing structure. which is located within the shoreline area, meets the definition of "qualified demolition" and can be approved

administratively by the Maui County Planning Department via a Shoreline Setback Determination request.

F. CHAPTER 343 HAWAII REVISED STATUTES

This Draft EA has been prepared in accordance with the provisions of Chapter 343, HRS, (Environmental Impact Statement Law) and Title 11, Chapter 200, HAR, Environmental Impact Statement Rules.

Section 343.5 HRS, establishes nine "triggers" that require the preparation of an Environmental Assessment (EA) or EIS. The trigger for the proposed expansion of the PYCC is the use of County land.

The following section addresses the significance criteria specified in Section 11-200.1-13 of the Department of Health rules relating to Environmental Impact Statements:

A. ***Irrevocably commit a natural, cultural, or historic resource.***
As documented in this report, there are no significant cultural or natural resources on the property. Demolition of the existing structure will restore the natural shoreline resource.

B. ***Curtail the range of beneficial uses of the environment.***
The proposed project does not introduce an incompatible use to the area; therefore, the project will not curtail the range of beneficial uses of the environment in the project vicinity. Demolition of the existing structure will expand beneficial uses of the environment.

C. ***Conflict with the State's environmental policies or long-term environmental goals established by law.***
The project is being developed in compliance with the state's long-term environmental goals. As documented in this report, adequate mitigation measures will be implemented to minimize the potential for negative impacts on the environment.

D. ***Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.***

As documented in this report, significant negative long-term impacts to the socio-economic environment or cultural practices are not anticipated because of the proposed action.

E. ***Have a substantial adverse effect on public health.***

There are no special or unique aspects of the project which will have a negative impact on public health.

F. ***Involve adverse secondary impacts, such as population changes or effects on public facilities.***

The proposed project will not lead to an impact on population levels since there is no residential component. As documented in this report, the project will not result in a significant negative impact on public facilities.

G. ***Involve a substantial degradation of environmental quality.***

The Applicant has proposed a series of mitigation measures to limit the impacts to the environment and will respond to issues raised during the review and approval process.

H. ***Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions***

The project does not involve a commitment to larger actions on behalf of the applicant or any public agency.

I. ***Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.***

There are no known rare, threatened, or endangered species or habitat identified at the project site.

J. ***Have a substantial adverse effect on air or water quality or ambient noise levels.***

As documented, there will be short term impacts on air and water quality and ambient noise levels during construction; however, mitigation measures will be employed to minimize these impacts. Adverse long-term impacts are not anticipated.

K. ***Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone,***

sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The project site is situated in Flood Zone VE with a base flood elevation of 15 feet and will be designed to minimize potential for flood damage in accordance with the standards of Maui County's Flood Hazard Ordinance. The project site is located outside of the predicted sea level rise exposure area. Construction of the new facility further inland allows for mauka relocation of the program from the existing facility which is being threatened by coastal processes.

L. ***Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies.***

Existing views from Hāna Highway towards the shoreline across the project site are currently impeded by structures, topography and vegetation. As such there should be no significant impacts to ocean views from Hāna Highway or scenic vistas or view planes identified in county or state plans or studies.

M. ***Require substantial energy consumption or emit substantial greenhouse gases.***

Construction of proposed structure will comply with Chapter 16.26.1300, "Energy Conservation", Maui County Code. Where practical and economically feasible, the proposed structure will meet or exceed the building efficiency standard for the State of Hawaii. PYCC's goal is a net positive energy building that produces all its energy from renewable sources and uses no fossil fuel-based systems.

V. Contextual Issues

A. RELATIONSHIP BETWEEN SHORT-TERM USES AND MAINTENANCE OF LONG-TERM PRODUCTIVITY

Short-term uses and long-term productivity consist of short-term construction activities related to the build-out of the PYCC and the long-term benefits of these activities.

Construction activities would result in short-term impacts involving temporary and permanent alteration of land for grading, site work, infrastructure and building. Localized degradation of air quality and increased noise levels would also occur in the short-term due to construction-related activities. Many short-term impacts can be avoided or mitigated by implementation of construction BMP's. Applicable BMP's include implementing erosion control measures, directing storm water run-off to detention/retention basins, and preventing the release of fuel or other contaminants. The tradeoffs among these short-term impacts are the increase in employment and immediate economic benefits of construction-related activities. These short-term impacts and benefits are documented in the DEA.

In the long-term, the proposed PYCC building is designed to be a true home for the participants it serves, emphasizing a safe, welcoming, and nurturing environment where young people can feel a sense of belonging and community. This new facility, part of the non-profit organization's managed retreat plan, will relocate their operations further from the shoreline. Beyond supporting PYCC's drop-in and life-skill programs for Maui's youth, the building's design harmonizes with the unique characteristics of its surrounding environment. The PYCC programs have benefited 1,000s of Maui's youth for over thirty years. The proposed project will serve the community both through its core programming for youth and by preserving and improving beach access for all. PYCC will share the park and catalyze its enhancement and beautification beyond the building. Resilience, durability and adaptability are key principles as PYCC extends its long-term commitment to the Pāʻia community and envisions a 100-yr building to serve generations of Pāʻia youth.

The proposed PYCC project will create both temporary construction jobs and sustain permanent long-term employment. The economic impacts associated with the short and long-term implementation of the PYCC are documented in Section III.B.3 of the DEA.

B. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Implementation of the development will result in the irreversible and irretrievable commitment of certain natural and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the Plan's implementation. However, the PYCC's aspirational set of sustainability goals will reduce the irreversible and irretrievable commitments of resources. Impacts represented by the commitment of these resources must be weighed against the positive socio-economic benefits that could

be derived from the project versus the consequences of either taking no action or pursuing another less beneficial use of the area.

C. CUMULATIVE AND SECONDARY IMPACTS

Per HAR §11-200.1-2, cumulative impacts result from the incremental effects of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individual minor actions, which become collectively significant over time. Indirect or secondary impacts are associated with, but do not result directly from, an action. They are reasonably foreseeable impacts that are caused by the proposed action but are distanced by time and space from the property. Indirect impacts may include growth-inducing effects and other effects related to changes in the land use patterns, population density, and related effects on air and water and other natural resources.

The project is located on County land adjacent to the existing PYCC building and skatepark, a County Park and Pā'ia town. The Project is not a phase of a larger action, nor does it represent a commitment to such actions.

The County owned property is a suitable location for a future PYCC building, as it is an ideal location adjacent to the existing PYCC building parking lot and County park and within the urban area of Pā'ia Town, which has amenities, Fire and Police services, professional services, public and private schools, parks, grocery stores, restaurants, and retail outlets. The site is also located at the southeast periphery of a larger 25 acre County owned parcel, minimizing impacts on the open space characteristics of that property.

The project is not residential in nature and therefore will not lead to a population increase for the Pā'ia area; and not anticipated to alter the region or Maui's population projections. As such, cumulative impacts on the shift of population are minimal. The Project requires the provision of basic infrastructure such as potable water, wastewater service, power, and telecommunication; however, the project will be developed within service capacities and will not overcommit resources. As such, cumulative impacts on utilities and infrastructure are relatively negligible.

The impacts of climate change are inherently cumulative and indirect, as they occur incrementally over time and are distanced by time and space from the property. The project's individual contribution to the cumulative impacts of global

greenhouse gas (GHG) emissions will be relatively negligible. PYCC will encourage the design and construction of new building to include components of the "Hawai'i BuiltGreen" and "ENERGY STAR" programs. Additionally, the proposed landscaping and trees will be incorporated throughout the Site which will help to mitigate and absorb local GHG emissions.

The construction of the Project is anticipated to have a beneficial short- and long-term cumulative and indirect impacts on jobs, earnings, and tax revenues. Additionally, the socio-economic benefits associated with providing the PYCC community with a new modern facility and maintaining employment opportunities on site are innumerable and should not be understated. Therefore, with the proposed mitigation measures, the Project is not anticipated to result in significant adverse cumulative, indirect, or secondary impacts.

D. UNRESOLVED ISSUES

The County of Maui Department of Parks and Recreation (DPR) is moving forward on a project that will improve the existing gravel parking lot serving Lower Pā'ia Park and the PYCC facilities. PYCC's design consultants have been coordinating with DPR to ensure that both projects are designed in a seamless and coordinated manner. PYCC will continue to coordinate with the DPR in order to minimize impacts to PYCC operations during construction of the parking lot project.

PYCC is also requesting approval of a SMA Use Permit from the Maui Planning Commission. The request will be heard by the Commission in a Public Hearing and public testimony will be accepted.

E. CONCLUSION

Based on the foregoing analysis, the proposed project will not result in significant negative impacts to the environment. It is consistent with the requirements of HRS Chapter 343, and a Finding of No Significant Impact (FONSI) is anticipated. PYCC is also requesting approval of a SMA Use Permit for the project from the Maui Planning Commission. This document provides rationale in support of said request.

VII. REFERENCES

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VIII. CONSULTATION AND REVIEW

A. EARLY CONSULTATION

Prior to the preparation of the DEA, consultation on the project was undertaken with the following agencies:

2023	Consultation meetings with Maui County Department of Parks Department on Lease and adjacent temporary parking.
2024	Consultation with Maui Planning Department on what department is the Approving Agency for EA.
2024	Consultation meetings with Maui County Department of Parks and Recreation.

A request for early consultation was transmitted to the following agencies and organizations for review and comment. The Agencies and individuals with an asterisk * provided comments (See: Appendix C, "Early Consultation Comments and Responses")

Federal Agencies
U.S. Fish and Wildlife Service*

State Agencies
Department of Agriculture
Department of Accounting and General Services
Department of Business, Economic Development & Tourism (DBEDT)
DBEDT – Office of Planning and Sustainable Development*
Department of Education
Department of Hawaiian Homelands
Department of Health- Clean Water Branch
Department of Health- Safe Drinking Water Branch
Department of Health- Clean Air Branch
Department of Health- Wastewater Branch
Department of Health- Maui District

Department of Land and Natural Resources (DLNR) – Land Division
DLNR – State Historic Preservation Division (SHPD)
DLNR- Engineering Division
DLNR- Commission on Water Resource Management
DLNR – Maui Land Agent
DLNR – Forestry and Wildlife
Department of Transportation
Office of Hawaiian Affairs

Maui County Agencies
Department of Environmental Management*
Department of Fire and Public Safety
Department of Housing and Human Concerns*
Department of Parks and Recreation
Department of Planning*
Department of Public Works
Department of Transportation
Department of Water Supply
Police Department*

Figure 1 – Regional Location Map

Paia Youth and Cultural Center

TMK: (2) 2-5-005: 017

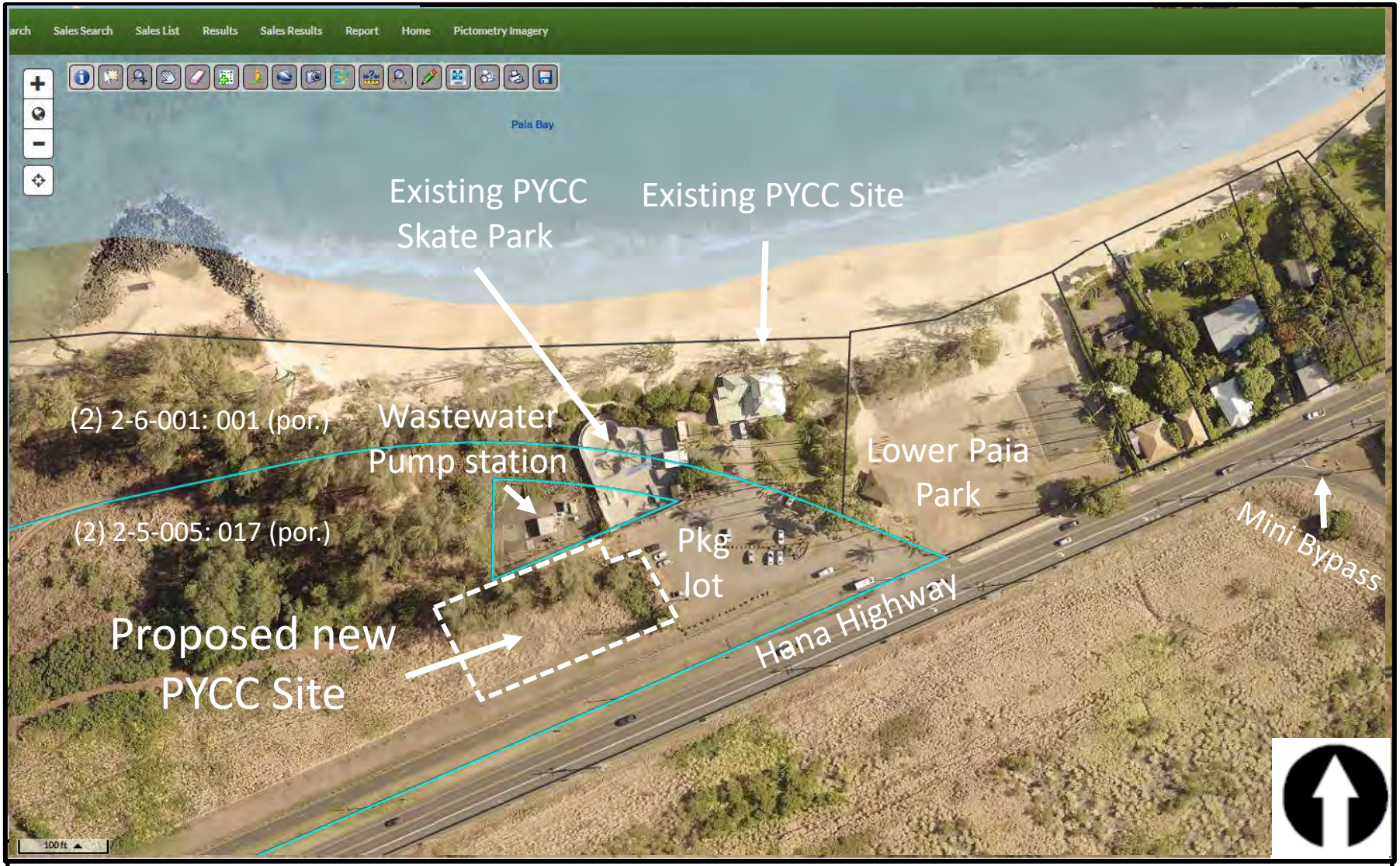

Figure 2 – Aerial Vicinity Map

Paia Youth and Cultural Center

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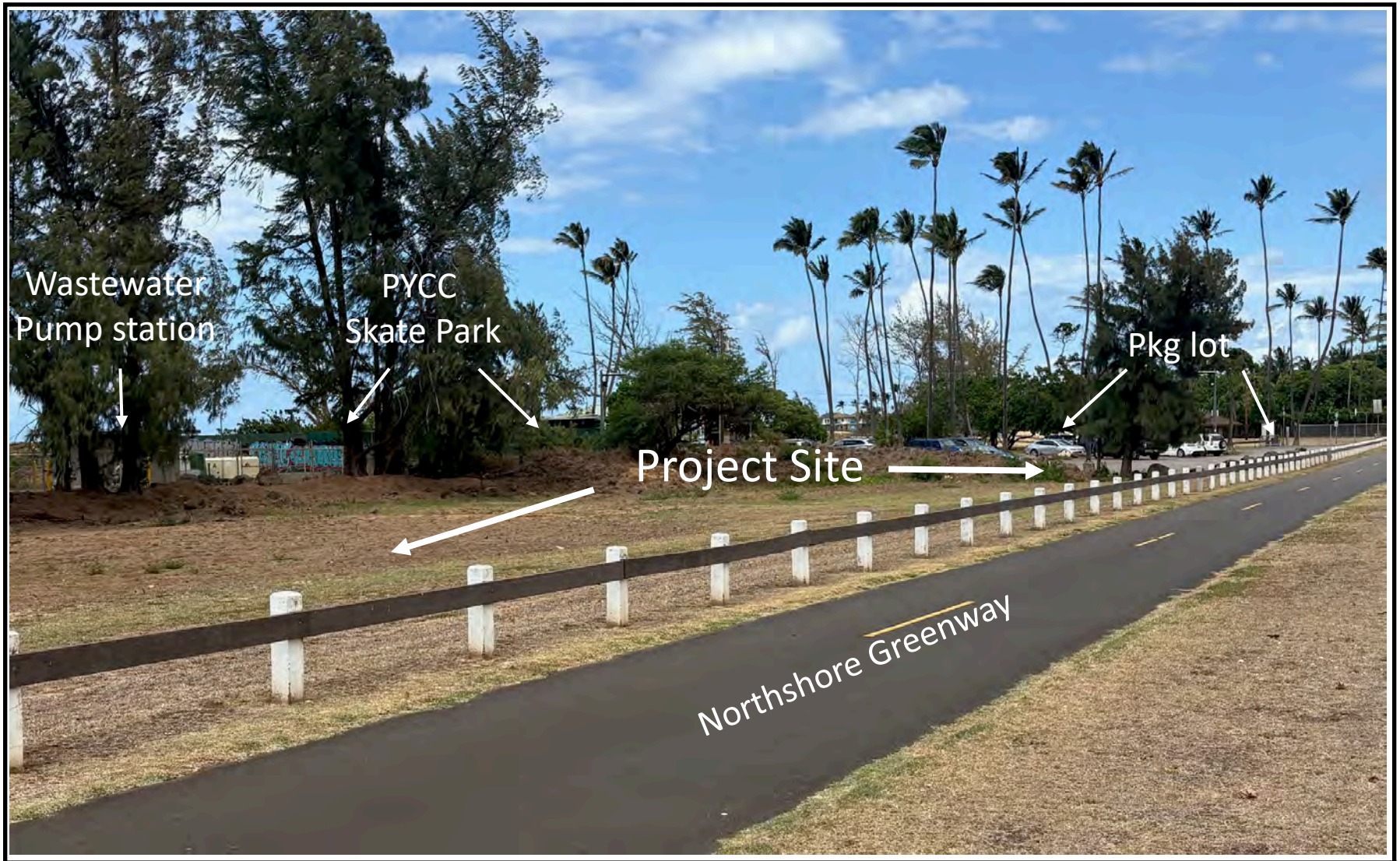

Figure 3 – Site Photograph (Northeast view)

Paia Youth and Cultural Center

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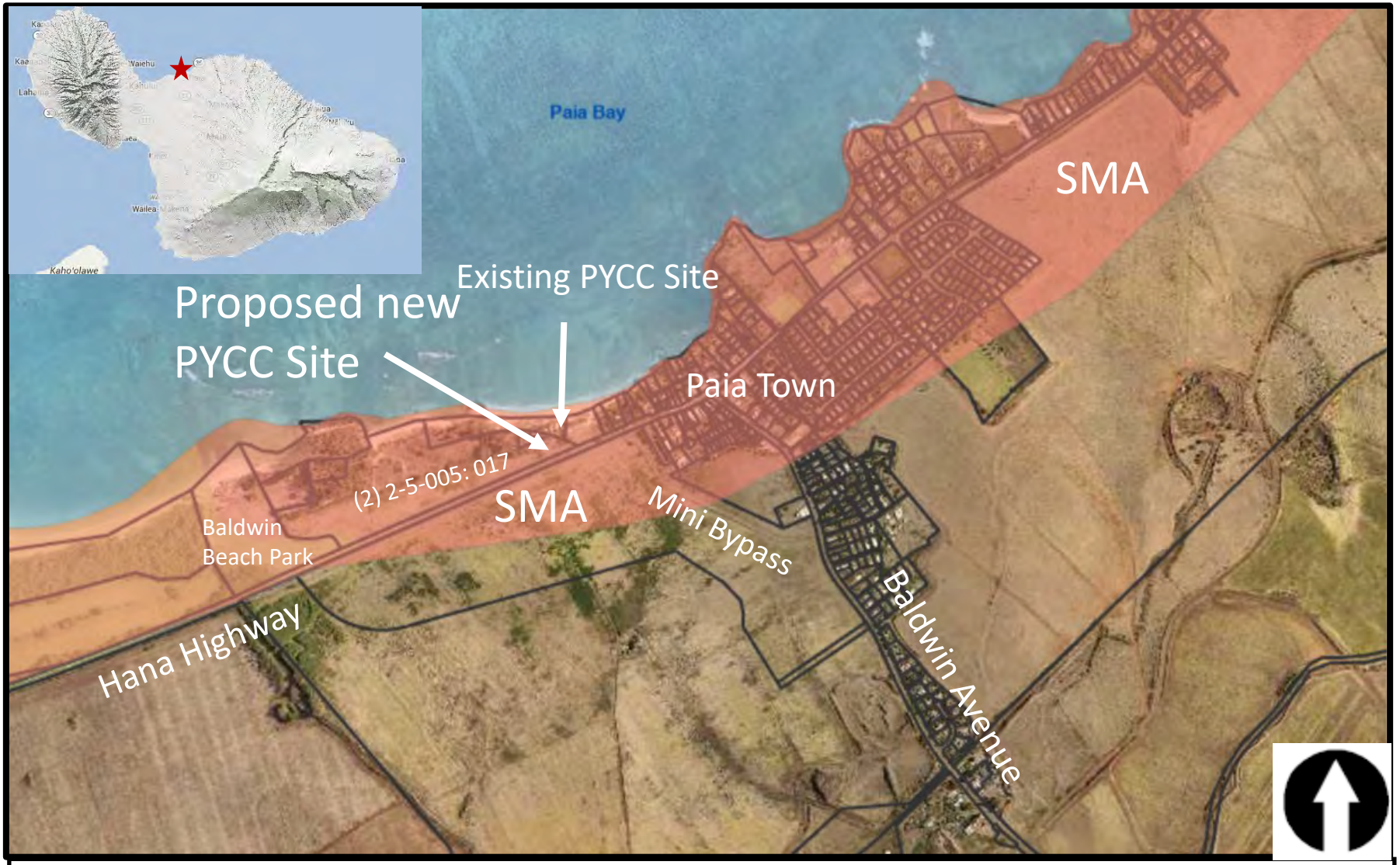

Figure 4 – Special Management Area

Paia Youth and Cultural Center

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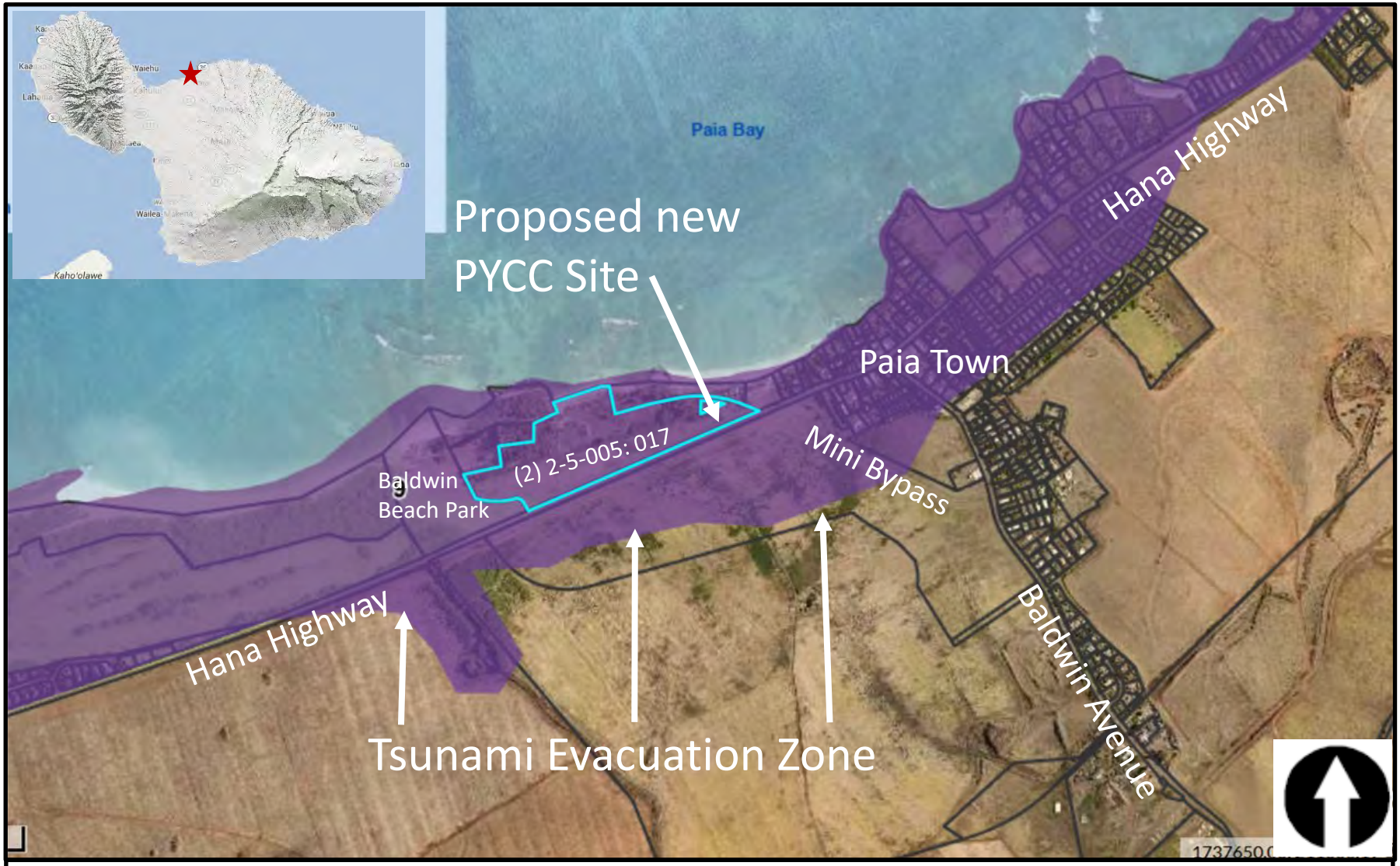

Figure 5 – Tsunami Evacuation Zone

Paia Youth and Cultural Center

TMK: (2) 2-5-005: 017

Figure 6

PA'IA YOUTH & CULTURAL CENTER

SITE PLAN

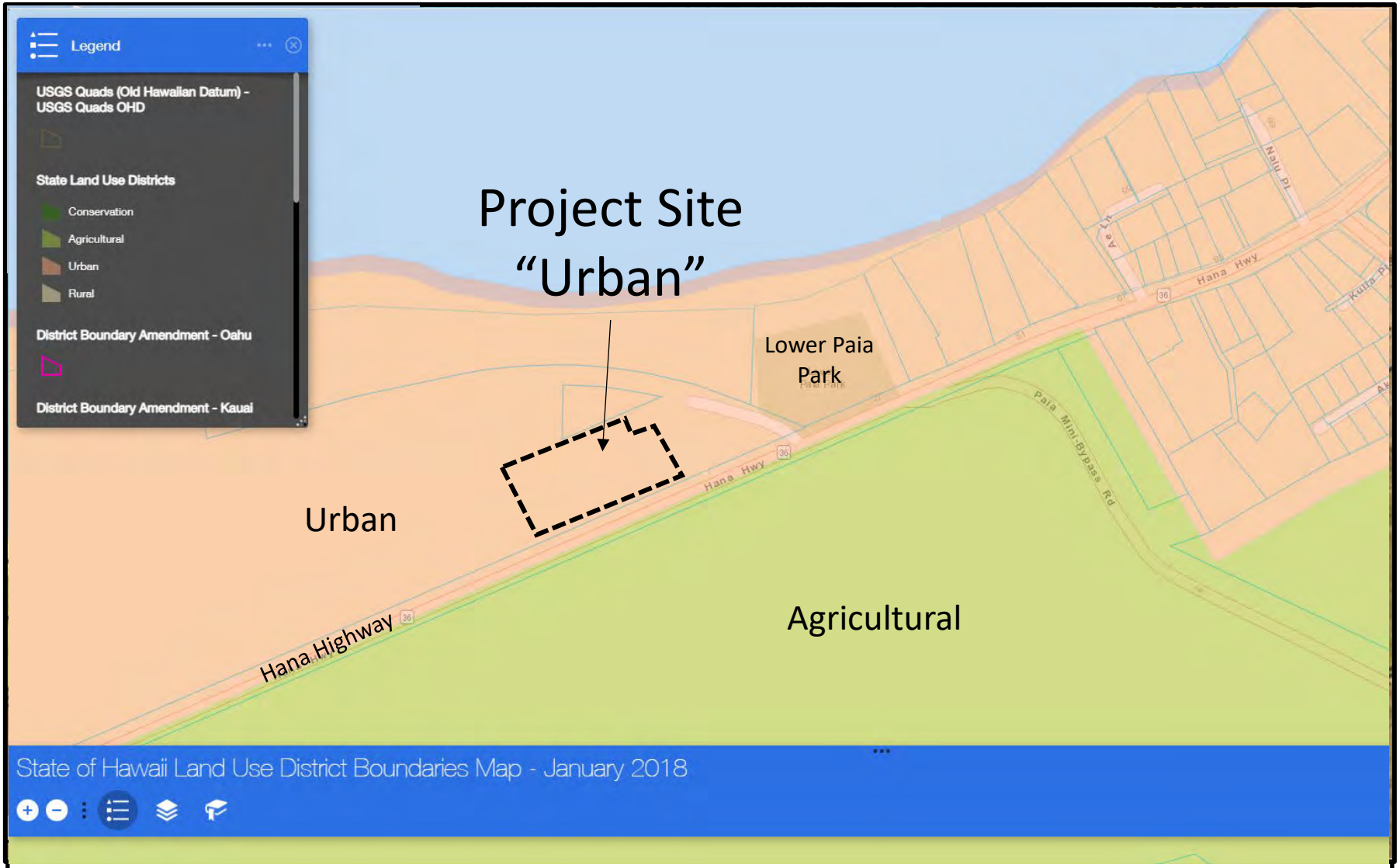

Figure 7 – State Land Use District Map

Paia Youth and Cultural Center

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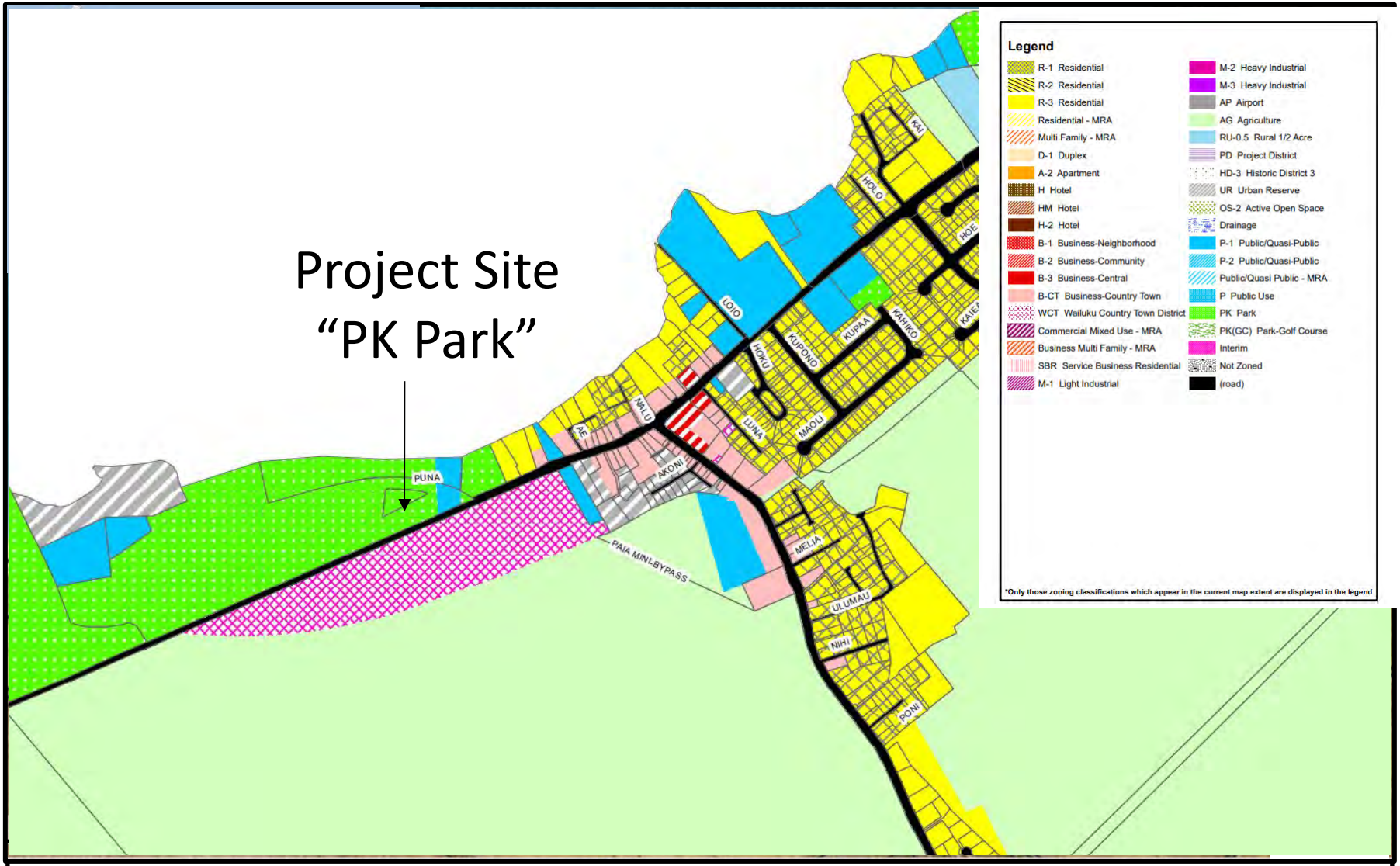

Figure 8 – Maui County Zoning Map

Paia Youth and Cultural Center

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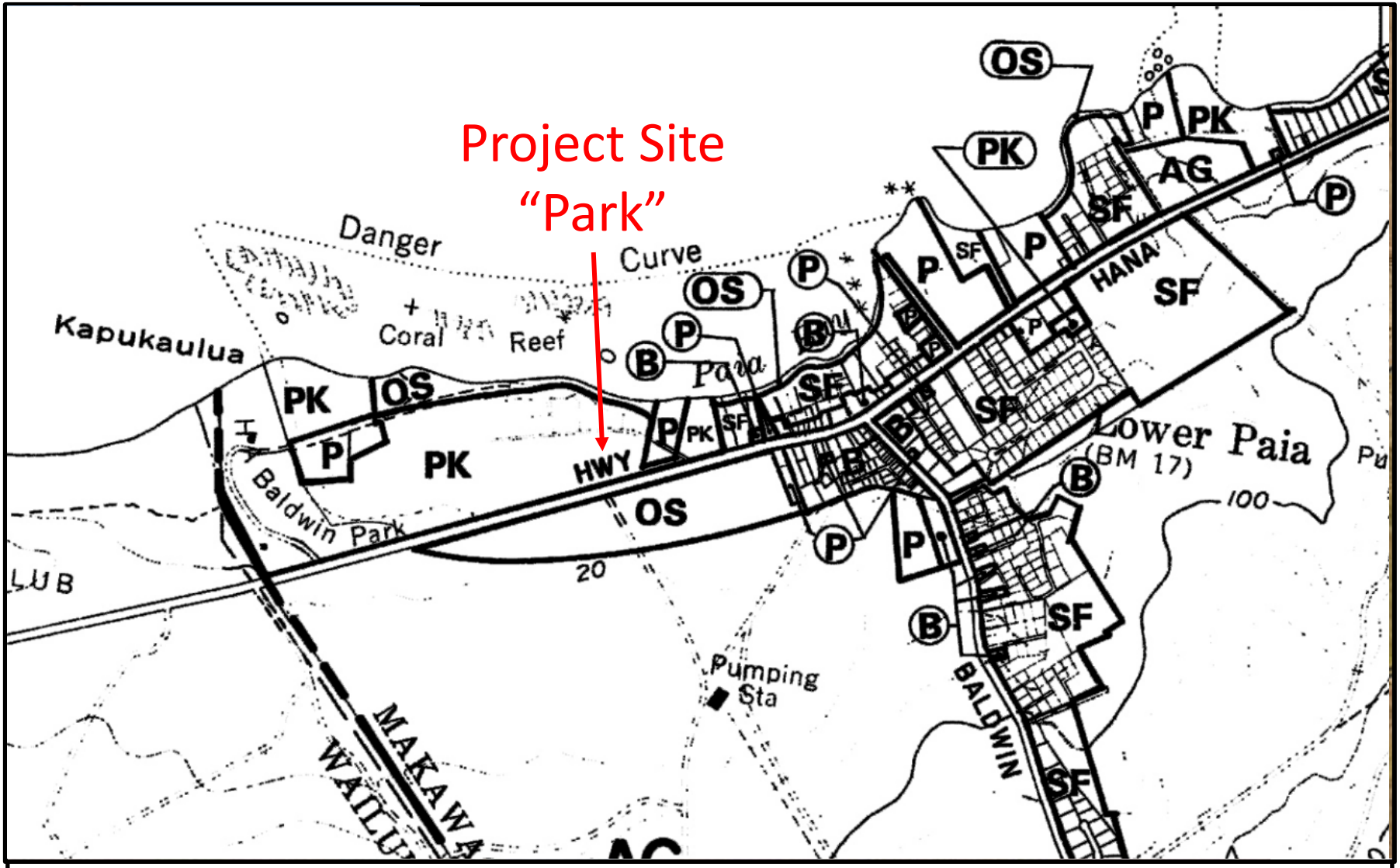

Figure 9 – Paia-Haiku Community Plan Land Use Map

Paia Youth and Cultural Center

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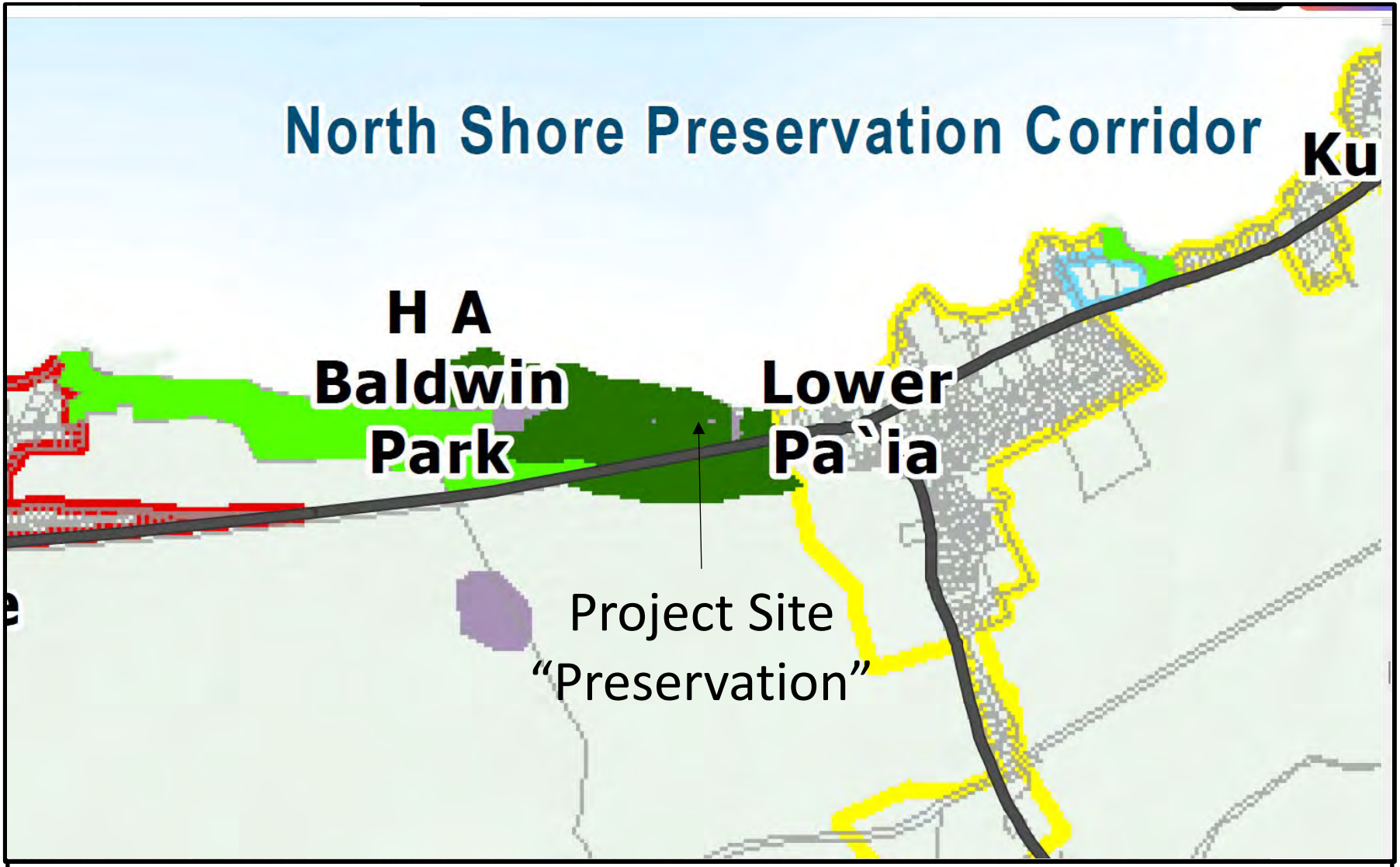

Figure 10 – Maui Island Plan Protected Areas Diagram

Paia Youth and Cultural Center

TMK: (2) 2-5-005: 017

Figure 11 – NRCS Soils Map

Paia Youth and Cultural Center

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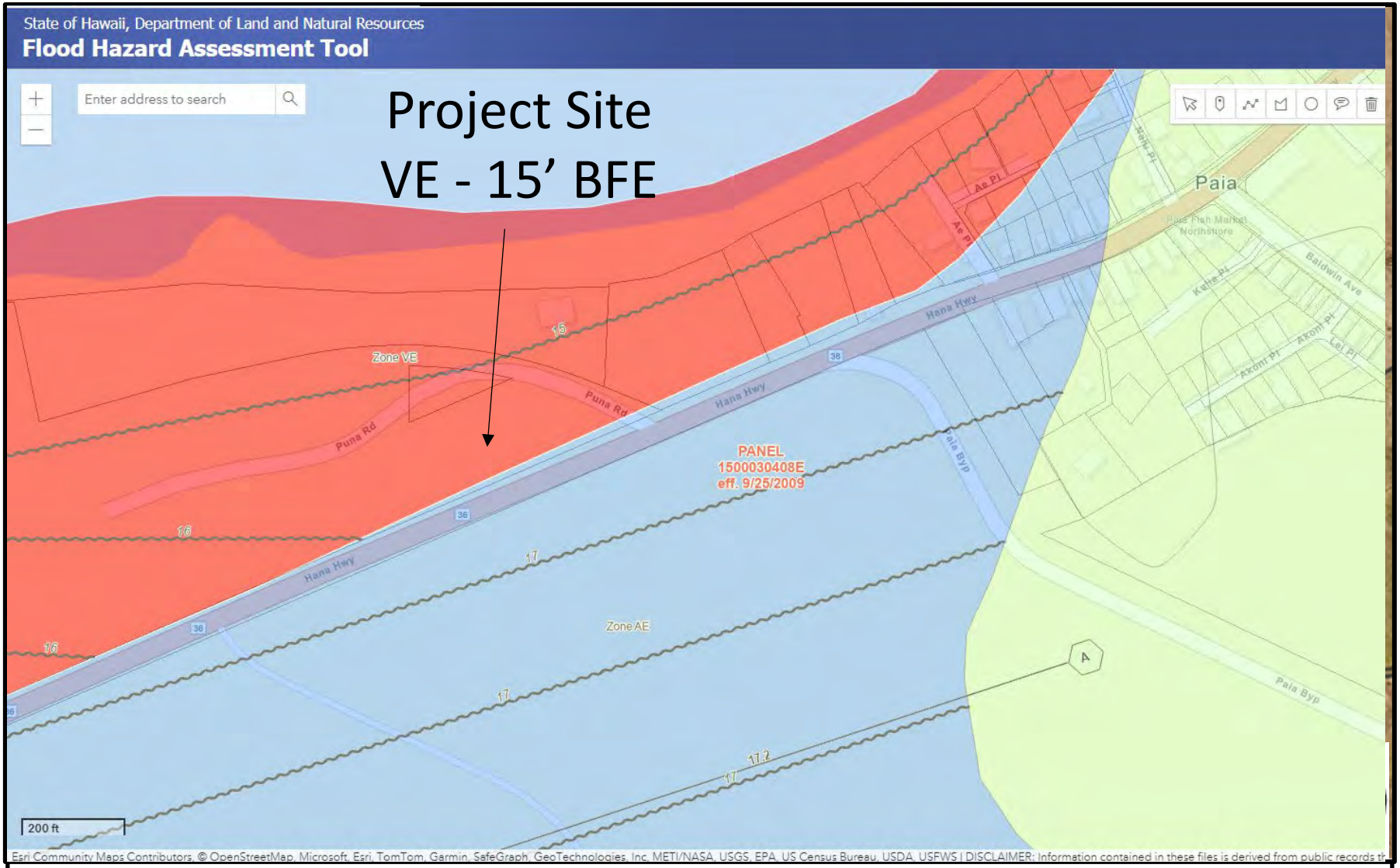

Figure 12 – Flood Hazard Area Map

Paia Youth and Cultural Center

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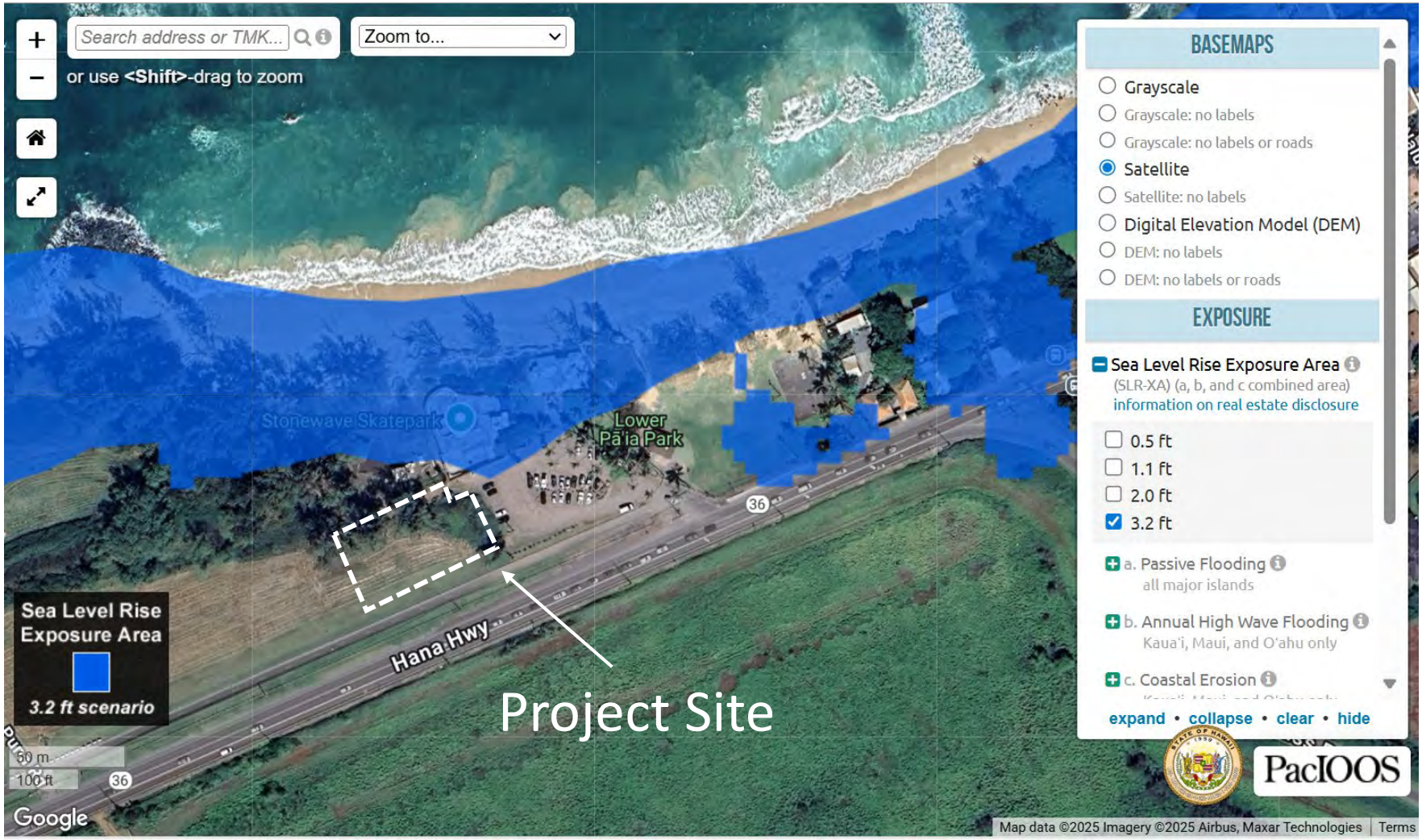

Figure 13 – Sea Level Rise Viewer

Paia Youth and Cultural Center

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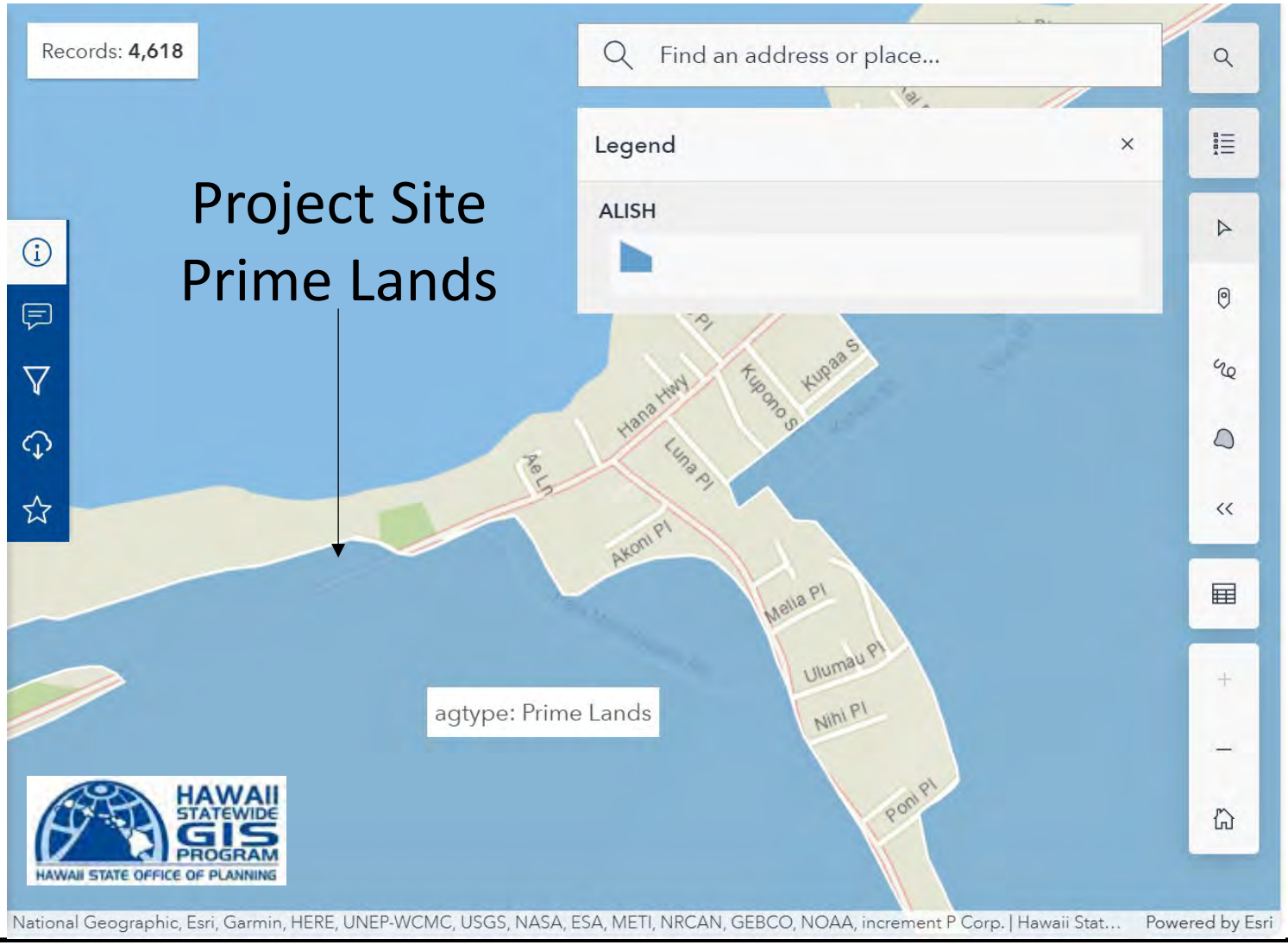


Figure 14 – ALISH Soils Map

Paia Youth and Cultural Center

TMK: (2) 2-5-005: 017

Figure 15 – Shoreline Setback Viewer

Paia Youth and Cultural Center

TMK: (2) 2-5-005: 017

Appendix A

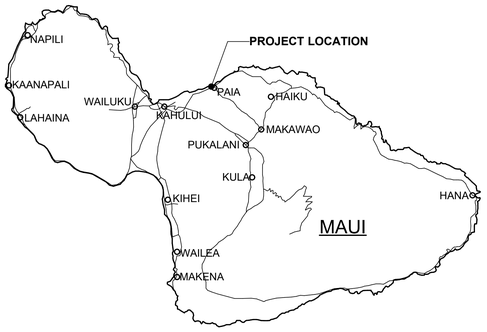
PYCC Design Documents

PA'IA YOUTH & CULTURAL CENTER

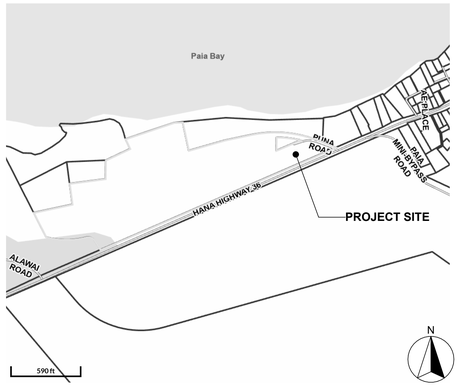
ABBREVIATIONS

AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BOW	BOTTOM OF WALL
CABT	CABINET
CEM	CEMENT
CER	CERAMIC
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CRM	CONCRETE RUBBLE MASONRY
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEFS	DIRECT EXTERIOR FINISH SYSTEM
DEG	DEGREE
DET	DETAIL
DIS	DISPLAY
DS	DOWNSPOUT
DWGS	DRAWINGS
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXST, (E)	EXISTING
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH
FFE	FINISH FLOOR ELEVATION
FIXT	FIXTURE
FLR	FLOOR
FOF	FACE OF FINISH
FP	FIRE PROTECTION
FSPK	FIRE SPRINKLER
GLAZ	GLAZING
GLS	GLASS
GF	GROUND FLOOR
GR	GROUND
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HP	HIGH POINT
HM	HOLLOW METAL
HT	HEIGHT
IDF	INTERMEDIATE DISTRIBUTION FRAME
INT	INTERIOR
JAN	JANITOR
JT	JOINT
LAV	LAVATORY
MAX	MAXIMUM
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MIN	MINIMUM
MNF	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OD	OUTSIDE DIMENSION
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PLAS	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PTD	PAINTED
REFL	REFLECTIVE
REST	RESTROOM
RM	ROOM
SCHED	SCHEDULE
SH	SHOWER
SHT	SHEET
SL	SLOPE
SS	STAINLESS STEEL
STOR	STORAGE
STRUCT	STRUCTURAL/STRUCTURE
SURF	SURFACE
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
THRESH	THRESHOLD
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIS	VISUAL
W/	WITH
WC	WATER CLOSET
WD	WOOD
WO	WHERE OCCURS
WNDW	WINDOW
WP	WATERPROOF
WR	WATER-RESISTANT

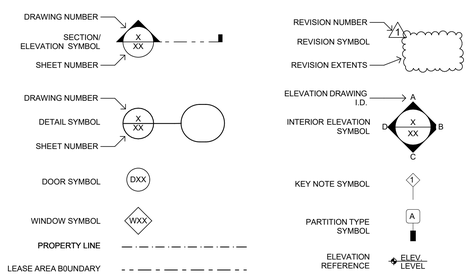
LOCATION MAP



VICINITY MAP



SYMBOLS LEGEND



PROJECT DATA

ZONING DATA:

ADDRESS:	HANA HIGHWAY PA'IA HI 96779
TMK:	TMK:(2)2-5-005:017 (POR)
COUNTY ZONING:	PARK (PK-1)
STATE ZONING:	URBAN
LOT AREA:	25.222 ACRES
LEASE AREA:	0.54 ACRES
SMA ZONE:	YES
FLOOD ZONE:	VE, BFE=15
MAX. BLDG. HT.	120 FEET
FRONT YARD SETBACK	20 FEET
SIDE/REAR YARD SETBACK	20 FEET
USE:	YOUTH CENTER

BUILDING INFORMATION:

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE (IBC) W/ MAUI COUNTY AMMENDMENTS	
OCCUPANCY:	A-3, ASSEMBLY (COMMUNITY HALL)	
CONSTRUCTION TYPE:	TYPE VA, SPRINKLERED	
FLOOR AREA:	TOTAL:	11,216 SF
	GROUND FLOOR INTERIOR:	184
	GROUND FLOOR COVERED EXTERIOR:	1,710
	GROUND FLOOR GARAGE:	2,373
	GROUND FLOOR STORAGE:	1,383
	MAIN FLOOR INTERIOR:	4,332
	MAIN FLOOR COVERED EXTERIOR:	1,234
BUILDING HEIGHT:	36'-0"	

SHEET INDEX

DIRECTORY

OWNER:	PA'IA YOUTH COUNCIL INC. dba PA'IA YOUTH AND CULTURAL CENTER
GENERAL CONTRACTOR:	
ARCHITECT:	ROMANCHAK ARCHITECTURE LLC ALIKA ROMANCHAK alika@romanchakarchitecture.com 808.292.5446
LANDSCAPE ARCHITECT:	HAWAII LAND DESIGN, LLC BILL MITCHELL bmitchell@hawaiilanddesign.com 808.385.2859
CIVIL ENGINEER:	OTOMO ENGINEERING, INC. ASHLEY OTOMO ashley@otomoengineering.com 808.242.0032
GEOTECHNICAL ENGINEER:	HAWAII GEOTECHNICAL CONSULTING INC. ROBERT GIBBENS rmgibbens@yahoo.com 808.205.1727
STRUCTURAL ENGINEER:	SCOT LISTAVICH STRUCTURAL ENGINEER SCOT LISTAVICH scot@slsemaui.com 808.283.0728
MECHANICAL ENGINEER:	MAUI MECHANICAL ENGINEERING INC. JON HARPER jon@mauimecheng.com 808.495.5889
ELECTRICAL ENGINEER:	ECM INC. MARK RICKARD mark@ecm-maui.com 808.242.8070
SUSTAINABILITY CONSULTANT:	BIOSTUDIO KIRSTIN WEEKS kirstin@biostudio.com 415.946.0746
ENERGY MODELLING:	ENERLITE CONSULTING, INC LADAN GHOBAD lghobad@enerlite-consulting.com 360.324.2941

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tel: 808.292.5446

ALEXANDER G. ROMANCHAK
LICENSED PROFESSIONAL ARCHITECT
No.14051
HAWAII, U.S.A.

EXPIRATION DATE 4/30/2026

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PA'IA YOUTH & CULTURAL CENTER

HANA HIGHWAY
PA'IA, HI 96779
TMK:(2)2-5-005:017 (POR)

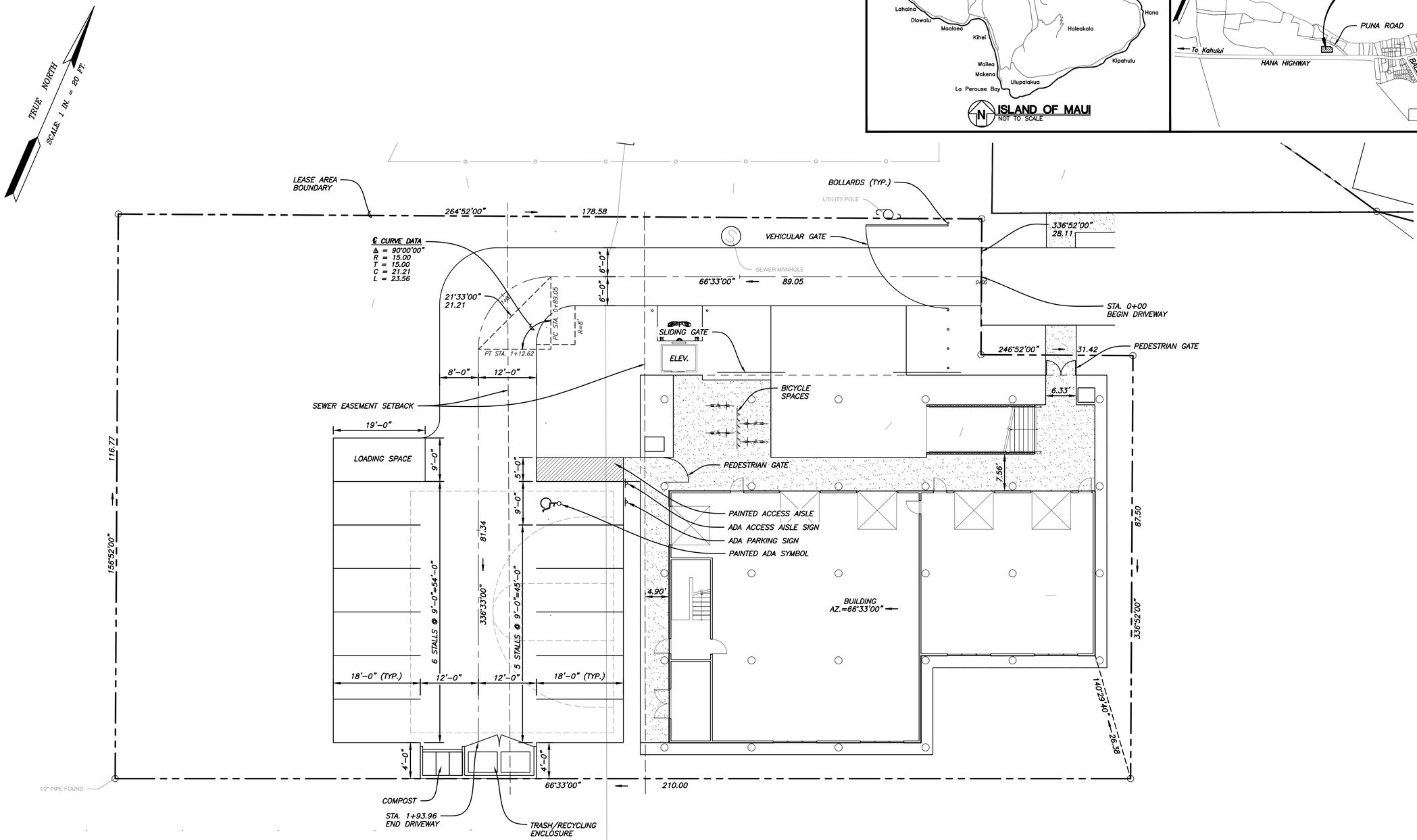
SCHEMATIC DESIGN
7 MARCH 2025
Project #: 20007

REV.	DESCRIPTION	DATE

COVER SHEET

A0.1

SHEET OF

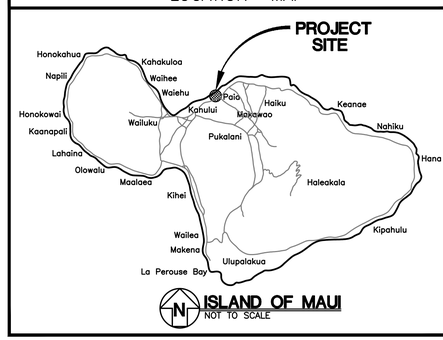


NOT FOR CONSTRUCTION

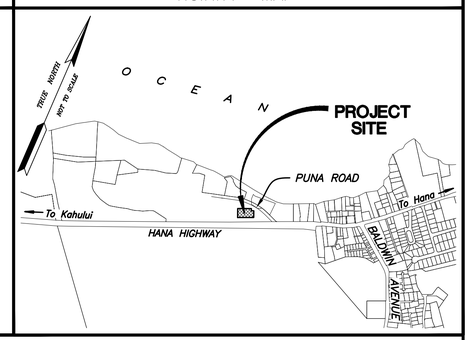
PRELIMINARY SITE PLAN

SCALE: 1 IN. = 10 FT.

LOCATION MAP



VICINITY MAP



OTOMO
ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
305 S. HIGH STREET, STE. 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032

ASHLEY N. M. OTOMO
LICENSED PROFESSIONAL ENGINEER
No. 16286-C
HAWAII, U.S.A.

LICENSE EXPIRES: 4-30-26

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SIGNATURE 3-7-25 DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

PAIA YOUTH & CULTURAL CENTER

T.M.K.: (2) 2-5-005: 017 (POR.)

PAIA, MAUI, HAWAII

PRELIMINARY SITE PLAN

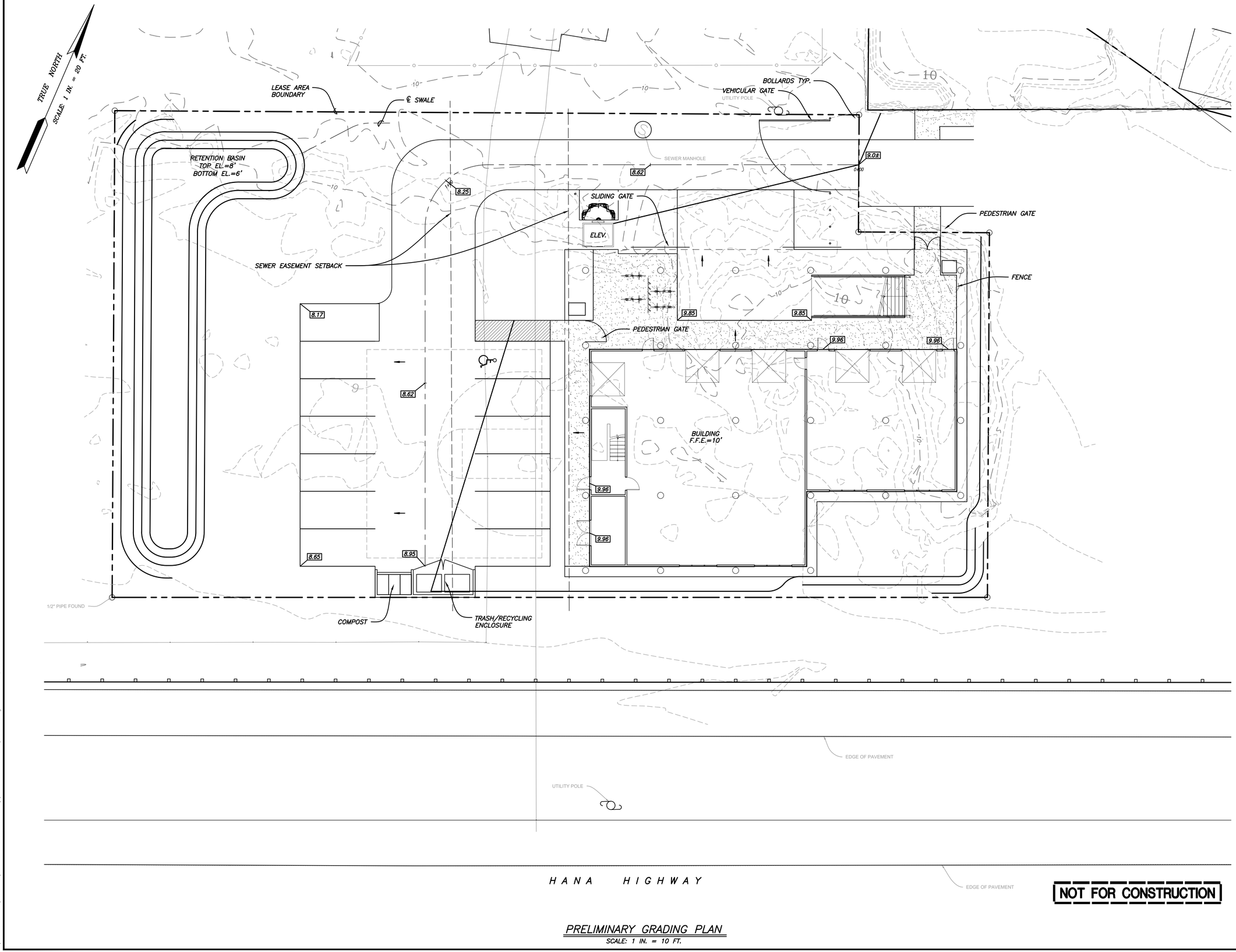
REVISION	DATE	NOTE
1		
2		
3		
4		
5		
6		
7		

DESIGNED BY:	A.N.M.O.
DRAWN BY:	L.C.O.
PROJECT NO.:	2023-18
DRAWING NAME:	SITE-00
DATE:	3-7-25

SHEET NO.

OF SHEETS

©\2023 PROJECTS\2023-18 (Paia Youth & Cultural Center)\CONSTRUCTION PLANS\SITE-00.dwg Mar 01, 2025 - 6:22 am



NOT FOR CONSTRUCTION

PRELIMINARY GRADING PLAN
SCALE: 1 IN. = 10 FT.

C:\2023 PROJECTS\2023-18 (Paia Youth & Cultural Center)\CONSTRUCTION PLANS\GRAD-00.dwg Mar 01, 2025 - 6:21 am

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ENGINEERING, INC.
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ASHLEY N. M. OTOMO
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HAWAII, U.S.A.

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Ashley Otomo — 3-7-25
SIGNATURE — DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

PAIA YOUTH & CULTURAL CENTER

T.M.K.: (2) 2-5-005: 017 (POR.)

PAIA, MAUI, HAWAII

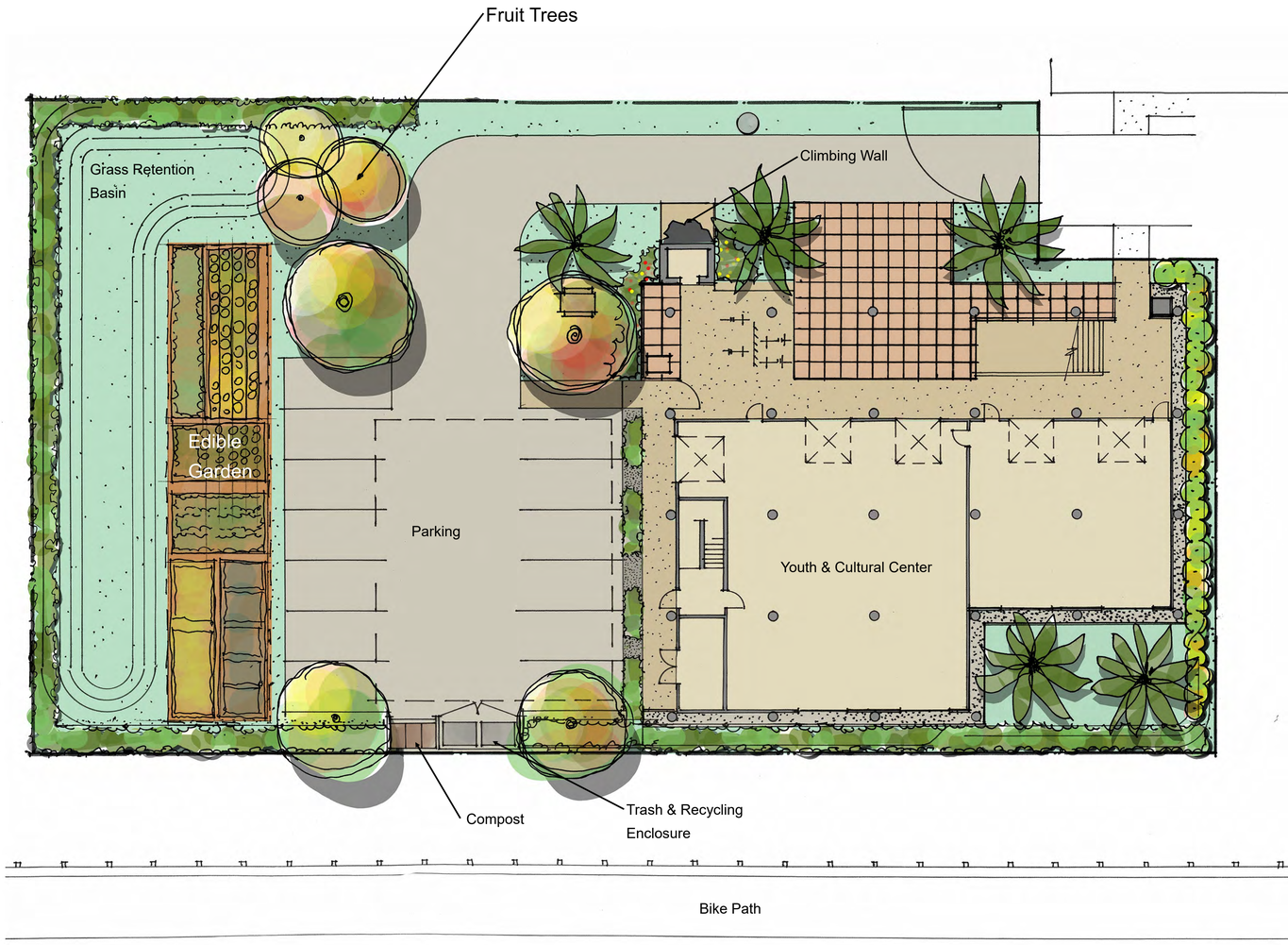
PRELIMINARY GRADING PLAN

REVISION	DATE	NOTE
1		
2		
3		
4		
5		
6		
7		

DESIGNED BY:	A.N.M.O.
DRAWN BY:	L.C.O.
PROJECT NO.:	2023-18
DRAWING NAME:	GRAD-00
DATE:	3-7-25

SHEET NO.

OF SHEETS



Plant Material Palette

Native Trees:
-Milo
-Coconut Palm
-Loulu Palm
Native Shrubs:
-Naupaka
-Koki'o ke'oke'o
-Kalo
-'Ilima Papa
-Ma'o
Native Ground Cover:
-Pōhinahina
-Pili grass
-Kāwelu
Turf Grass:
-Seashore Paspalum

Note:
All Planting will be established with drip Irrigation and maintained with minimal water use

Preliminary Landscape Plan

PAIA YOUTH & CULTURAL CENTER

0' 5' 10' 20' 30'

HAWAII LAND DESIGN

3-17-25

ROMANCHAK ARCHITECTURE
Romanchak Architecture LLC
3681 Baldwin Ave. #A204
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tel: 808.292.5446

ALEXANDER G. ROMANCHAK
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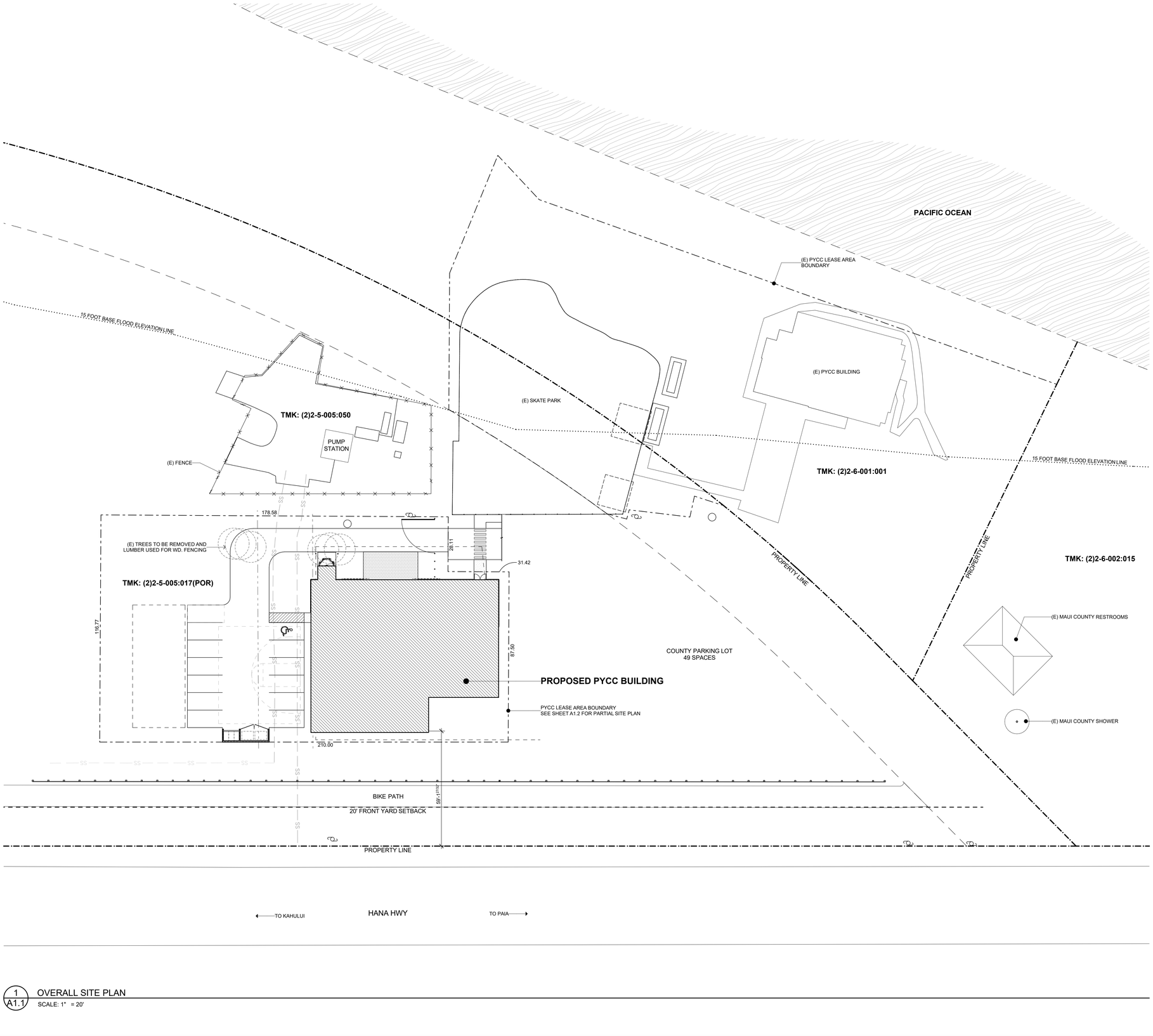
PRELIMINARY LANDSCAPE PLAN

L1.1

SHEET OF



1 / A1.1 OVERALL SITE PLAN
SCALE: 1" = 20'

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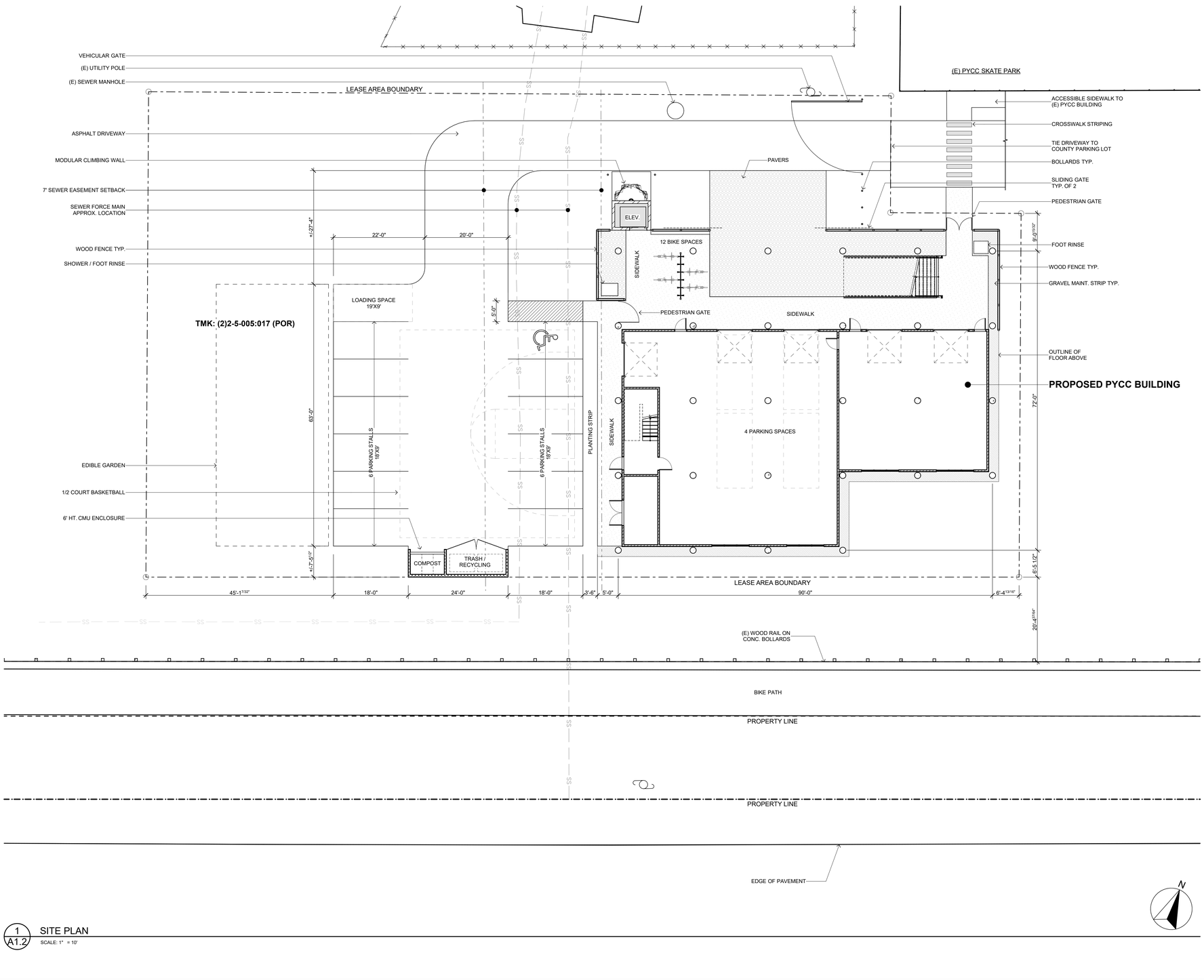
OVERALL SITE PLAN

A1.1

SHEET OF



1 A1.2 SITE PLAN

SCALE: 1" = 10'

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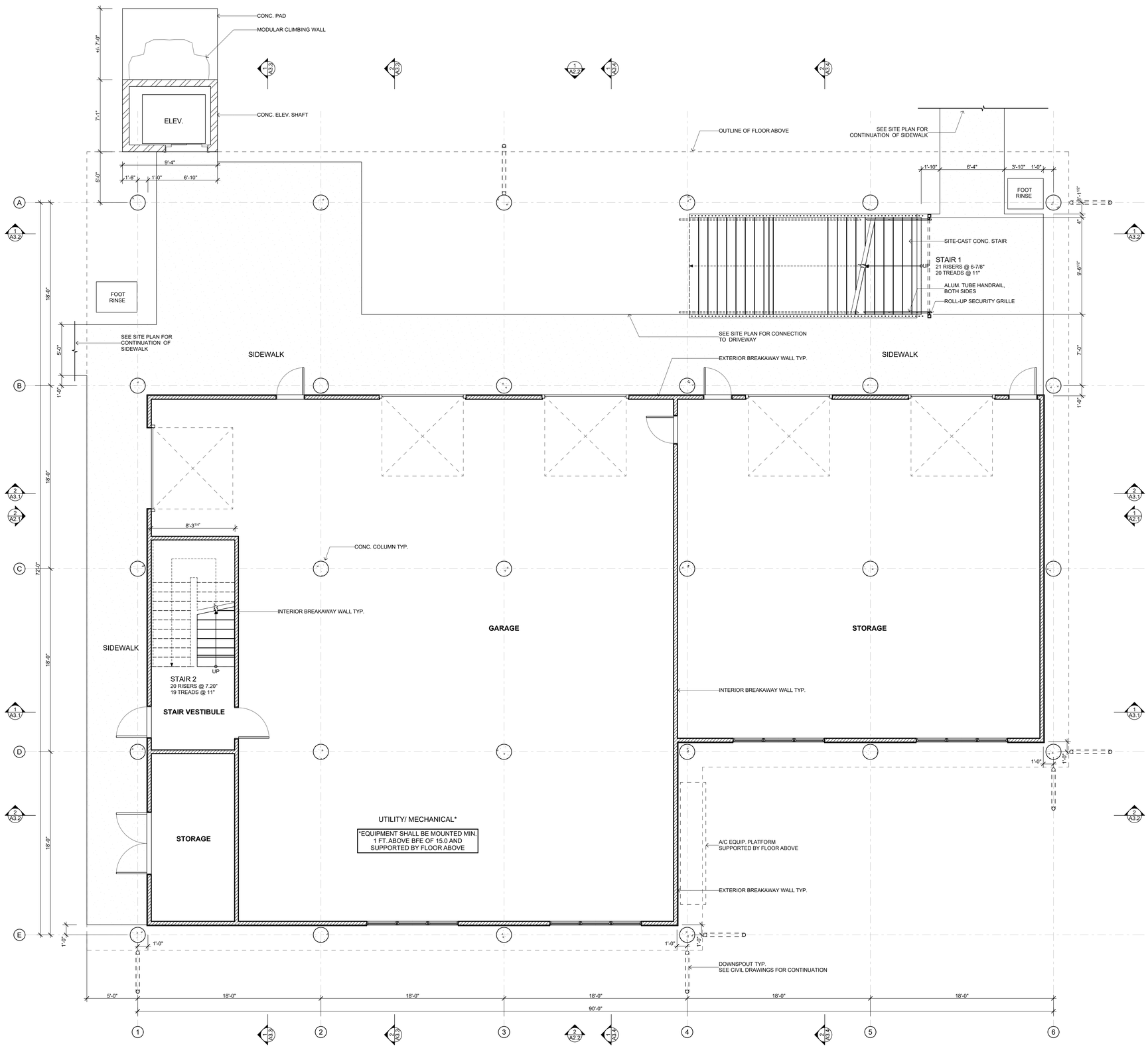
REV.	DESCRIPTION	DATE

PARTIAL SITE PLAN

A1.2

SHEET OF



ELEVATOR NOTE:

ELEVATOR SHALL BE OTIS GEN 3 OR EQUAL

SERVICE TYPE:	PASSENGER
DUTY:	#2100
SPEED:	150 F.P.M.

FLOOR PLAN LEGEND

- WD. STUD WALL
- WD. STUD BREAKAWAY WALL
- CONCRETE WALL
- CONCRETE COLUMN
- WOOD POST

1 A1.3 GROUND FLOOR PLAN

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

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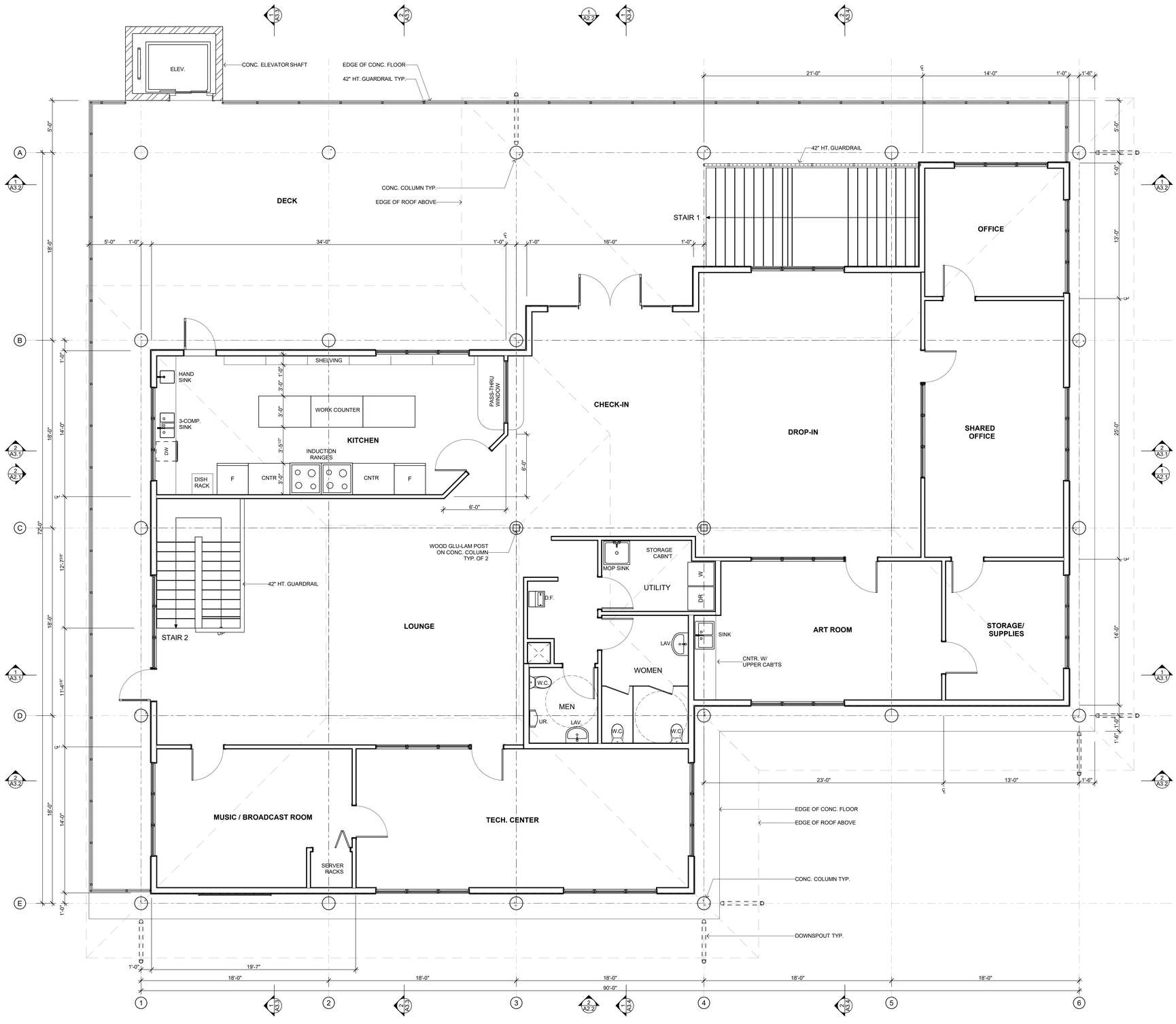
GROUND FLOOR PLAN

A1.3

SHEET OF



1 A1.4 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- WD. STUD WALL
- WD. STUD BREAKAWAY WALL
- CONCRETE WALL
- CONCRETE COLUMN
- WOOD POST

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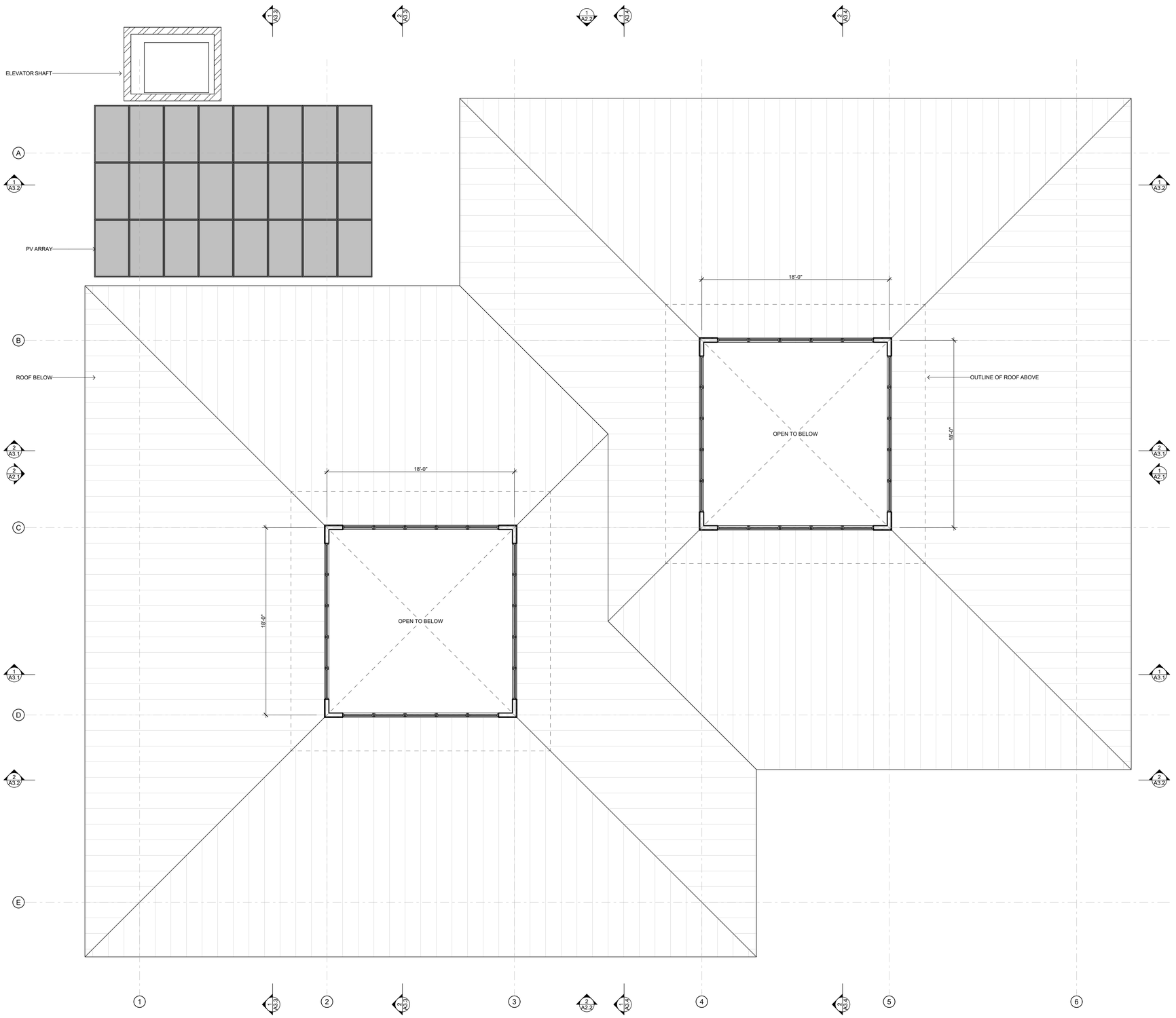
REV.	DESCRIPTION	DATE

MAIN FLOOR PLAN

A1.4

SHEET OF



1 A1.5 CLERESTORY FLOOR PLAN

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

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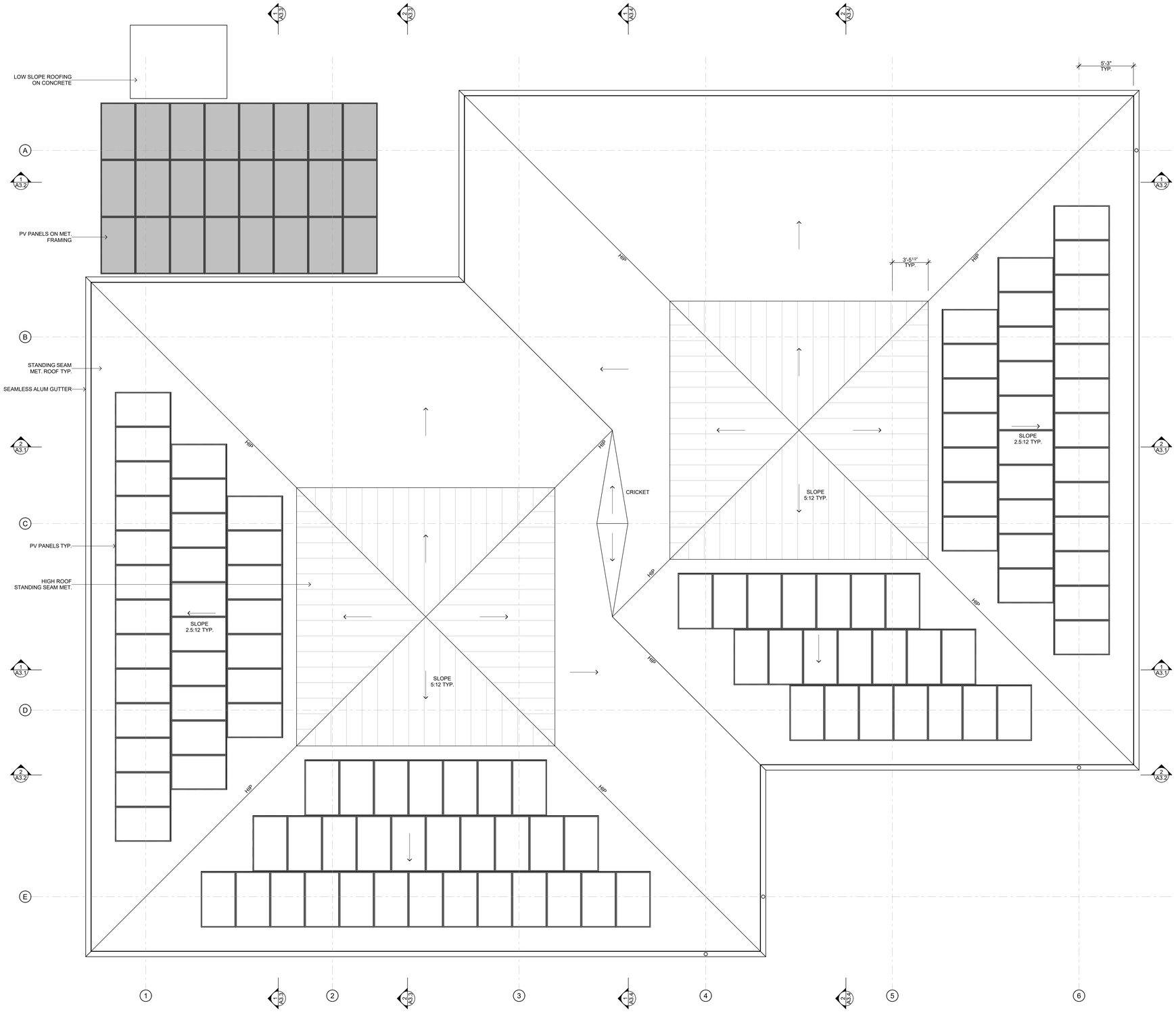
REV.	DESCRIPTION	DATE

CLERESTORY FLOOR PLAN

A1.5

SHEET OF



1 A1.9 ROOF PLAN
SCALE: 1/4" = 1'-0"

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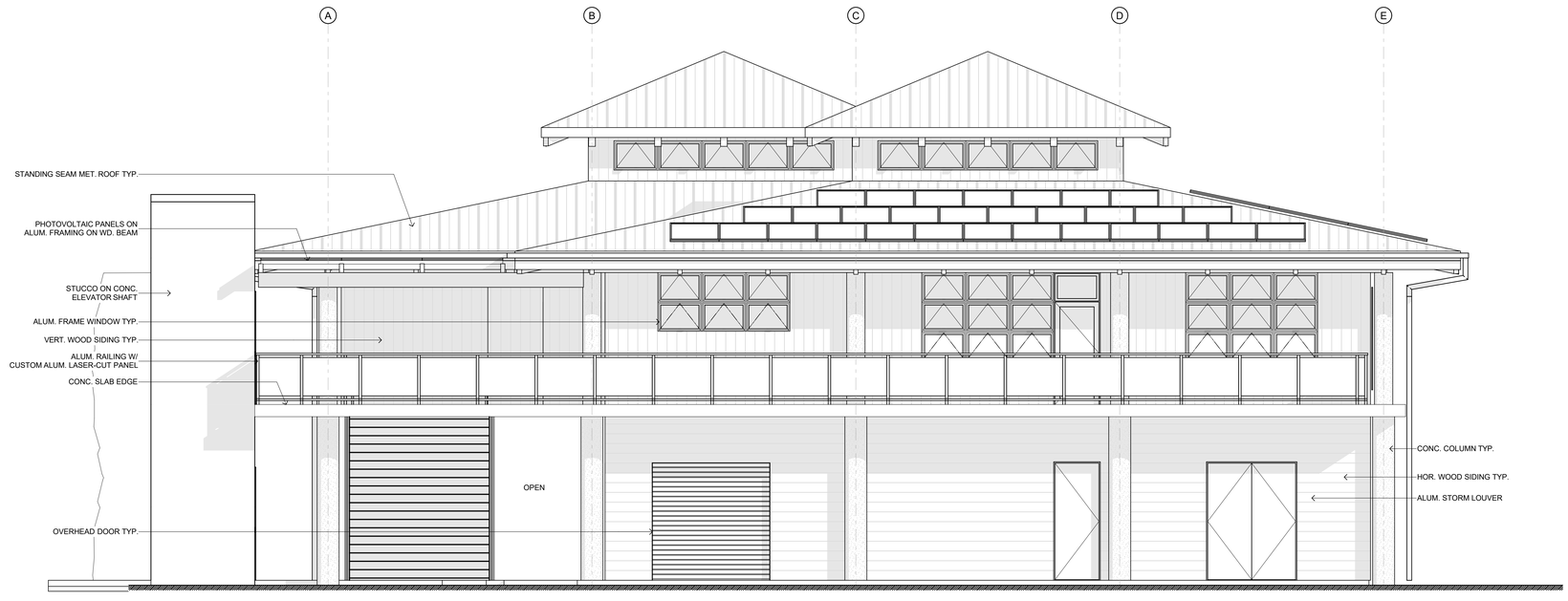
REV.	DESCRIPTION	DATE

ROOF PLAN

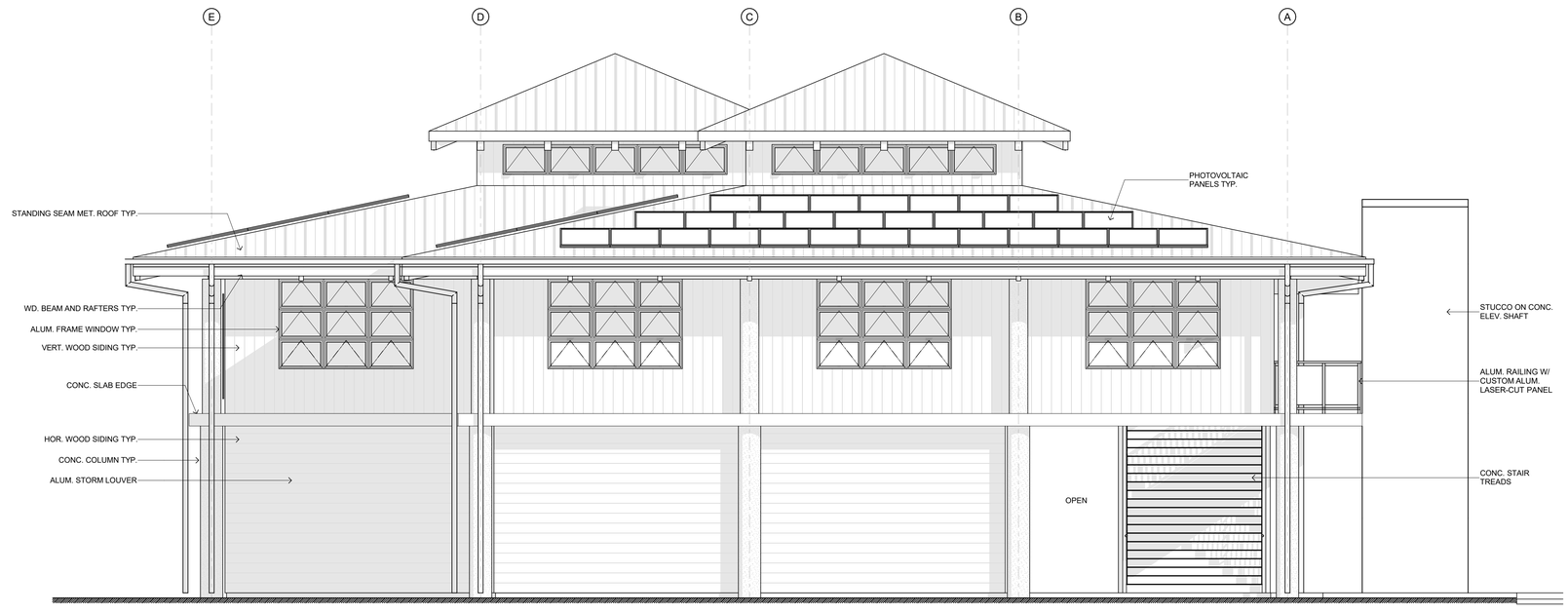
A1.9

SHEET OF



2 A2.1 WEST ELEVATION

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



1 A2.1 EAST ELEVATION

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

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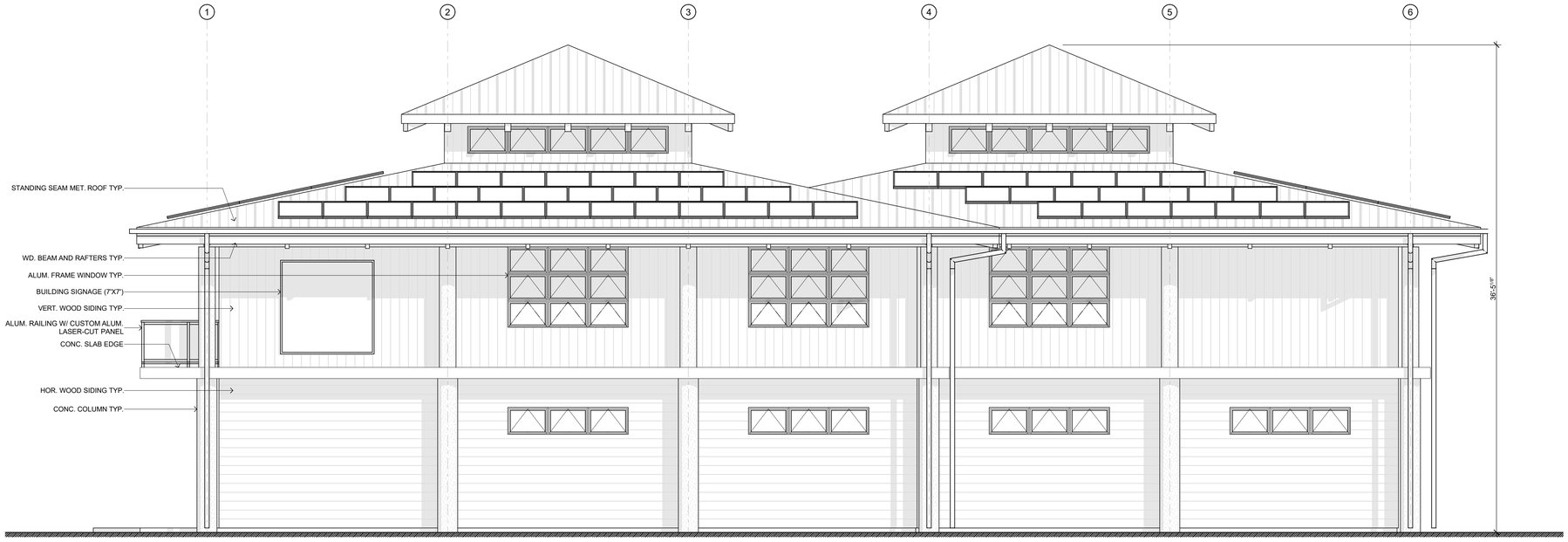
EXTERIOR ELEVATIONS

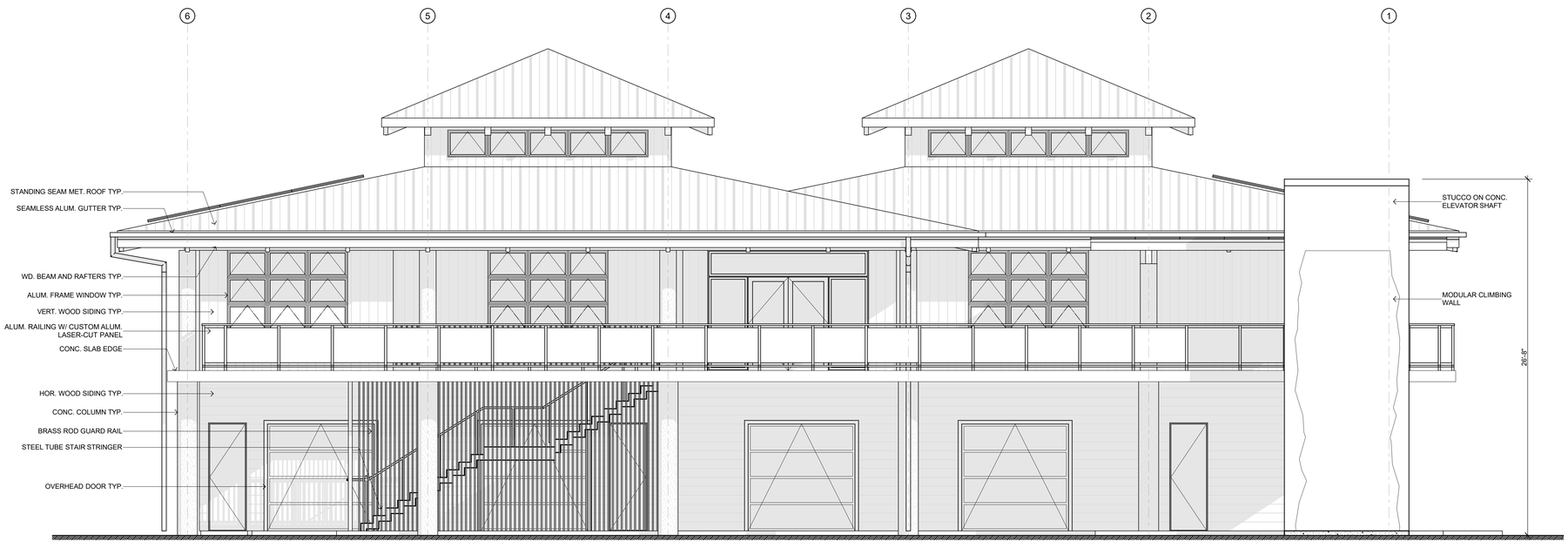
A2.1

SHEET OF



2 A2.2 SOUTH ELEVATION

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



1 A2.2 NORTH ELEVATION

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

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EXTERIOR ELEVATIONS

A2.2

SHEET OF

1 SOUTHWEST PERSPECTIVE

2 SOUTHEAST PERSPECTIVE

3 NORTHWEST PERSPECTIVE

4 NORTHEAST PERSPECTIVE

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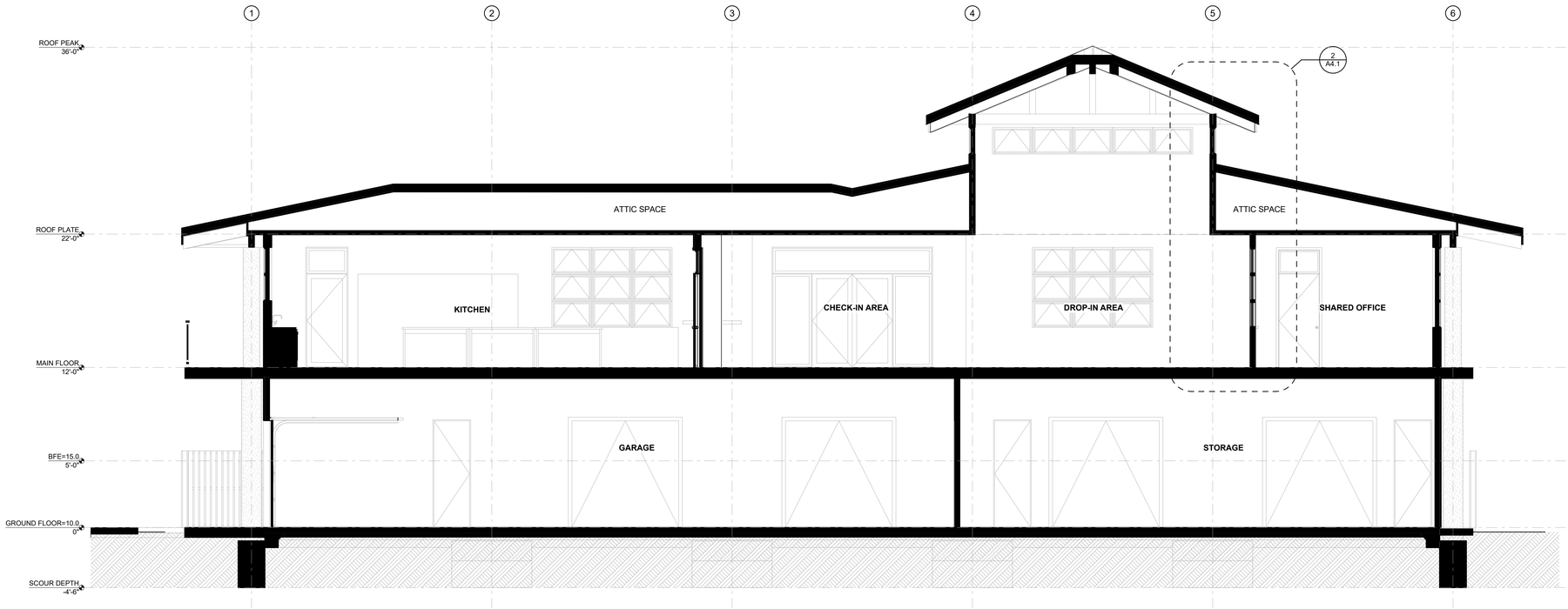
REV.	DESCRIPTION	DATE

PERSPECTIVES

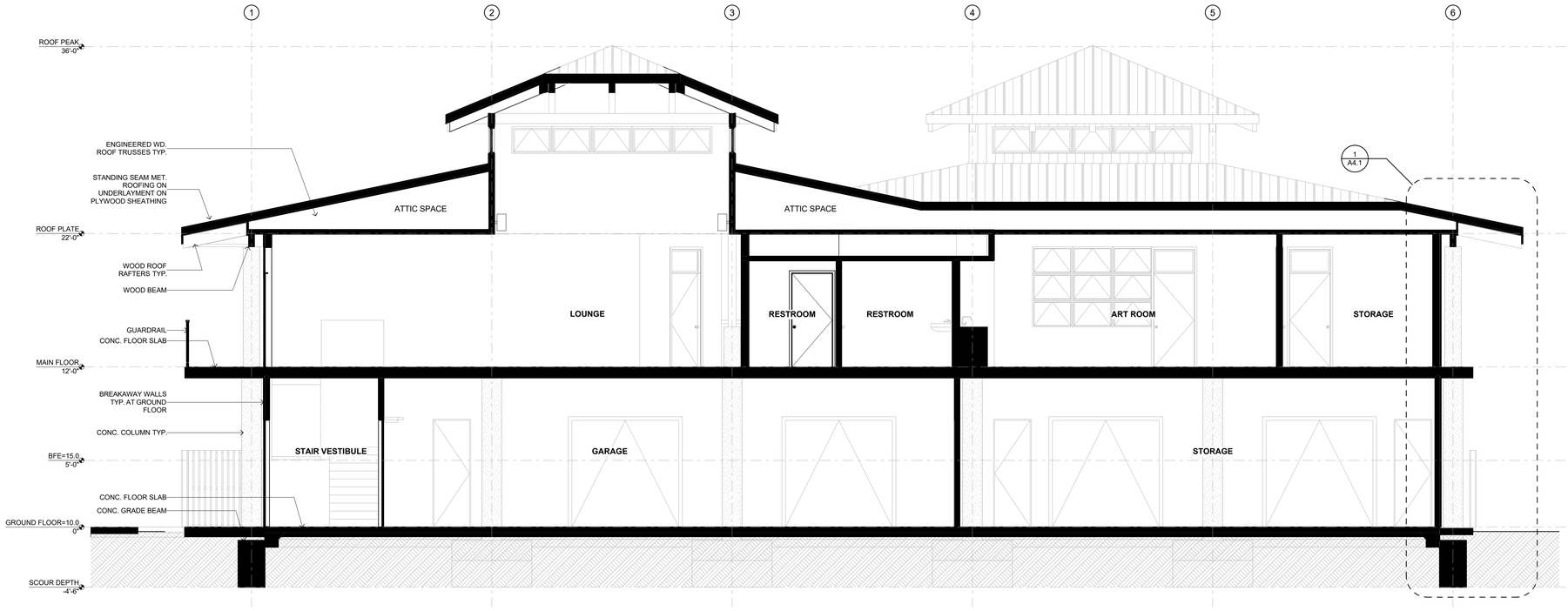
A2.3

SHEET OF

NOTE:
THE BUILDING SECTIONS SHOW FLAT CEILINGS BELOW PRE-ENGINEERED WOOD ROOF TRUSSES AT THE MAIN ROOF LEVEL. THE STRUCTURAL DRAWINGS SHOW AN ALTERNATIVE ROOF FRAMING SYSTEM WITH EXPOSED BEAMS AND RAFTERS AND WOOD ROOF DECKING. THE FINAL DESIGN IS PENDING PRELIMINARY COST ESIMATES.



2 A3.1 BUILDING SECTION B
SCALE: 1/4" = 1'-0"



1 A3.1 BUILDING SECTION A
SCALE: 1/4" = 1'-0"

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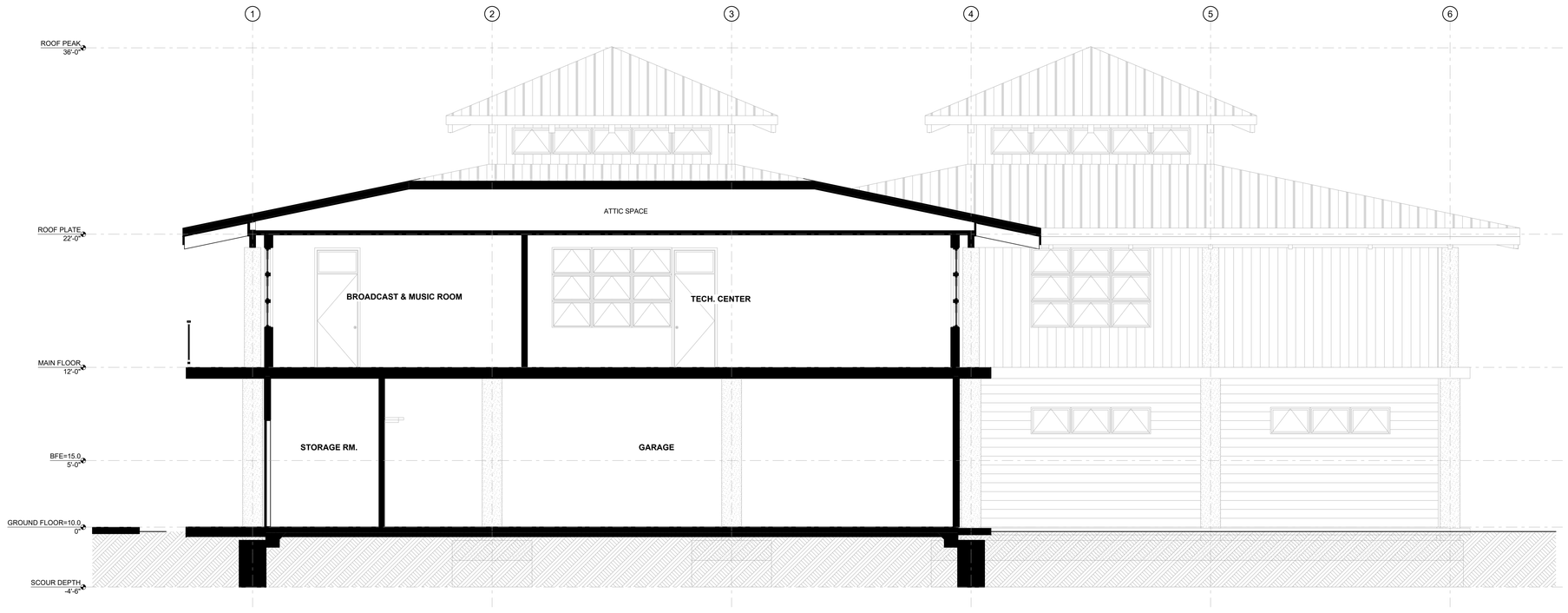
BUILDING SECTIONS

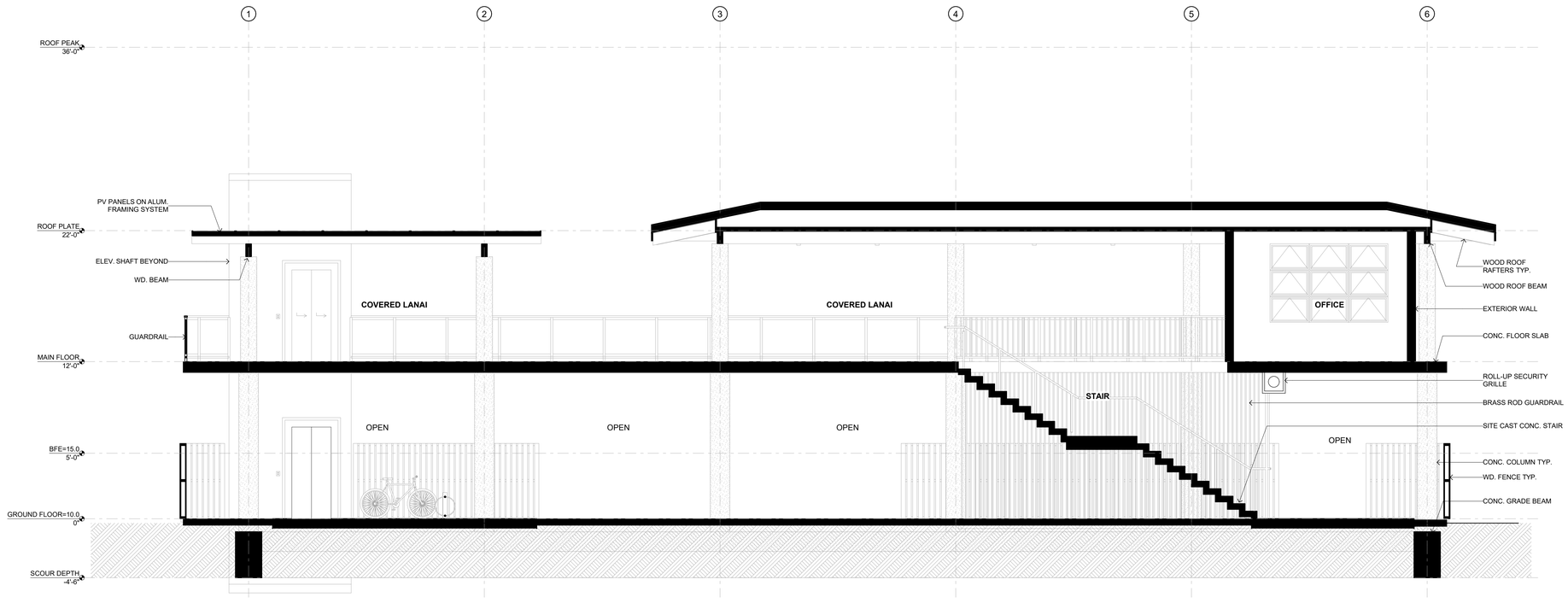
A3.1

SHEET OF



2 A3.2 BUILDING SECTION D

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



1 A3.2 BUILDING SECTION C

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

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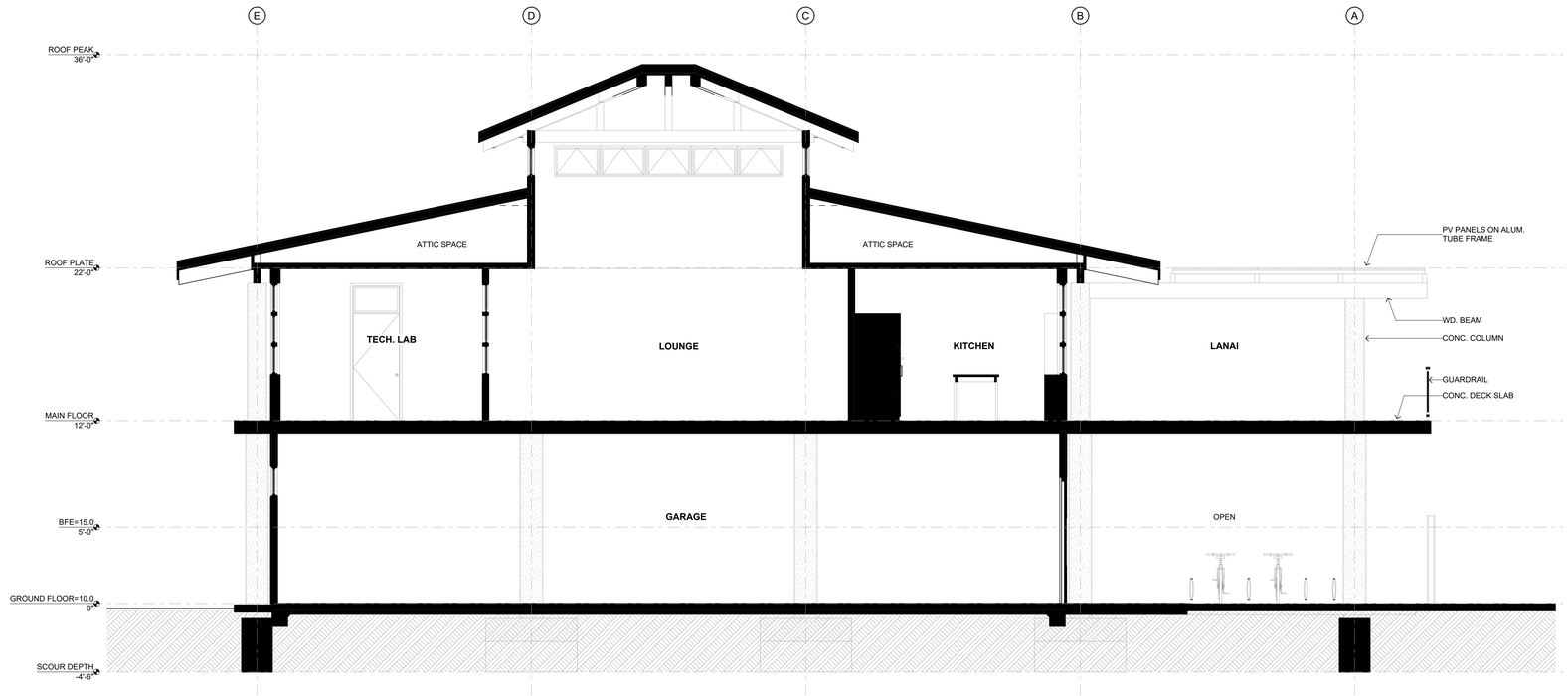
BUILDING SECTIONS

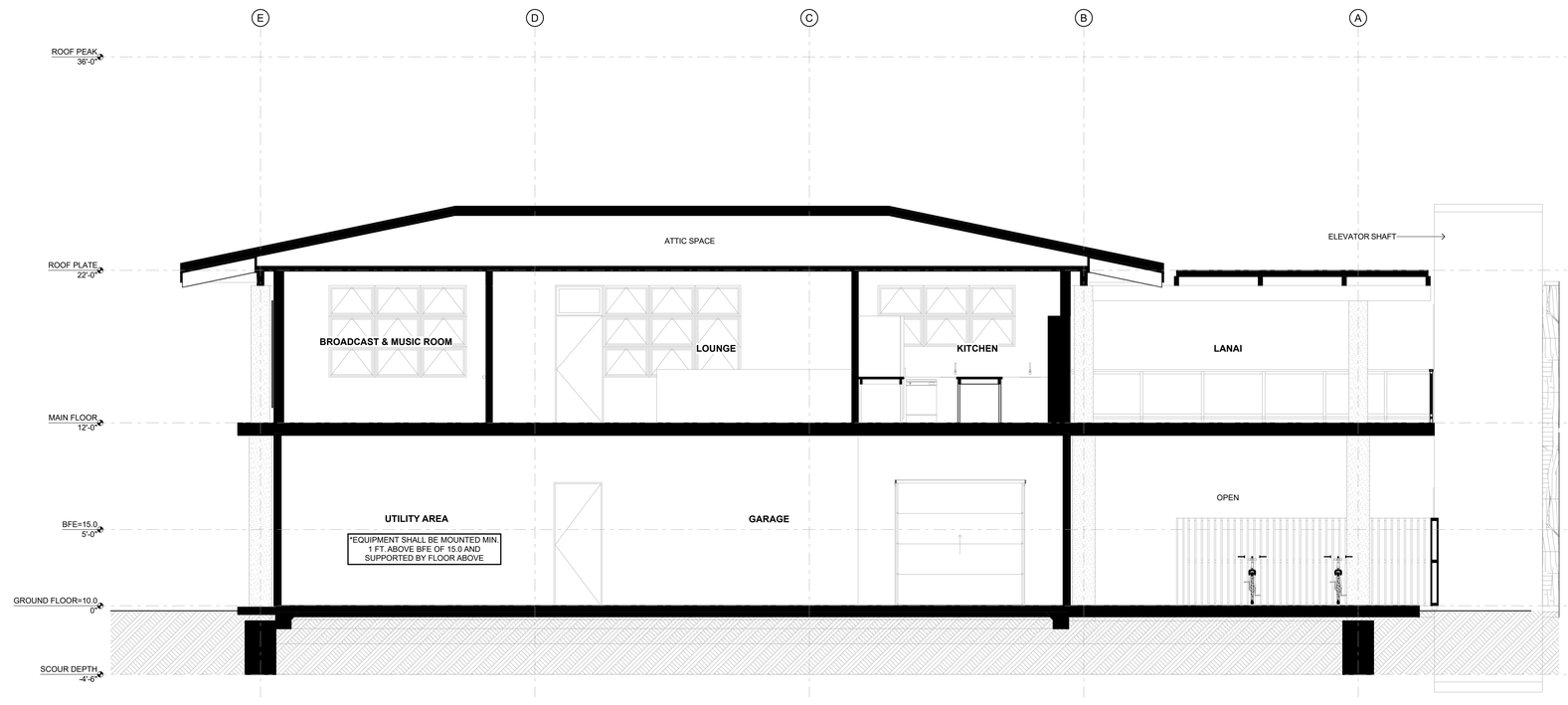
A3.2

SHEET OF



2 A3.3 BUILDING SECTION F

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



1 A3.3 BUILDING SECTION E

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

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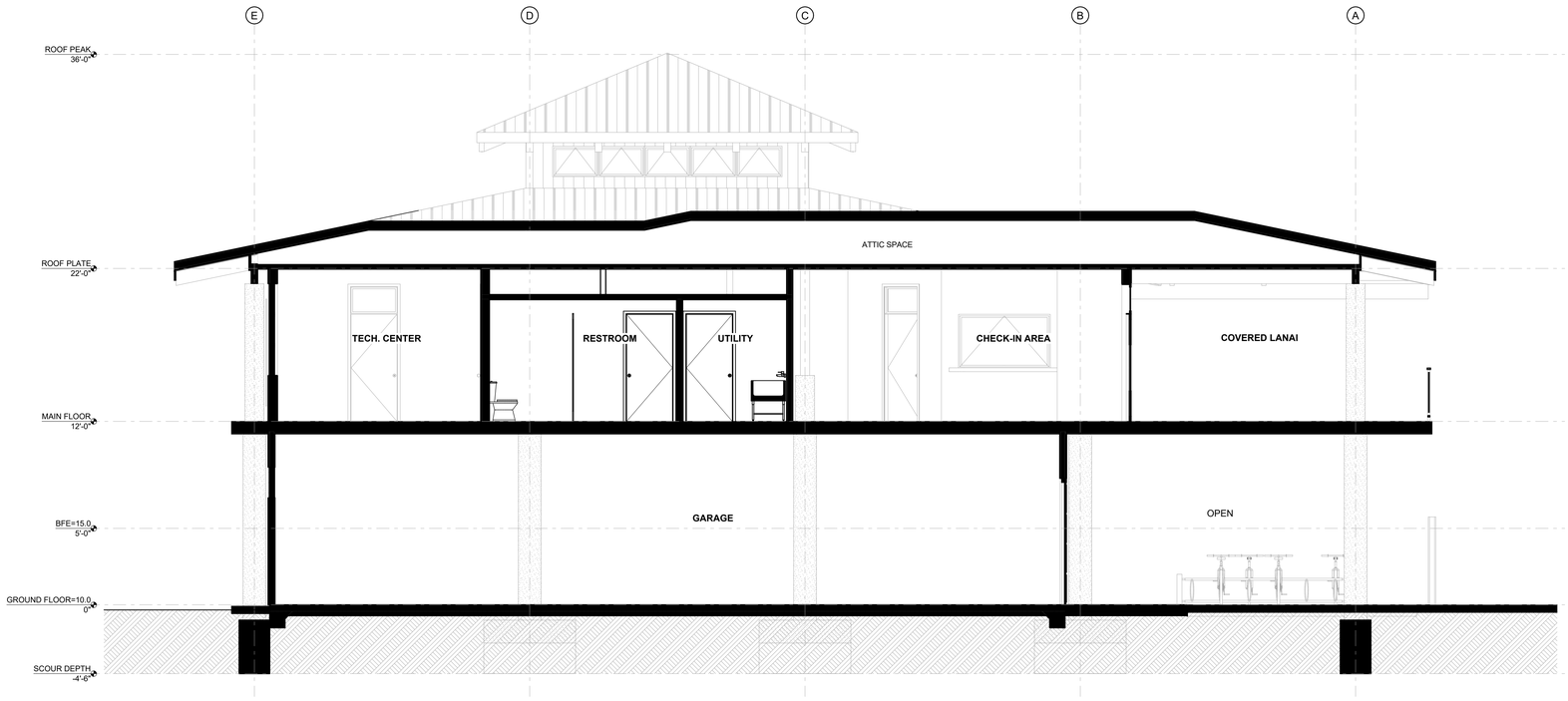
BUILDING SECTIONS

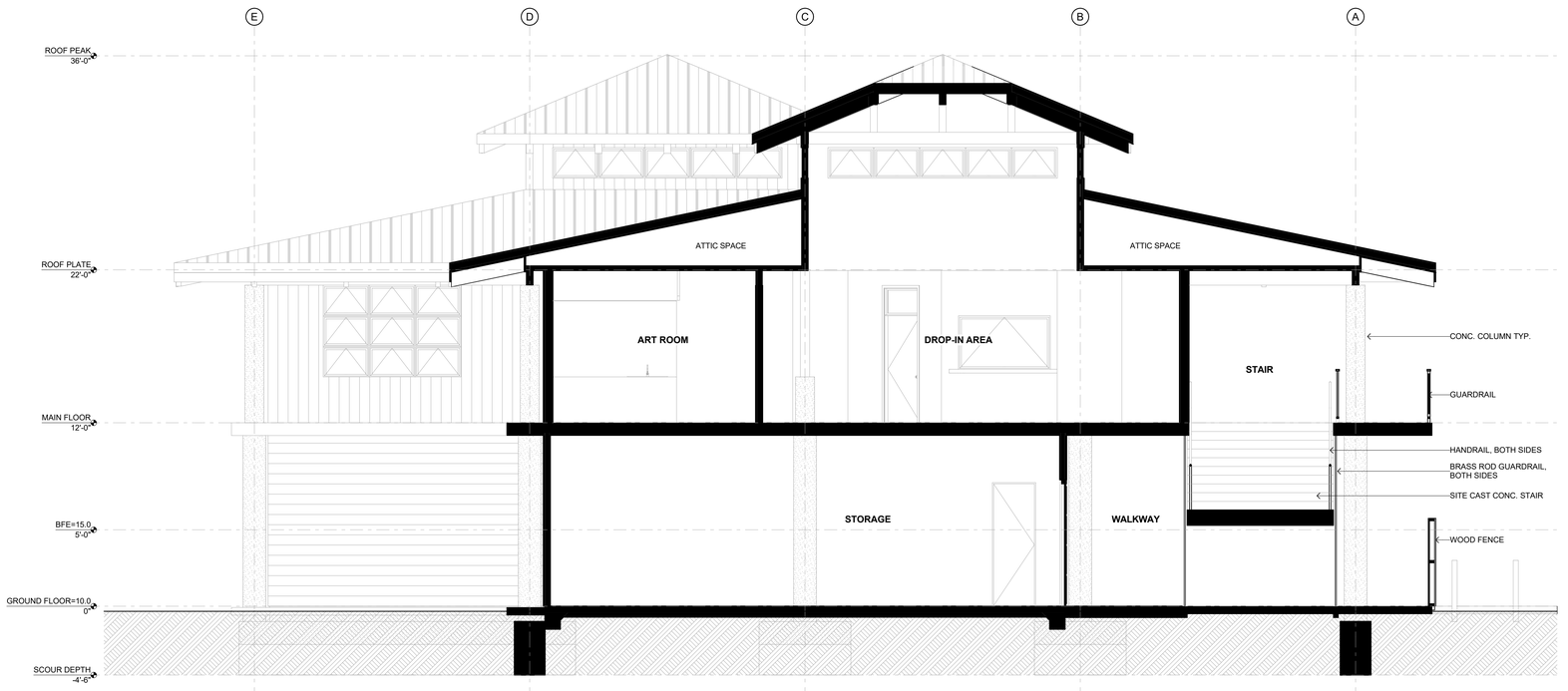
A3.3

SHEET OF



1 A3.4 BUILDING SECTION G

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



2 A3.4 BUILDING SECTION H

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

ROMANCHAK
ARCHITECTURE

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ALEXANDER G. ROMANCHAK
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EXPIRATION DATE 4/30/2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

PA'IA YOUTH & CULTURAL CENTER

HANA HIGHWAY
PA'IA, HI 96779
TMK:(2)2-5-005:017 (POR)

SCHEMATIC DESIGN
7 MARCH 2025
Project #: 20007

REV.	DESCRIPTION	DATE

BUILDING SECTIONS

A3.4

SHEET OF

Appendix B

Preliminary Engineering and Drainage Report

PRELIMINARY ENGINEERING REPORT

FOR

PAIA YOUTH & CULTURAL CENTER

Paia, Maui, Hawaii

T.M.K.: (2) 2-5-005: 017 (por.)

Prepared for:

Mr. Alika Romanchak
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Prepared by:

OTOMO
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CONSULTING CIVIL ENGINEERS
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September 2024

TABLE OF CONTENTS

PRELIMINARY ENGINEERING REPORT
FOR
PAIA YOUTH & CULTURAL CENTER
T.M.K.: (2) 2-5-005: 017 (por.)

1.0 INTRODUCTION

The purpose of this report is to provide information on the existing infrastructure, which will be servicing the proposed project and to also evaluate the adequacy of the existing infrastructure and anticipated improvements, which may be required for the proposed project.

The subject parcel is identified as T.M.K.: (2) 2-5-005: 017, which encompasses an area of approximately 25.222 acres. It is also known as Lot B of the Upper Lime Kiln Subdivision. It is bordered by Hana Highway to the south and beach parks to the north, east, and west.

The project site will be defined as the 0.54-acre lease area for the proposed Paia Youth & Cultural Center (PYCC) project. The project site is currently undeveloped. The proposed project consists of developing a new building for the Paia Youth and Cultural Center. Associated improvements include grading, driveways, landscaping, and utility connections.

2.0 EXISTING INFRASTRUCTURE

2.1 ROADWAYS

Hana Highway, to the south of the project, is a two-way, two-lane roadway owned by the State of Hawaii. It is the roadway that links Central and East Maui. At its terminus in Kahului, near Maui Mall, Hana Highway transitions into Kaahumanu Avenue. The project will be accessed from an existing driveway and parking lot off Hana Highway.

Baldwin Avenue is a two-way, two-lane collector roadway between Paia Town and Makawao. It begins east of the project site at its

intersection with Hana Highway and continues to Makawao, where it transitions into Olinda Road at Makawao Avenue.

The Paia Bypass Road is a one-lane, one-way eastbound roadway from Hana Highway west of Paia Town to Baldwin Avenue.

2.2 DRAINAGE

For the purposes of the drainage study, the study area will be limited to the PYCC project site, which encompasses an area of approximately 0.54 acres. Elevations on the site range from approximately 8 feet above mean sea level at low spots along the project site's western boundary to approximately 15 feet above mean sea level at a high point near the project site's northeasterly corner. The topography on the site is irregular. There are existing dunes along the project site's northwesterly and northeasterly boundaries.

According to Panel Number 150003 0408E of the Flood Insurance Rate Map, effective September 25, 2009, prepared by the United States Federal Emergency Management Agency, parcel is situated in Flood Zone VE with a base flood elevation (BFE) of 16' in the vicinity of the project site. Flood Zone VE represents areas that are within the coastal flood zone with velocity hazard (wave action).

According to the Soil Survey Geographic Database for the Island of Maui, State of Hawaii (September 2014), prepared by the United States Department of Agriculture, Natural Resources Conservation Service, the soils within the parcel are classified as Pulehu silt loam, 0 to 3 percent slopes (PpA), Pulehu silt loam, 3 to 7 percent slopes (PpB), Dune land (DL), and Beaches (BS). PpA is characterized as having moderate permeability, slow runoff, and no more than slight erosion hazard. PpB is characterized as having slow runoff and slight erosion hazard. DL consists of hills and ridges of sand-size particles

drifted and piled by the wind. BS occur as sandy, gravelly, or cobbly areas that are washed and rewashed by ocean waves.

It is estimated that the existing 50-year, 1-hour storm runoff from the project site is 0.563 cfs, corresponding to a runoff volume of 1,013 cf.

2.3 SEWER

There is an existing County-owned 8” sewer main within the subject parcel that runs to the Paia Wastewater Pump Station located adjacent to the project site.

Wastewater collected from the Paia area is transported to the Wailuku-Kahului Wastewater Reclamation Facility in Naska.

According to the Wastewater Reclamation Division, County of Maui, as of February 28, 2024, the Wailuku-Kahului WWRF has a capacity of 7.9 million gallons per day (mgd). The average flow into the Wailuku-Kahului WWRF is approximately 5.8 mgd, and the allocated capacity is 6.9 mgd.

2.4 WATER

There is an existing 8-inch waterline along Hana Highway, fronting the project site.

Storage in this area is from an existing 300,000-gallon reservoir located along Baldwin Avenue at an elevation of approximately 456 feet. The source for the water system is the Mokuhau wells located in Happy Valley.

2.5 ELECTRIC, TELEPHONE, AND CABLE TV

There are existing overhead electrical, cable, and telephone lines

within the Hana Highway right-of-way. There is a power pole near the proposed project site that provides service to the adjacent Paia Wastewater Pump Station.

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

3.1 ROADWAYS

Access for the proposed project will be from an existing driveway off Hana Highway and through the Lower Paia Beach parking lot.

3.2 DRAINAGE

After the development of the proposed project, it is estimated that the 50-year, 1-hour storm runoff will be 2.076 cfs, corresponding to a runoff volume of 3,738 cf. The increase in runoff will be 1.513 cfs, with an increase in runoff volume of 2,725 cf (See Appendix A). Onsite runoff from the project will be conveyed to an onsite retention basin along the project site's westerly boundary. The retention basin will be sized to accommodate the increase in runoff generated from the project. Therefore, there will be no increase in runoff sheet flowing from the project site after construction of the proposed development. The drainage plan will be in accordance with Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui".

The design intent of the development plan will be to utilize the existing topography to the greatest extent practicable and to limit the need for extensive grading. Development of the project will include the implementation of site-specific best management practices (BMPs) during the construction to provide erosion control and minimize impacts to downstream properties. BMPs may include:

1. Prevention of cement products, oil, fuel, and other toxic substances from falling or leaching into the water;

2. Prompt and proper disposal of all loosened and excavated soil and debris material from drainage structure work;
3. Retention of existing ground cover until the last possible date;
4. Stabilization of denuded areas by sodding or planting as soon as possible;
5. Implementation of sediment trapping measures and basins;
6. Control of access and vehicular movement across disturbed areas;
7. Early construction of drainage features; and
8. Minimization of construction time.

The project will also include post-construction BMPs, which will improve the quality of storm water runoff from the proposed development.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. The proposed drainage plan will meet the requirements of Chapter 4, “Rules for the Design of Storm Drainage Facilities in the County of Maui” and Chapter 111, “Rules for the Design of Storm Water Treatment Best Management Practices”.

3.3 SEWER

The proposed project will generate approximately 800 gallons of wastewater daily (See Appendix C). The onsite sewerage collection system will be designed to accommodate this flow. A sewer lateral will be installed along the existing 8” sewer main that traverses the parcel. The existing system will continue to convey wastewater to Paia Wastewater Pump Station and eventually to the Wailuku-Kahului Wastewater Reclamation Facility in Naska.

According to the Wastewater Reclamation Division, County of Maui, as of February 28, 2024, the Wailuku-Kahului WWRF has a capacity of 7.9 million gallons per day (mgd). The average flow into the

Wailuku-Kahului WWRF is approximately 5.8 mgd, and the allocated capacity is 6.9 mgd. At the present time, the treatment plant has adequate capacity to accommodate the additional wastewater generated from the proposed project.

3.4 WATER

In accordance with the Department of Water Supply's Domestic Consumption Guidelines for commercial development, the average daily demand for the project is approximately 3,240 gallons per day (See Appendix B). There is an existing 8-inch waterline along Hana Highway fronting the project site.

Domestic water and fire flow calculations will be prepared and submitted during the building permit process. Water meter and fire protection improvements will be made as necessary to meet the requirements of the Department of Water Supply and Fire Department.

3.5 ELECTRIC, TELEPHONE, AND CABLE TV

The proposed electrical, telephone, and cable TV distribution systems shall be serviced from the existing overhead facilities that service the area. Within the project site, the electric and telephone systems will be installed in accordance with the utility companies' rules and regulations. Interior project lighting shall be provided as approved by the Planning Department.

APPENDIX A

HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in onsite surface runoff due to the development of the project site based on a 50-year, 1-hour storm.

A. Determine the Runoff Coefficient (C):

DRAINAGE AREA CHARACTERISTICS:

EXISTING CONDITIONS:

Infiltration (Medium)		=	0.07
Relief (Flat)		=	0.00
Vegetal Cover (Good)		=	0.03
Development Type (Open)		=	0.15
	C	=	0.25

DEVELOPED CONDITIONS:

Infiltration (Slow)		=	0.14
Relief (Flat)		=	0.00
Vegetal Cover (Good)		=	0.03
Development Type (Clubhouse)		=	0.55
	C	=	0.72

B. Determine the 50-year 1-hour rainfall:

i_{50} = 2.5 inches

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

T_c = 20 minutes
I = 4.167 inches/hour

Developed Condition:

T_c = 10 minutes
I = 5.341 inches/hour

C. Drainage Area (A) = 0.54 Acres

D. Compute the 50-year storm runoff volume (Q):

Q = CIA

Existing Conditions (Refer to Hydrograph 1):

Q = (0.25)(4.167)(0.54)

= 0.563 cfs

Developed Conditions (Refer to Hydrograph 2):

Q = (0.72)(5.341)(0.54)

= 2.076 cfs

The increase in runoff due to the proposed development is 2.076 cfs - 0.563 cfs = 1.513 cfs. The corresponding increase in runoff volume is 3,738 cf - 1,013 cf = 2,725 cf.

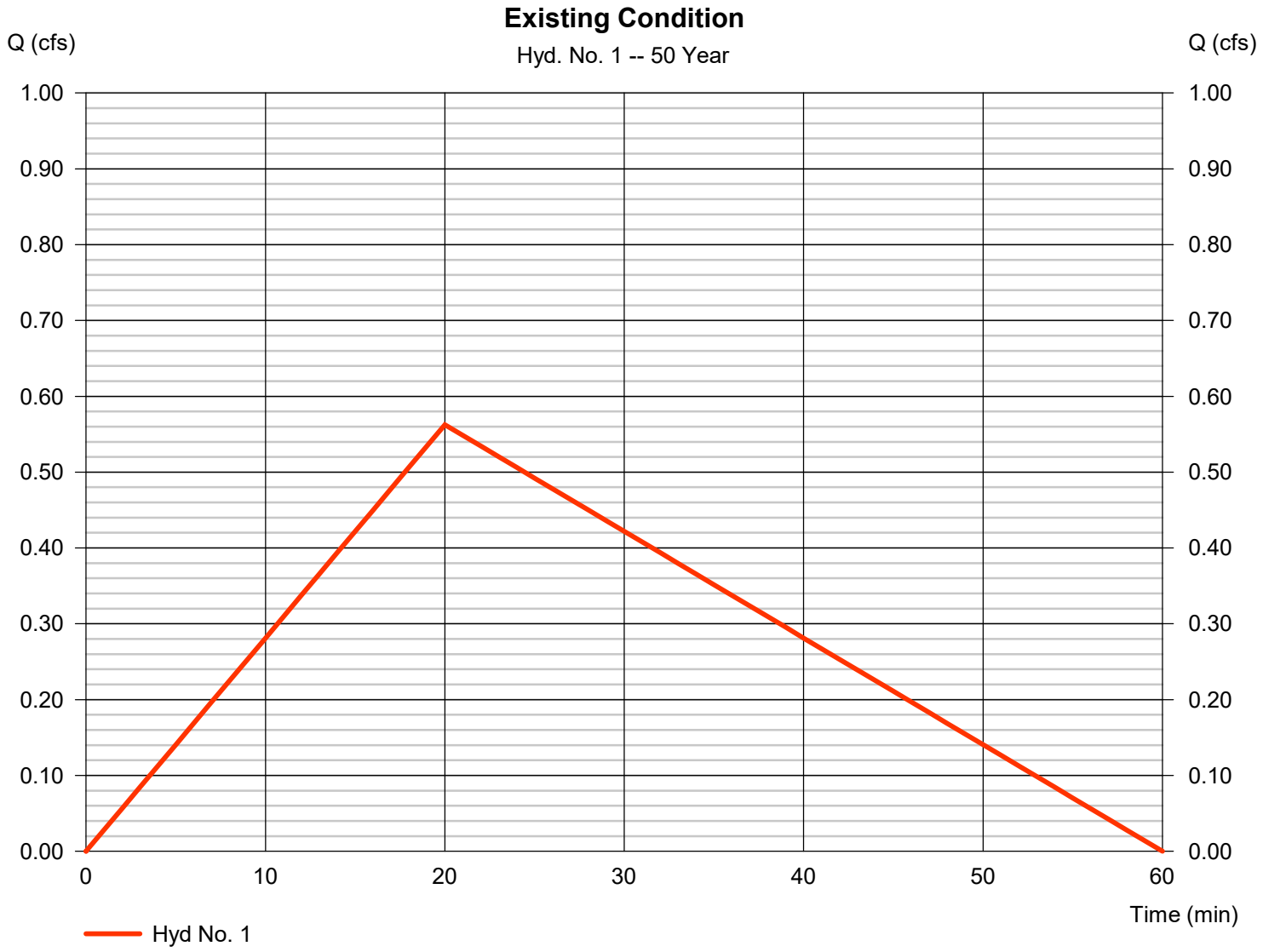
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Wednesday, 09 / 4 / 2024

Hyd. No. 1

Existing Condition

Hydrograph type	=	Rational	Peak discharge	=	0.563 cfs
Storm frequency	=	50 yrs	Time to peak	=	20 min
Time interval	=	1 min	Hyd. volume	=	1,013 cuft
Drainage area	=	0.540 ac	Runoff coeff.	=	0.25
Intensity	=	4.167 in/hr	Tc by User	=	20.00 min
IDF Curve	=	2-5.IDF	Asc/Rec limb fact	=	1/2



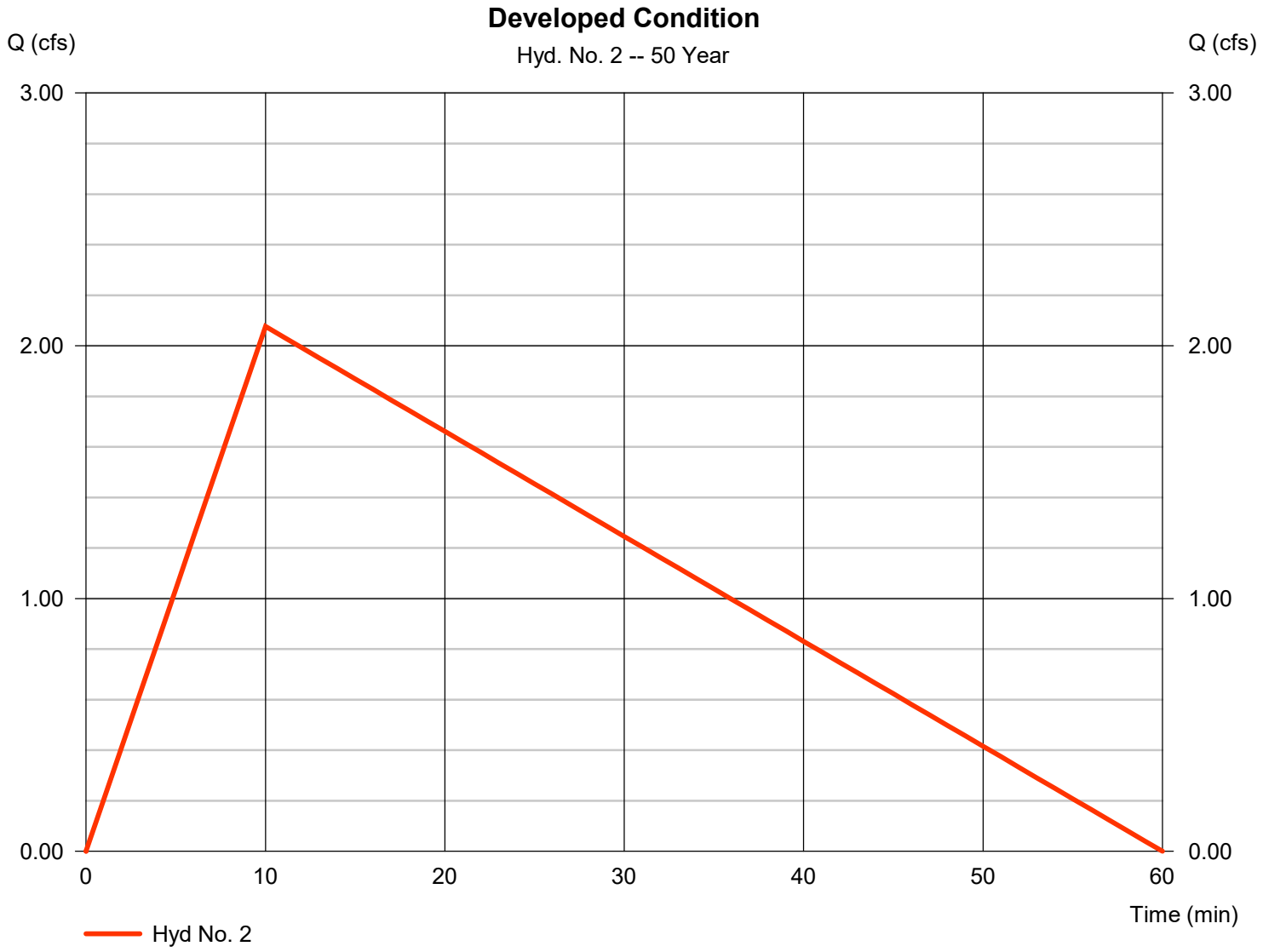
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Wednesday, 09 / 4 / 2024

Hyd. No. 2

Developed Condition

Hydrograph type	= Rational	Peak discharge	= 2.076 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 3,738 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.72
Intensity	= 5.341 in/hr	Tc by User	= 10.00 min
IDF Curve	= 2-5.IDF	Asc/Rec limb fact	= 1/5



APPENDIX B

WATER DEMAND CALCULATIONS

WATER DEMAND CALCULATIONS

Project Data:

Commercial (Clubhouse):

- 0.54 acres

Daily Consumption Guidelines (per 2002 Water System Standards):

Commercial: 6,000 gallons/acre

Average Daily Demand (ADD):

Commercial:

ADD = 6,000 gallons/acre x 0.54 acres = **3,240 gallons**

Total Average Daily Demand = 3,240 gpd

Max Daily Demand (1.5 x ADD) = 4,860 gpd

APPENDIX C

WASTEWATER CALCULATIONS

WASTEWATER CALCULATIONS

Project Data:

Day-care Center:

- 80 Children

Daily Contribution Guidelines (per the 1993 Wastewater Flow Standards):

Day-care Center: 10 gallons/child/day

Daily Contribution:

Day-care Center

Contribution = 10 gallons/child/day x 80 children = 800 gpd

Total daily contribution is 800 gpd

EXHIBITS

1 Location Map

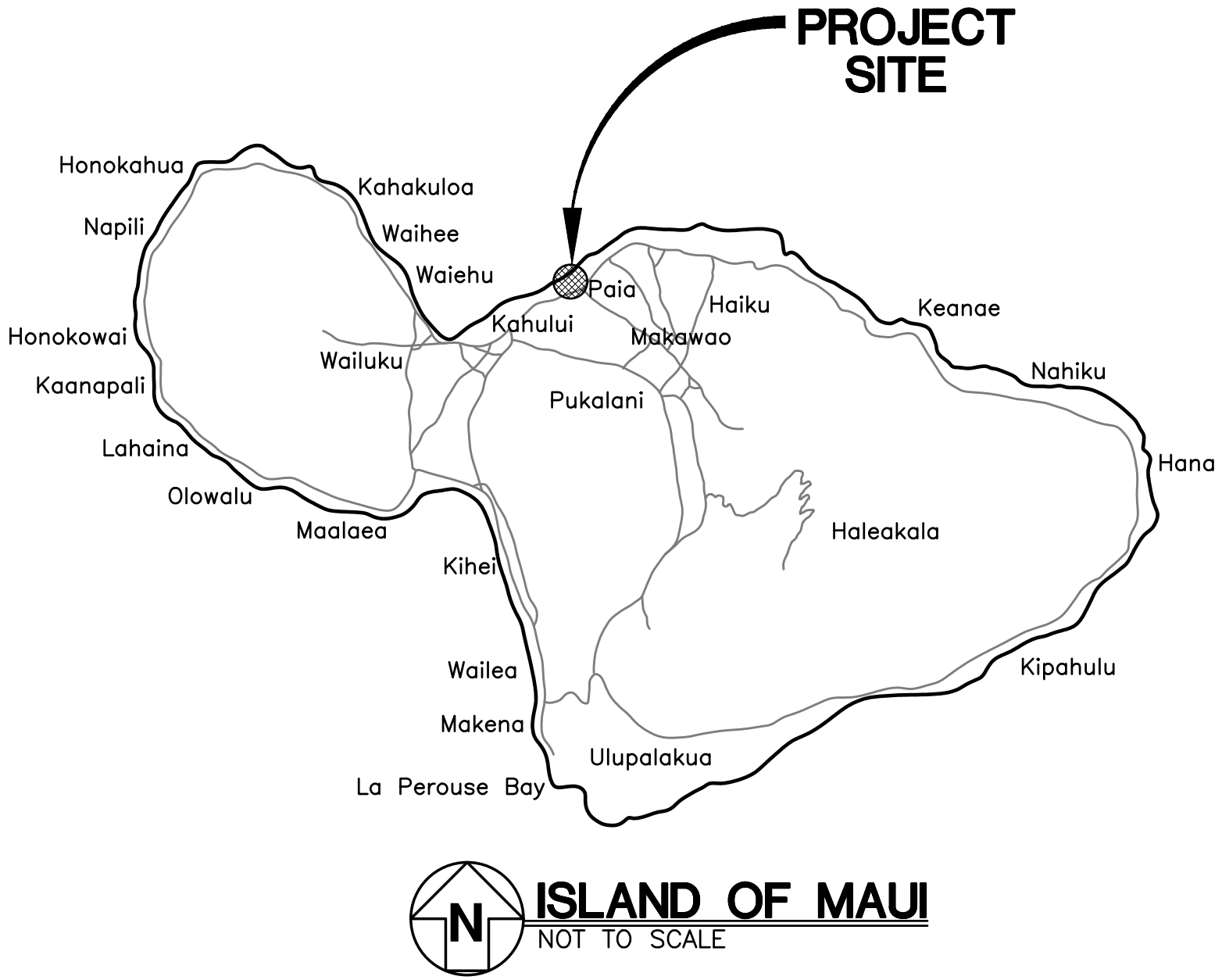
2 Vicinity Map

3 Soil Survey Map

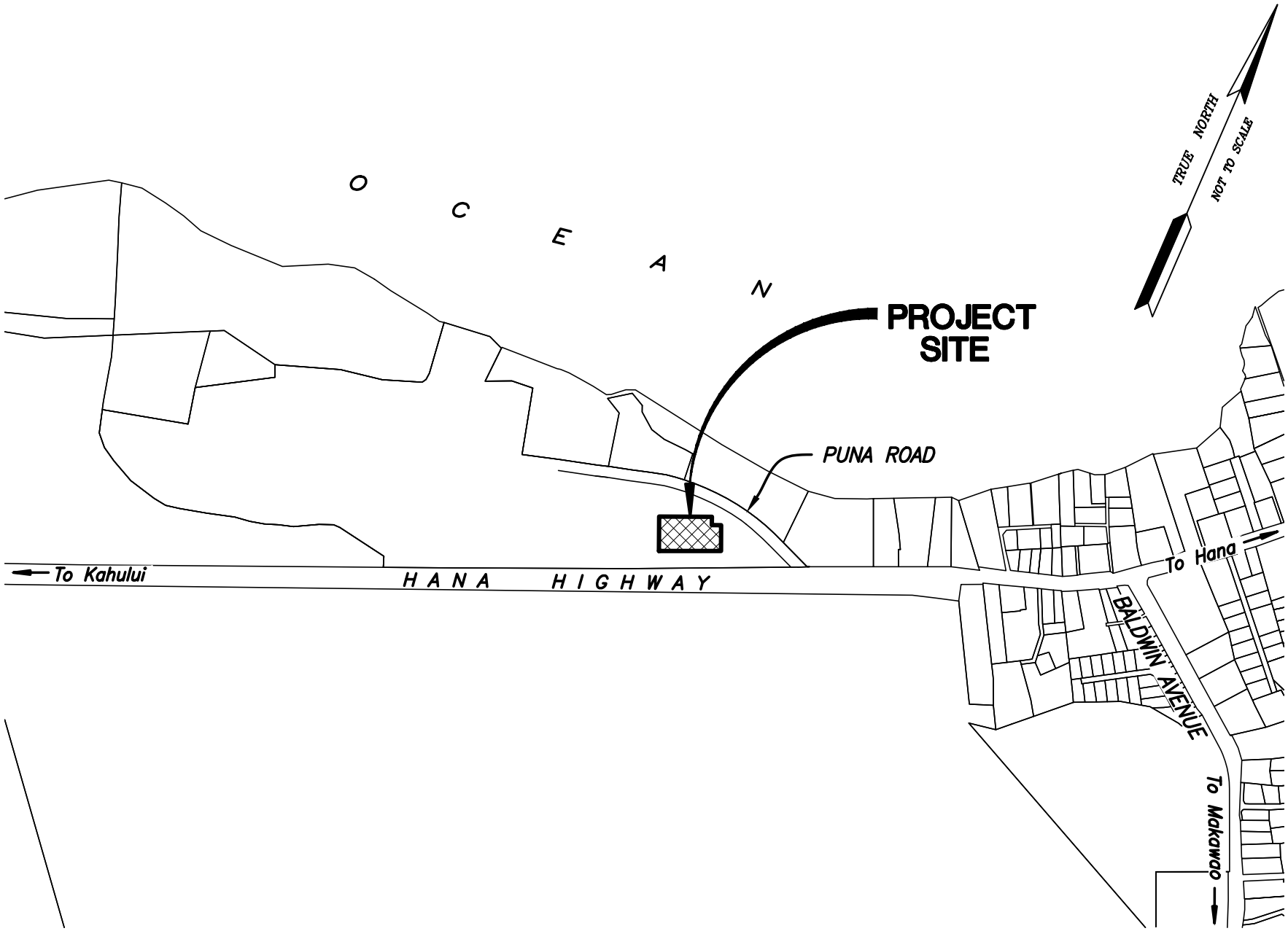
4 Flood Insurance Rate Map

5 Preliminary Site Plan

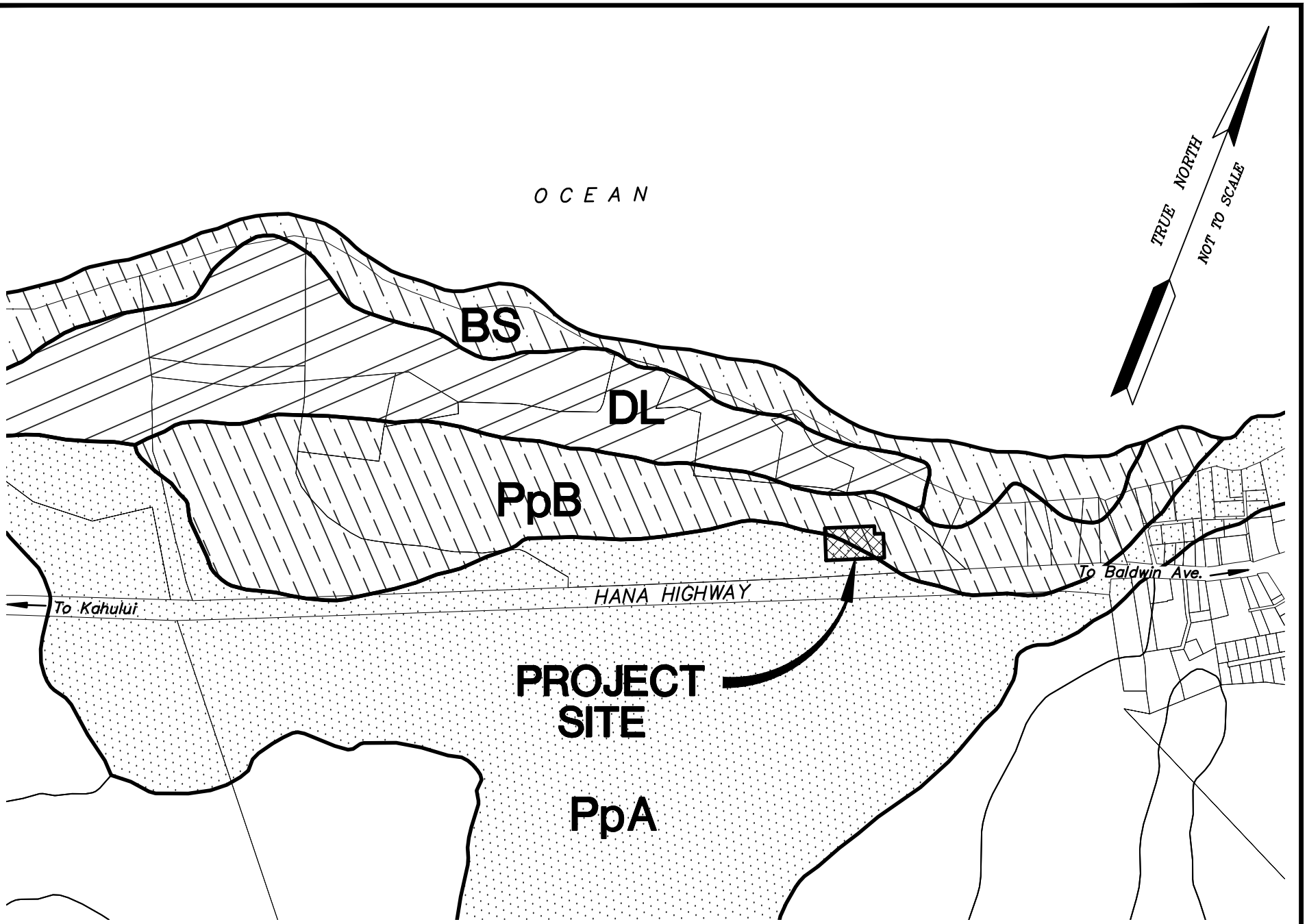
6 Preliminary Grading Plan



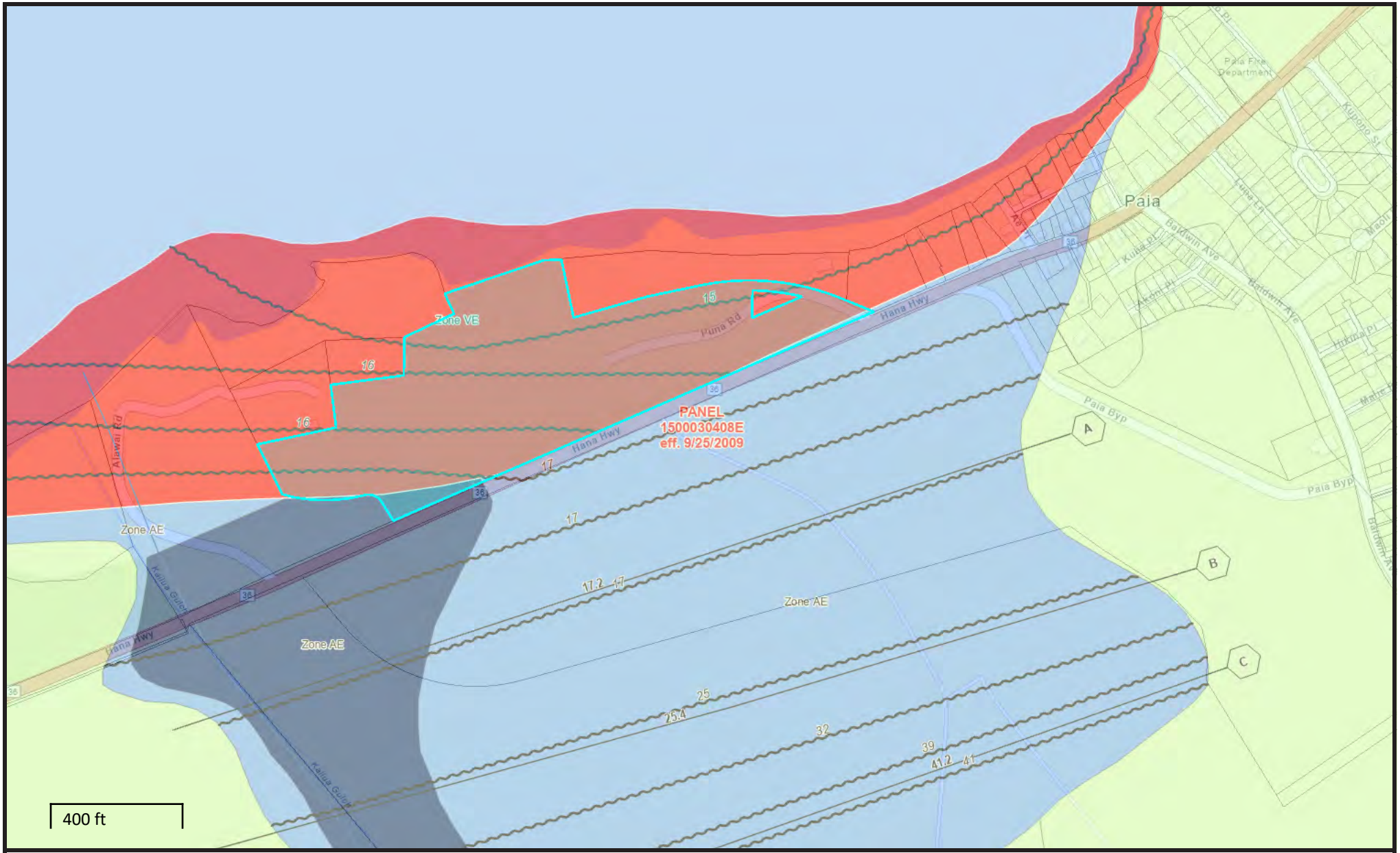
LOCATION MAP
EXHIBIT 1



VICINITY MAP
EXHIBIT 2



SOIL SURVEY MAP
EXHIBIT 3



Flood Hazard Map

Title:

Notes:

Map generated on 08/29/2024

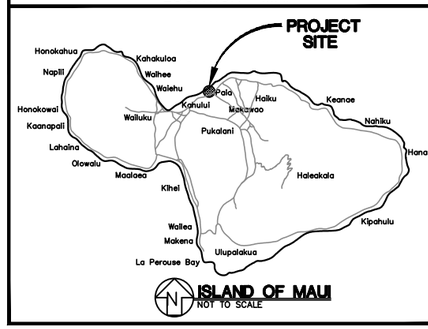
Map Legend

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

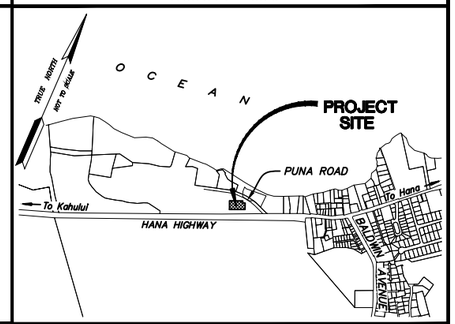
EXHIBIT 4

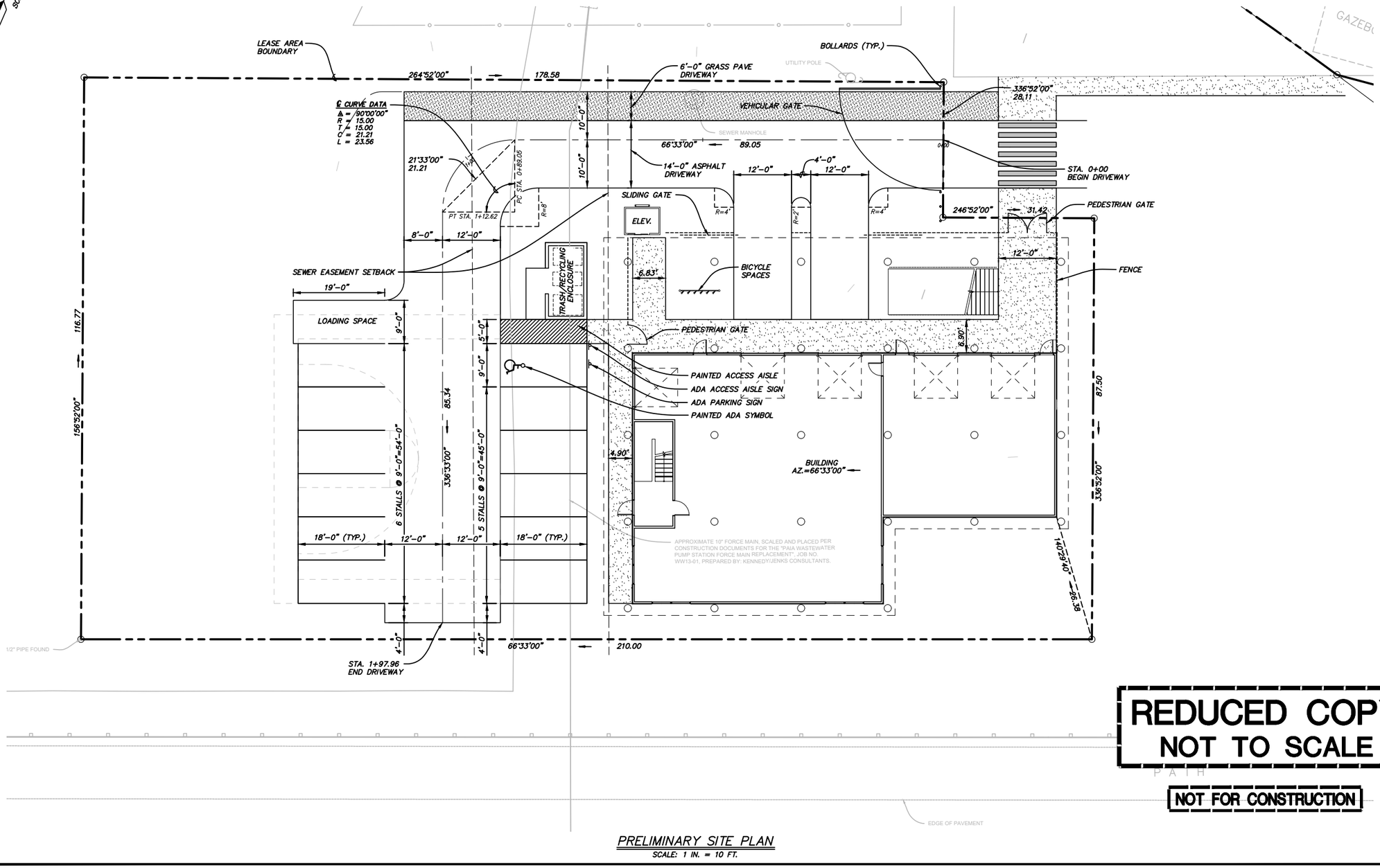
TRUE NORTH
SCALE: 1 IN. = 20 FT.

LOCATION MAP



VICINITY MAP





PRELIMINARY SITE PLAN
SCALE: 1 IN. = 10 FT.

REDUCED COPY
NOT TO SCALE

NOT FOR CONSTRUCTION

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HAWAII, U.S.A.

LICENSE EXPIRES: 4-30-26

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. ("OBSERVATION OF CONSTRUCTION" AS DEFINED UNDER SECTION 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.)

SIGNATURE 9-9-24 DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

PAIA YOUTH & CULTURAL CENTER

T.M.K.: (2) 2-5-005: 017 (POR.)

PAIA, MAUI, HAWAII

PRELIMINARY SITE PLAN

REVISION	DATE	NOTE

DESIGNED BY: A.N.M.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2023-18
DRAWING NAME: SITE-00
DATE: 9-9-24

SHEET NO.
EXHIBIT 5
OF SHEETS

G:\2023 PROJECTS\2023-18 (Paia Youth & Cultural Center)\CONSTRUCTION PLANS\SITE-00.dwg Sep 09, 2024 - 11:49 am

TRUE NORTH
SCALE: 1 IN. = 20 FT.

LEASE AREA BOUNDARY
℄ SWALE
SEWER EASEMENT SETBACK
RETENTION BASIN
TOP EL.=8'
BOTTOM EL.=6'
VEHICULAR GATE
UTILITY POLE
BOLLARDS TYP.
SEWER MANHOLE
SLIDING GATE
ELEV.
TRASH/RECYCLING ENCLOSURE
PEDESTRIAN GATE
FENCE
BUILDING
F.F.E.=10'
APPROXIMATE 10" FORCE MAIN, SCALED AND PLACED PER CONSTRUCTION DOCUMENTS FOR THE "PAIA WASTEWATER PUMP STATION FORCE MAIN REPLACEMENT", JOB NO. WW13-01, PREPARED BY: KENNEDY/JENKS CONSULTANTS.
1/2" PIPE FOUND
PATH
EDGE OF PAVEMENT
UTILITY POLE
HANA HIGHWAY

REDUCED COPY
NOT TO SCALE

NOT FOR CONSTRUCTION

PRELIMINARY GRADING PLAN
SCALE: 1 IN. = 10 FT.

G:\2023 PROJECTS\2023-18 (Paia Youth & Cultural Center)\CONSTRUCTION PLANS\GRAD-00.dwg Sep 11, 2024 - 9:04 am

OTOMO ENGINEERING, INC.
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LICENSE EXPIRES: 4-30-26

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SIGNATURE 9-9-24 DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

PAIA YOUTH & CULTURAL CENTER

T.M.K.: (2) 2-5-005: 017 (POR.)

PAIA, MAUI, HAWAII

PRELIMINARY GRADING PLAN

REVISION	DATE	NOTE
1		
2		
3		
4		
5		
6		
7		

DESIGNED BY: A.N.M.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2023-18
DRAWING NAME: GRAD-00
DATE: 9-9-24

SHEET NO.
EXHIBIT 6
OF SHEETS

Appendix C

Cultural Impact Assessment

A Cultural Impact Assessment for the Proposed New Pāʻia Youth and Cultural Center Building

TMK: (2) 2-5-005:017 (por.)

Hāmākua Poko Ahupuaʻa
Hāmākua Poko Moku
Makawao District
Island of Maui

DRAFT VERSION

Prepared By:
Summer Moore, Ph.D.
Mary Lawrence Young, M.A.
and
Lokelani Brandt, M.A.

Prepared For:
Susun White
Pāʻia Youth and Cultural Center

March 2024

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507-A E. Lanikaula Street, Hilo, HI 96720
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820 Mililani Street, Suite 700, Honolulu, HI 96813

ASM Project Number 43840.00

A Cultural Impact Assessment for the Proposed New Pāʻia Youth and Cultural Center Building

TMK: (2) 2-5-005:017 (por.)

Hāmākua Poko Ahupuaʻa
Hāmākua Poko Moku
Makawao District
Island of Maui

ASM affiliates

CHAPTERS

Page

FIGURES

Page

FIGURES

Page

TABLES

Page

1. INTRODUCTION

At the request of the Pāʻia Youth and Cultural Center (PYCC), ASM Affiliates (ASM) has prepared this Cultural Impact Assessment (CIA) to inform a Hawaiʻi Revised Statutes (HRS) Chapter 343 Environmental Assessment (EA) being prepared for the proposed new PYCC facility (referred to hereafter as the proposed project). The proposed project area is adjacent to the Hāna Highway, southwest of the existing PYCC building on a 0.53-acre portion Tax Map Key (TMK): (2) 2-5-005:017, Hāmākua Poko Ahupuaʻa, Hāmākua Poko Moku, Makawao District, Island of Maui (Figures 1, 2, and 3). The existing PYCC building and StoneWave Skate Park are on land leased by the PYCC from the County of Maui; the proposed new building would be built within a new lease area.

As the proposed project is on land owned by the County of Maui, the proposed project is subject to the Hawaiʻi Environmental Policy Act (HEPA) as codified in HRS Chapter 343. This CIA study is intended to inform an EA conducted in compliance with HRS Chapter 343. This CIA has been conducted pursuant to Act 50 and in accordance with the Environmental Review Program (formerly the Office of Environmental Quality Control [OEQC]) *Guidelines for Assessing Cultural Impacts*, adopted by the Environmental Council, State of Hawaiʻi on November 19, 1997 (OEQC 1997). Act 50, which was proposed and passed as Hawaiʻi State House of Representatives Bill 2895 and signed into law by the Governor on April 26, 2000, acknowledges explicitly the State's responsibility to protect native Hawaiian cultural practices. Act 50 further states that "environmental assessments ... should identify and address effects on Hawaii's culture, and traditional and customary rights" and that "native Hawaiian culture plays a vital role in preserving and advancing the unique quality of life and the ʻaloha spiritʻ in Hawaiʻi. Articles IX and XII of the state constitution, other state laws, and the courts of the State impose on governmental agencies a duty to promote and protect cultural beliefs, practices, and resources of native Hawaiians as well as other ethnic groups."

The CIA report is divided into four main sections, beginning with an introduction that describes the project background and purpose, followed by a description of the project area. To provide a cultural context of the proposed project area, Section 2 of this report includes a detailed culture-historical background for the general study area comprised of background information for a study area consisting of Hāmākua Poko Ahupuaʻa and, at times, the greater *moku* of Hāmākua Poko. This section also summarizes prior archaeological and cultural studies conducted near the proposed project area. The ethnographic methods and results of the consultation process are then presented in Section 3. Lastly, Section 4 includes a discussion of potential cultural impacts as well as actions and strategies that may help mitigate any identified impacts, along with a concluding statement. Section 5 presents a brief summary of the study's findings.

PROJECT BACKGROUND AND PURPOSE

The proposed project includes the construction of a new two-story, 12,205-square-foot structure to house the PYCC facility, an outdoor basketball court, and a new parking area (Figure 4). The existing PYCC building, which based on its proximity to the shoreline is vulnerable to sea level rise, tsunamis, and storm events, will be transitioned into a storage building and eventually retired from PYCC use. Vehicle access to the new PYCC building would be from Hāna Highway and the existing parking area serving the current PYCC building and Lower Pāʻia Park. The ground floor of the proposed new building would include a garage space, a utility and multipurpose room, and restrooms (Figure 5). Given the proximity of the proposed new building to the ocean, the second floor of the structure will serve as the main floor for the PYCC activities and programs (Figure 6); the main (second) floor would include a large deck, a lounge, an art room, a broadcast room, a kitchen, administrative offices, utility rooms, and restrooms. The character and style of the building will be based on plantation-style architecture to blend with the existing PYCC building and to maintain the historical character of the neighboring Pāʻia community (Figure 7).

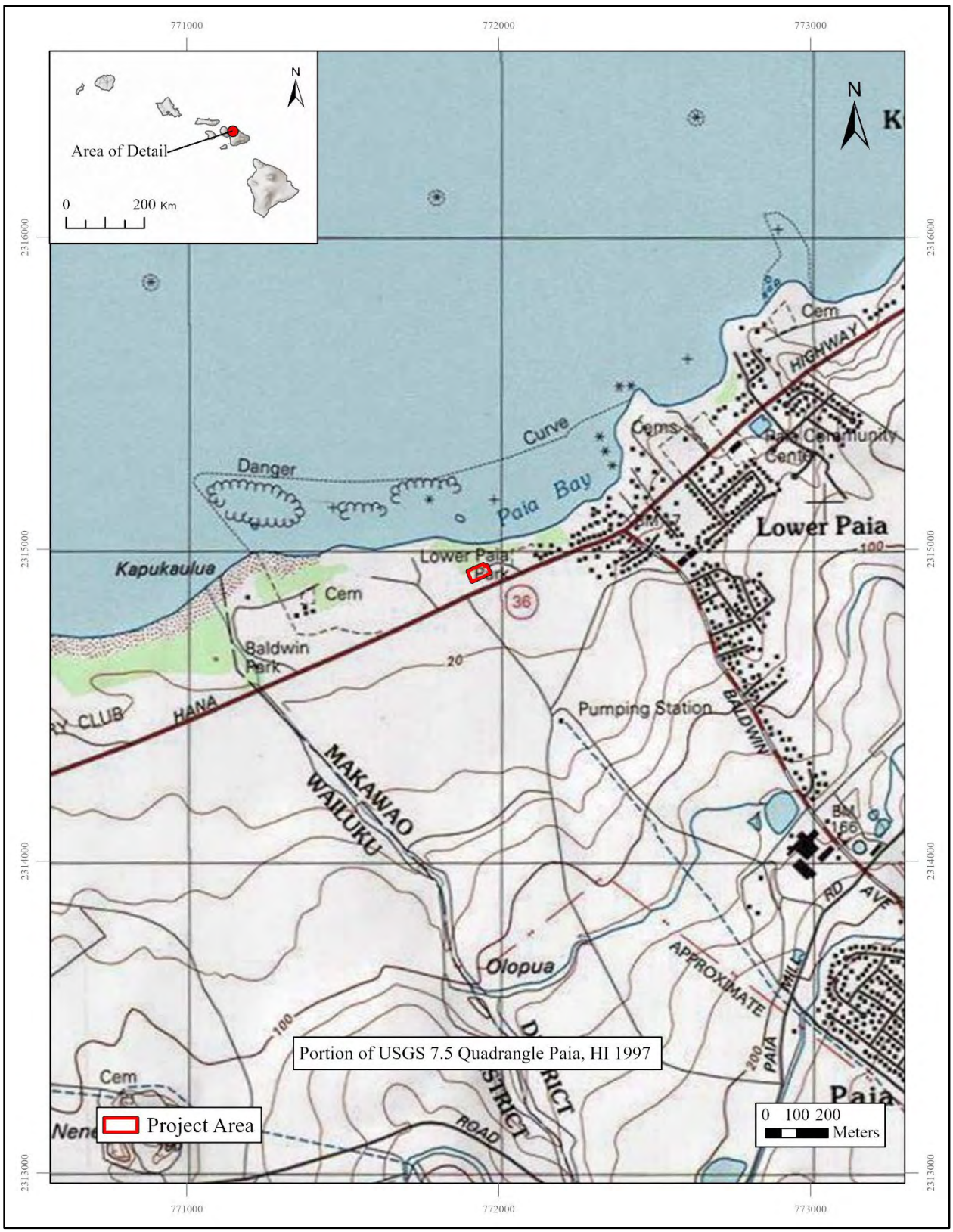

Figure 1. Project area location plotted on a portion of the 1997 USGS 7.5 Quadrangle Pāʻia, Hawaiʻi.

Figure 2. Project area location alongside GIS data showing TMK boundaries in the vicinity of the project area.

Figure 3. Google Earth™ satellite image showing project area location.

Figure 4. Site plan for the proposed new PYCC building. Image provided by Romanchak Architecture.

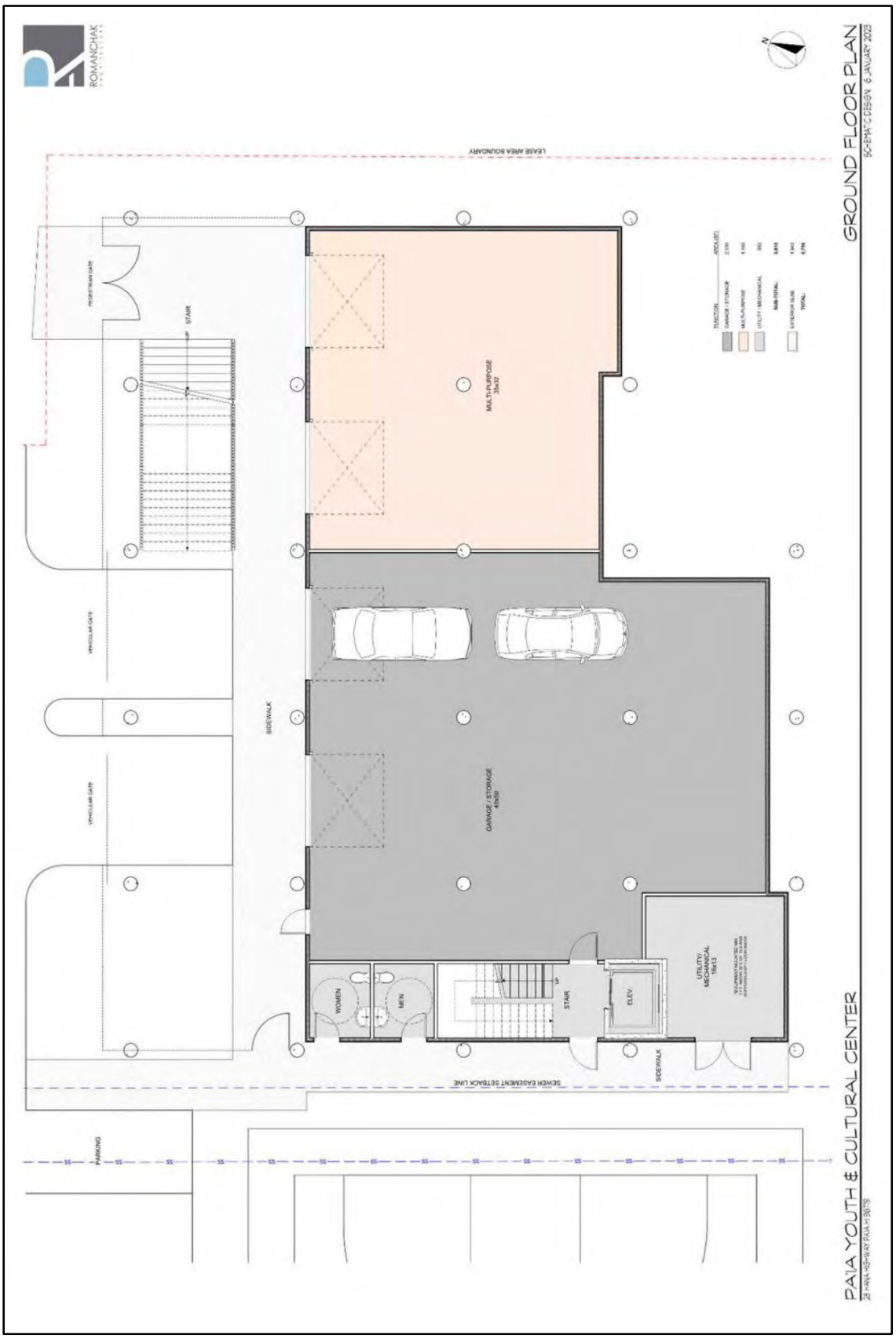

Figure 5. Ground floor plan for the proposed new PYCC building. Image provided by Romanchak Architecture.

Figure 6. Main floor plan for the proposed new PYCC building. Image provided by Romanchak Architecture.

Figure 7. Virtual model of tthe proposed new PYCC building. Image provided by Romanchak Architecture.

PROJECT AREA DESCRIPTION

The project area consists of a roughly 0.53-acre portion of TMK (2) 2-5-005:017, Hāmākua Poko Ahupuaʻa, Hāmākua Poko Moku, Makawao District, Island of Maui. The project area is situated on the northern shoreline of East Maui, roughly 85 meters south of the high tide line along Pāʻia Bay and 25 meters north of the Hāna Highway. It is less than 200 meters southwest of Pāʻia, a town known for its historical association with sugarcane cultivation. Located at an elevation of less than 15 feet (5 meters) above mean sea level, the proposed project area is bound by a sewer pump station to the north, the existing Lower Pāʻia Park and PYCC parking lot to the east, a bike path (and Hāna Highway) to the south, and an open field to the west. The existing PYCC building and StoneWave Skate Park are immediately northeast of the proposed new building location. Baldwin Beach Park is to the west of the project area, and Lower Pāʻia Park is to the east. The lands *mauka* of Hāna Highway near the current project area are former sugarcane fields that currently lie fallow.

The geology underlying the current project area is composed of older dune deposits (labeled as 'Qdo' in Figure 8; *makai* portion of the project area) and alluvium (labeled as 'Qa' in Figure 8; *mauka* portion of the project area) (Sherrod et al. 2007). Two soils types have been mapped in the project area including Dune Land (labeled as 'DL' in Figure 9; *makai* section of the project area) and Pulehu Silt Loam, 3 to 7 percent slopes (labeled as 'PpB' in Figure 9; *mauka* portion of the project area). Pulehu series soils are well-drained, alluvial soils formed from igneous rock and found at low elevations, often along alluvial fans, stream terraces, and basins. These soils have moderate permeability and have been frequently used for sugarcane farming (Soil Survey Staff 2023a). Dune Land is unstable sand arranged in ridges and intervening troughs and deposited by wind and has often been used for wildlife habitat, recreational areas, and as a source for liming materials (Foote et al. 1972:29). The vicinity of the project area has experienced significant modern shoreline recession, mainly attributed to sand-mining operations at the Pāʻia Lime Kiln between 1912 and 1960 (Sea Engineering Inc. 2019, cited in Lee-Greig et al. 2023).

The area is characterized by a semi-tropical climate with an average annual temperature of 75°F. The highest temperatures occur in August, with the lowest occurring in February (Giambelluca et al. 2014). The annual average rainfall within the project area area is approximately 620 millimeters (24.3 inches), with the most rainfall from November to January, the rainy season, and the least from June to August, the dry season (Giambelluca et al. 2013).

Prior to the widespread impacts of sugarcane cultivation, the coastal ecosystem along Pāʻia Bay would have supported a range of native plants such as *naupaka kahakai* (*Scaevola sericea*), *ʻilima* (*Sida fallax*), *naio* (Myoporum *sandwicense*), *ʻākulikuli* (*Sesuvium portulacastrum*), and *ʻakiʻaki* (*Sporobolus virginicus*) (Pratt and Gon 1998). Currently, vegetation in the vicinity of the project area is dominated by ironwood trees (*Casuarina equisetifolia*) and exotic grasses such as Guinea grass (*Megathyrsus maximus*).

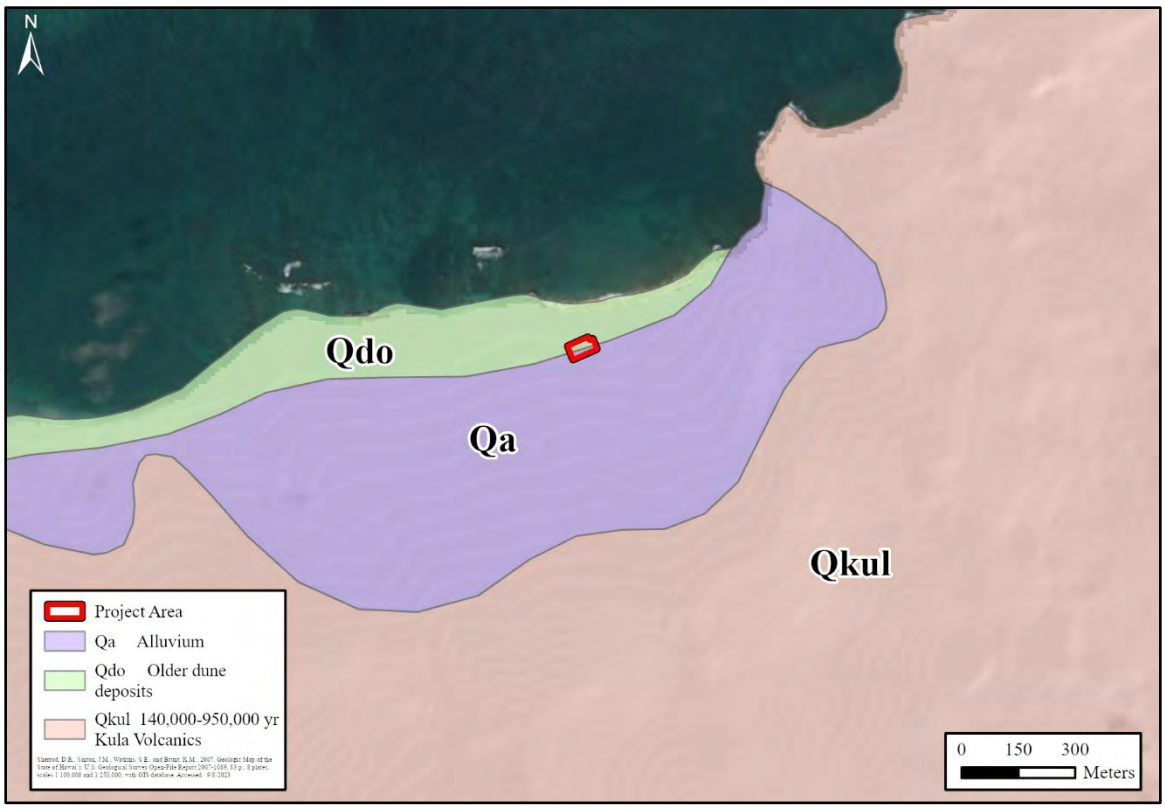

Figure 8. Geological units in the current project area (Sherrod et al. 2007).

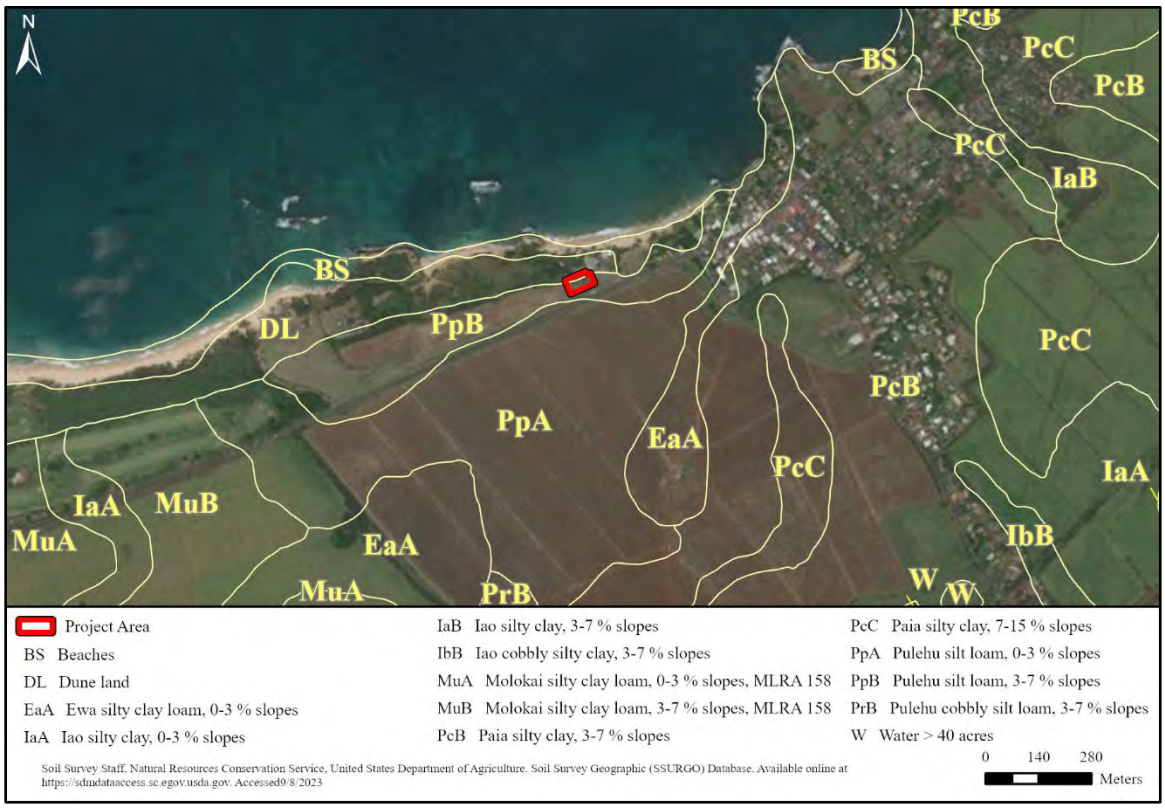

Figure 9. Soils within the project area (Soil Survey Staff 2023b).

2. BACKGROUND

This section of the report includes a discussion of the culture-historical background for the current project area and a synthesis of relevant prior archaeological and cultural studies for Hāmākua Poko Ahupuaʻa (inclusive of its former subdivision, Pāʻia Ahupuaʻa) and the greater Hāmākua Poko Moku. Although Hāmākua Poko Ahupuaʻa is currently considered part of the Makawao District, before 1859, these lands were within the traditional *moku* (district) of Hāmākua Poko (King in Coulter 1935:216-217); as a result, the cultural and historical settings of the current project area are described primarily within the context of a wider "study area" of Hāmākua Poko Moku. The background information in this section is intended to provide a comprehensive understanding of the cultural significance of the project area and general vicinity and to establish an analytical basis from which to assess any potential cultural impacts. The assessment of the cultural significance of the project area is contingent upon developing (at a minimum) a comprehensive understanding of the *ahupuaʻa* (traditional land division spanning from the mountains to the sea) in which the project area is located. As will be demonstrated in the following section, consideration of the broader region and island landscape is also required at times.

The culture-historical context and summary of previously conducted archaeological and cultural studies presented below are based on research conducted by ASM Affiliates at various physical and digital repositories. Primary resources were obtained at multiple state agencies, such as the State Historic Preservation Division (SHPD), Hawaiʻi State Archives, and the Department of Accounting and General Services Land Survey Division, as well as the Maui Historical Society. Digital collections provided through the Office of Hawaiian Affairs' online Papakilo and Kīpuka databases, Waihona ʻĀina, the Ulukau Hawaiian Electronic Library, and Newspapers.com provided further historical context and information. Lastly, secondary resources stored at ASM Affiliates' Hilo and Kahului offices offer general information regarding the history of land use, politics, and culture change in Hawaiʻi, enhancing the broad sampling of primary source materials cited throughout this study.

CULTURE-HISTORICAL CONTEXT

The following subsections provide a general overview of Hawaiian origins, settlement, and expansion, emphasizing socio-political and cultural transformations over time. The discussion continues with a summary of traditional philosophies associated with the land and the intensification and development of Hawaiian land stewardship practices.

A Generalized Model of Hawaiian Origins and Settlement

Scholars have used various sources of information (i.e., archaeological, genealogical, mythological, oral-historical, and radiometric) to establish when Polynesians first settled Hawaiʻi. The most recent paleoenvironmental and archaeological studies indicate the first Polynesian settlers arrived in Hawaiʻi sometime between A.D. 940 and 1130, with the most likely date for initial settlement falling between A.D. 1000 and 1100 (Athens et al. 2014; see also Kirch 2011). Other accounts of the peopling of the islands, including various native Hawaiian traditions, place the event earlier in time—as early as the creation of the world (e.g., Beckwith 1951; Liliʻuokalani 1978; Malo 1951). Many Hawaiians refer to the homeland from which they arrived in Hawaiʻi as "Kahiki" (Case 2015). It was long held, based on similarities between Marquesan artifacts and artifacts from the earliest known Hawaiian cultural layers, that the Hawaiian settler population originated from the southern Marquesas Islands (e.g., Emory and Sinoto 1965); the evidence for Marquesan settlement of Hawaiʻi is now considered more ambiguous (Kirch 2023). The most recent views based on Hawaiian oral histories and linguistic similarities suggest that, although the exact source island or archipelago of the initial Polynesian settlers is uncertain, the first settlers likely came from somewhere in Central East Polynesia (Marck 1999). According to Fornander (1969), the Hawaiians brought from their homeland certain Polynesian customs and beliefs: the major gods Kāne, Kū, Lono, and Kanaloa; the *kapu* system of law and order; and the concepts of *puʻuhonua* (places of refuge), *ʻaumakua* (ancestral deities), and *mana* (divine power).

While stories of episodic migration were widely published in the Hawaiian language by knowledgeable and skilled *kūʻauhau* (individuals trained in the discipline of remembering genealogies and associated ancestral stories), the cultural belief that living organisms were *hānau ʻia* (born) out of a time of eternal darkness (*pō*) and chaos (*kahuli*) was also brought and adapted by ancestral Hawaiian populations to reflect their intimate connection to their environment. For example, the *Kumulipo*, Hawaiʻi's most famed *koʻihonua* (a cosmogonic genealogical chant), establishes a birth-rank order for all living beings (Beckwith 1951; Liliʻuokalani 1978). One such genealogical relationship that remains widely accepted in Hawaiʻi is the belief that *kalo* (taro) plants (in addition to all other plants, land animals, and sea creatures) are elder siblings to humans (Beckwith 1951). This hierarchical creation concept enforces the belief that all life forms are connected, a belief that initial settlement populations developed further over generations through intensive interaction with their local environment to form a uniquely Hawaiian culture.

During and immediately following the initial settlement period, communities primarily engaged in subsistence-level agriculture and fishing clustered in the *koʻolau* (windward) shores of the Hawaiian Islands due to the abundance and easy access to freshwater sources. Sheltered bays allowed for nearshore fisheries (enriched by numerous estuaries) and deep-sea fisheries to be easily accessed (McEldowney 1979). Widespread environmental modification on land also occurred as early Hawaiian *mahiʻai* (farmers) developed new subsistence strategies, adapting their familiar patterns and traditional tools to work efficiently in their new home (Pogue 1978; Kirch 2023). Areas with the richest natural resources became heavily populated, resulting in the expansion of the population to the *kona* (leeward) side of the islands and more remote areas (Cordy 2000).

As the Hawaiian population grew, significant changes in settlement patterns and social networks occurred. Rosendahl (1972) proposes that settlement during this period was seasonal, with coastal sites occupied in the summer to exploit marine resources and upland agricultural plots maintained during the winter months. Hommon (1976) adds that increasing reliance on agricultural products may have caused a shift in social networks, as kinship links between coastal settlements disintegrated with the expansion of *mauka-makai* settlements that allowed for the exchange of agricultural products for marine resources. This shift is believed to have resulted in the establishment of the *ahupuaʻa*, a subdivision of the *moku* (district) that by the late Precontact Period exhibited a high degree of economic self-sufficiency and endogamy. The implications of this model included a shift in residential patterns from seasonal, temporary habitation to the permanent dispersed habitation of both coastal and upland areas.

Overview of Traditional Hawaiian Land Management Strategies

Adding to an already complex society was the development of traditional land stewardship systems, including the *ahupuaʻa.* The *ahupuaʻa* was the principal land division that functioned for both taxation purposes and furnished its residents with nearly all subsistence and household necessities. *Ahupuaʻa* are land divisions that typically include multiple ecozones from *ma uka* (upland mountainous regions) to *ma kai* (shore and near shore regions), assuring a diverse subsistence resource base (Hommon 1986). Although the *ahupuaʻa* land division typically incorporated all of the eco-zones, their size and shape varied greatly (Cannelora 1974). Noted Hawaiian historian and scholar Samuel Kamakau, in his serialized history of Hawaiʻi titled *Ka Moolelo o Hawaii* (The History of Hawaii), listed the various terms given to the ecozones found from the mountaintops to the ocean. These ecozones are also found in *ahupuaʻa*. Published in the newspaper *Ke Au Okoa* in 1869, a translation of Kamakau's (1869:1) original Hawaiian text is provided below:

> Here are some of the terms that were given to the mountainous regions and mountaintops. Mauna is the general term for the frequently-used term kuahiwi, however, there are numerous terms that are associated with the mountains. Here are some of the terms associated with the mountains. The central region located in front and behind the mountain was termed kuamauna. Below the kuamauna is the kuahea, and below the kuahea is the kuahiwi, which is where shrubs and small trees grow. It (the kuahea and kuahiwi) is a place also called the wao nahele. Further down, the trees grow taller. This is the wao lipo. Below the wao lipo is the wao ʻeiwa. Below the waoʻeiwa is the wao maʻukele. Below the wao maʻukele is the wao akua. Below the wao akua, is the wao kanaka, which is where people farm. Below the wao kanaka is the ʻamaʻu. Below the ʻamaʻu is the ʻāpaʻa. Below the ʻāpaʻa is the paheʻe and ʻilima. And below that is the kula and the ʻāpoho all the way to the villages. Below the villages is the kahakai, the kahaone, the kālawa, and then the ʻaekai, and that is how the people of old named their environment.

The *makaʻāinana* (commoners, literally the "people that attend the land") who lived on the land had rights to gather resources for subsistence and tribute within their *ahupuaʻa* (Jokiel et al. 2011). As part of these rights, residents were required to supply resources and labor to *aliʻi* (chiefs) of local, regional, and island chiefdoms. The *ahupuaʻa* became the equivalent of a local community with its own social, economic, and political practices and served as the taxable land division during the annual *Makahiki* procession (Kelly 1956). During the *Makahiki*, the paramount *aliʻi* sent select members of his/her retinue to collect *hoʻokupu* (tribute and offerings) in the form of goods from each *ahupuaʻa*. The *makaʻāinana* brought their share of *hoʻokupu* to an *ahu* (altar) marked with the image of a *puaʻa* (pig), serving as a physical visual marker of *ahupuaʻa* boundaries. *Ahupuaʻa* boundaries often followed mountain ridges, hills, rivers or ravines (Alexander 1890). However, Chinen (1958:1) reports that "oftentimes only a line of growth of a certain type of tree or grass marked a boundary; and sometimes only a stone determined the corner of a division." These ephemeral markers, as well as their more permanent counterparts, were frequently assigned names, as evidenced by the thousands of names for boundary markers listed by Soehren (2010).

Ahupuaʻa were ruled by *aliʻi ʻai ahupuaʻa* or chiefs who controlled the *ahupuaʻa* resources. Generally speaking, *aliʻi ʻai ahupuaʻa* had complete autonomy over the *ahupuaʻa* they oversaw (Malo 1951). *Ahupuaʻa* residents were

not bound to the land, nor were they considered the property of the *ali‘i*. If the living conditions under a particular *ahupua‘a* chief were deemed unsuitable, the residents could move freely in pursuit of more favorable conditions (Lam 1985). This structure safeguarded the well-being of the people and the overall productivity of the land, lest the chief lose the principal support and loyalty of his or her supporters. In turn, *ahupua‘a* lands were managed by an appointed *konohiki*, often a chief of lower rank, who oversaw and coordinated stewardship of an area's natural resources (Lam 1985). In some places, the *po‘o lawai‘a* (head fisherman) held the same responsibilities as the *konohiki* (Jokiel et al. 2011). When necessary, the *konohiki* implemented *kapu* (restrictions and prohibitions) to protect the *mana* of an area's resources from environmental and spiritual depletion.

Many *ahupua‘a* were divided into smaller land units termed *‘ili* and *‘ili kūpono* (often shortened to *‘ili kū*). *‘Ili* were created for the convenience of the *ahupua‘a* chief and served as the basic land unit which *hoa‘āina* (caretakers of particular lands) often retained for multiple generations (Jokiel et al. 2011; MacKenzie 2015). As *‘ili* were typically passed down in families, so too were the *kuleana* (responsibilities, privileges) that were associated with it. The right to use and cultivate *‘ili* was maintained within the *‘ohana*, regardless of the succession of *ali‘i ‘ai ahupua‘a* (Handy et al. 1991). Malo (1951) recorded several types of *‘ili*, including the *‘ili pa‘a* (a single intact parcel) and *‘ili lele* (a discontinuous parcel dispersed across an area). Whether dispersed or wholly intact, *‘ili* required a cross-section of available resources, and for the *hoa‘āina*, this generally included access to agriculturally fertile lands and coastal fisheries. *‘Ili kūpono* differed from other *‘ili* lands because they did not fall under the jurisdiction of the *ahupua‘a* chief. Rather, they were specific areas containing resources highly valued by the ruling paramount chiefs, such as fishponds (Handy et al. 1991).

Ali‘i ‘ai ahupua‘a, in turn, answered to an *ali‘i ‘ai moku* (chief who claimed the abundance of the entire *moku or* district) (Malo 1951). Prior to the consolidation of *moku* in 1859, Maui Island comprised 12 *moku* (districts) that include Hāmākua Poko, Hāmākua Loa, Koʻolau, Hāna, Kīpahulu, Kaupō, Kahikinui, Honuaʻula, Kula, Wailuku[1], Lahaina, and Kāʻanapali. Although a *moku* comprises multiple *ahupua‘a*, *moku* were considered geographical subdivisions with no explicit reference to rights in the land (Cannelora 1974). Although the *ahupua‘a* was the most common and fundamental land division unit within the traditional Hawaiian land management structure, variances occurred, such as the existence of the *kalana*. By definition, a *kalana* is a division of land smaller than a *moku. Kalana* was sometimes used interchangeably with the term *‘okana* (Lucas 1995; Pukui and Elbert 1986), but Kamakau (Kamakau 1976) equates a *kalana* to a *moku* and states that *‘okana* is merely a subdistrict. Despite these contending and sometimes conflicting definitions, what is clear is that *kalana* consisted of several *ahupua‘a* and *‘ili ‘āina*.

This form of district subdividing was integral to Hawaiian life and the product of advanced natural resource management systems. As populations maintained residence in an area over centuries, extensive observations of an area's natural cycles and resources were retained and passed down orally and experientially over the generations. This knowledge informed management decisions that aimed to sustainably adapt subsistence practices to meet the needs of growing populations. The *ahupua‘a* system and the highly complex land management system that developed in the islands are but one example of the unique Hawaiian culture that developed in these islands.

Intensification and Development of Hawaiian Land Stewardship Practices

Hawaiian philosophies of life in relation to the environment helped to maintain both natural, spiritual, and social order. In describing the intimate relationship that exists between Hawaiians and *‘āina* (land), Kepā Maly (2001:1) writes:

> In the Hawaiian context, these values—the "sense of place"—have developed over hundreds of generations of evolving "cultural attachment" to the natural, physical, and spiritual environments. In any culturally sensitive discussion on land use in Hawai‘i, one must understand that Hawaiian culture evolved in close partnership with its' natural environment. Thus, Hawaiian culture does not have a clear dividing line of where culture and and nature begins.
>
> In a traditional Hawaiian context, nature and culture are one in the same, there is no division between the two. The wealth and limitations of the land and ocean resources gave birth to, and shaped the Hawaiian world view. The *‘āina* (land), *wai* (water), *kai* (ocean), and *lewa* (sky) were the foundation of life and the source of the spiritual relationship between people and their environs ...

The *‘ōlelo no‘eau* (proverbial saying) "*hānau ka ‘āina, hānau ke ali‘i, hānau ke kanaka*" (born was the land, born were the chiefs, born were the commoners), conveys the belief that all things of the land, including *kanaka* (humans),

[1] Wailuku is sometimes described as an *‘okana* that, together with the lands of Waiheʻe, Waikapū, and Waiehu, were politically independent of any *moku*. The four lands were referred to collectively as Nā Wai ʻEhā (The Four Waters) (c.f., Handy et al. 1991).

are connected through kinship links that extend beyond the immediate family (Pukui 1983:57). *ʻĀina* or land, was perhaps most revered, as noted in the *ʻōlelo noʻeau* "*he aliʻi ka ʻāina; he kauwā ke kanaka,*" which Pukui (1983:62) translated as "[t]he land is a chief; man is its servant." The lifeways of early Hawaiians, which were dependent entirely from the finite natural resources of these islands, necessitated the development of sustainable resource management practices. Over time, an environmentally responsive management system developed that integrated the care of watersheds, natural freshwater systems, and nearshore fisheries (Jokiel et al. 2011).

Disciplined and astute observation of the natural world became one of the most fundamental stewardship tools used by Hawaiians of the ancient past. The vast knowledge acquired through direct observation enabled them to detect and record subtle changes, distinctions, and correlations in the natural world. Examples of their keen observations are evident in the development of a Hawaiian nomenclature to describe various rains, clouds, winds, stones, environments, flora, and fauna. Many of these names are geographically unique or island-specific and have been recorded in *oli* (chants), *mele* (songs), *pule* (prayers), *inoa ʻāina* (place names), and *ʻōlelo noʻeau* (proverbial sayings). Other Hawaiian arts and practices such as *hula* (traditional dance), *lapaʻau* (traditional healing), *lawaiʻa* (fishing), *mahiʻai* (farming) further aided in the practice of knowing the rhythms and cycles of the natural world.

Comprehensive systems of observing and stewarding the land were coupled with the strict adherence to practices that maintained and enhanced the *kapu* and *mana* of living and non-living persons, objects, and materials. In Hawaiian belief, all things—places, people, animals, plants, rocks, etc.—possessed *mana* or "divine power" (Pukui and Elbert 1986:235; Pukui et al. 1972). *Mana* is derived from the plethora of Hawaiian gods (*kini akua*) embodied in elemental forces, land, natural resources, and specific material objects and persons (Crabbe et al. 2017). Buck (1993) expanded on this concept, noting that *mana* was associated with "the well-being of a community, in human knowledge and skills (canoe building, harvesting) and in nature (crop fertility, weather, etc.)" (c.f., Else 2004).

To safeguard the *mana* of a person, place, or resource, *kapu* were implemented and strictly enforced with the intention of limiting over-exploitation and defilement. Elbert and Pukui (1986:132) defined *kapu* as "taboo, prohibitions; special privilege or exemption." Kepelino noted that *kapu* associated with *akua* (deities) applied to all social classes, while *kapu* associated with *aliʻi* were applied to the people (in Beckwith 1971). As *kapu* dictated social relationships, they also provided "environmental rules and controls that were essential for a subsistence economy" (Else 2004:246). The companion to *kapu* was *noa*, translated as "freed of taboo, released from restrictions, profane, freedom" (Pukui and Elbert 1986:268). Some *kapu*, particularly those associated with maintaining social hierarchy and gender differentiation, were unremitting, while those *kapu* placed on natural resources were applied and enforced according to seasonal changes. The application of *kapu* to natural resources ensured that such resources remained available for future use. When the *aliʻi* or the lesser chiefs (including *konohiki* and *poʻo lawaiʻa*) determined that a particular resource would be made available to the people, a decree was proclaimed indicating that *kapu* had been lifted, thereby making it *noa*. Although transitioning a resource from a state of *kapu* to *noa* allowed for its use, people were expected to practice sustainable harvesting methods and pay tribute to the paramount chief and the *akua* associated with that resource. *Kapu* were strictly enforced, and violators faced severe consequences, including death (Jokiel et al. 2011). Violators who escaped execution sought refuge at a *puʻuhonua*, a designated place of refuge, or an individual who could pardon the accused (Kamakau 1992).

In summary, the layering and interweaving of beliefs, land stewardship practices, and the socio-political system form the basis of the relationship between Hawaiians and the land. We can develop a more nuanced understanding of land use and relationships to land from a Hawaiian worldview through the analysis and recognition of these dynamic elements.

HĀMĀKUA POKO AHUPUAʻA AND THE GREATER HĀMĀKUA POKO MOKU

The project area is within the *makai* portion of what is today referred to as Hāmākua Poko Ahupuaʻa, one of three *ahupuaʻa* within the contemporary *moku* of Hāmākua Poko. Prior to the *Māhele*, Hāmākua Poko appears to have been a traditional *moku* or *ʻokana* with multiple unmapped *ahupuaʻa*, including Hulāʻia, Honohina, Kaopa, Pānīʻau, Waiawa, and Waiopua. The *ahupuaʻa* of Pāʻia (*lit.*, "noisy," as translated by Pukui et al. [1974]:174) also fell within the traditional *moku* of Hāmākua Poko, although its exact boundaries are unclear. Pukui et al. (1974:174) describe the place name Pāʻia as representing a "quadrangle, village, bay, and school" in East Maui; Pāʻia Ahupuaʻa likely encompassed the area near contemporary Pāʻia town, including the current project area. The name Hāmākua Poko, sometimes spelled Hāmākuapoko, is translated as "short Hāmākua" (Pukui et al. 1974:39).

In the aftermath of the *Māhele*, Maui's land divisions underwent significant reorganization. The existing *moku* of Hāmākua Poko, Hāliʻimaile, and Makawao were, according to Gonschor and Beamer (2014:66), "each relegated to ahupuaʻa status and merged to form the moku of Hāmākuapoko." However, these transitions were not uniformly

carried out, and there is still uncertainty relating to naming conventions for these lands. Two maps from 1854 and 1866, respectively, show Hāmākua Poko as a large land division between Wailuku and Hāliʻimaile (Figures 10 and 11). The boundary with Wailuku is denoted by a series of landmarks beginning with "Kapukaulua" at the coast and moving *mauka*. Dodge's (1880) Government Registered Map No. 1269 (Figure 12) shows Hāmākua Poko Ahupuaʻa as a land division within Hāmākua Poko Moku. When Maui was divided into four tax districts in 1859, Hāmākua Poko Moku became part of the new Makawao District, which also includes the *moku* of Hāmākua Loa, Honuaʻula, and Kula.

Agricultural Practices within Hāmākua Poko Moku

As described by Handy et al. (1991), subsistence practices in lowland Hāmākua Poko likely focused on *kula* agriculture and fishing. Both Hāmākua Poko and Hāmakua Loa are described by Handy et al. (1991:498) as "gently sloping *kula* lands intersected by small gulches." Māliko Gulch, to the east of the project area, at the boundary of the *moku* of Hāmākua Poko and Hāmākua Loa, is said to have contained abundant irrigated taro land with the surrounding slopes likely cultivated in *ʻuala* (sweet potato):

> Maliko Stream, flowing in a gulch that widens and has a flat bottom to seaward, in pre-sugar-plantation days had a considerable number of *loʻi*. East of Maliko the number of named *ahupuaʻa* is evidence of habitation along this coast. Kuiaha Gulch, beyond Maliko, has a good stream and there were probably a few *loʻi* ... The number of very narrow *ahupuaʻa* thus utilized along the whole of the Hamakua coast indicates that there must have been a very considerable population. This would be despite the fact that it is in an area of only moderate precipitation because of being too low to draw rain out of trade winds flowing down the coast from the rugged and wet northeast Koʻolau area that lies beyond. It was probably a favorable region for breadfruit, banana, sugar cane, arrowroot; and for yams and *ʻawa* in the interior. The slopes between gulches were covered with good soil, excellent for sweet-potato planting..." (Handy et al. 1991:498).

Although the *kula* lands of Mauiʻs north shore were not as dry as those elsewhere on the island, such as the Kula region, maintaining an agricultural subsistence base in a predominantly dry environment required special care. Malo (1951) points out that farming *kula* land was fraught with many challenges and notes some of the methods the ancient planters employed for successful yields. Malo (1951:xxxi) writes:

> 3. On the *kula* lands, farming was a laborious occupation and called for great patience, being attended with many drawbacks. On some of these were grubs, or caterpillars, or blight, *hauoki* (frost), of *kahe* (freshets), or the sun was too scorching; besides which there were many other hindrances.
>
> 8. The cultivation of *kula* lands is quite different from that of irrigable lands. The farmer merely cleared of weeds as much land as he thought would suffice. If he was to plant *taro* (upland *taro*), he dug holes and enriched them with a mulch of *kukui* leaves, ashes, or dirt, after which he planted the *taro*. In some places they simply planted without mulch or fertilizer.
>
> 10. If a field of potatoes was desired, the soil was raised into hills, in which the stems were planted; or the stems might merely be thrust into the ground any how, and the hilling done after the plants were grown; the vines were also thrown back upon the hill. In six months the potatoes were ripe. Such was the cultivation of the *kula* land (Malo 1951:204-205).

According to Malo (1951), *ʻuala* (sweet potato) was the primary crop grown in the *kula* regions. Because of the frequent and prolonged dryness of these lands, the people living there frequently suffered from famine. Despite the challenging environmental conditions, the natives of nearby Kula Moku, in particular, labored diligently to transform once-forested areas into arable fields. Kolb and O'Claray (1997:45) further explain the cultivation practices observed by the native farmers of the *kula* regions:

> In ancient times, cultivating sweet potato was a critical component of the upcounty field system, and a laborious and demanding task. The first step of cultivation was to clear a planting area. A sweet potato patch required arable soil free from other plants, and since Kula was an open forested aera, this required that planting occurred either in a forest clearning or that a section of forest had to be cleared of existing vegetation. Vegetation and trees were cut and then burned in order to help fertilize the soil. We assume that after a number of plantings when soil nutrients became depleated, gardens were abandoned and left to become fallow for ten to twenty years before being cleared again...Thus cleared garden areas (*mala*) were probably rotated routinely through an areas of forest of secondary growth in a shifting fashion.

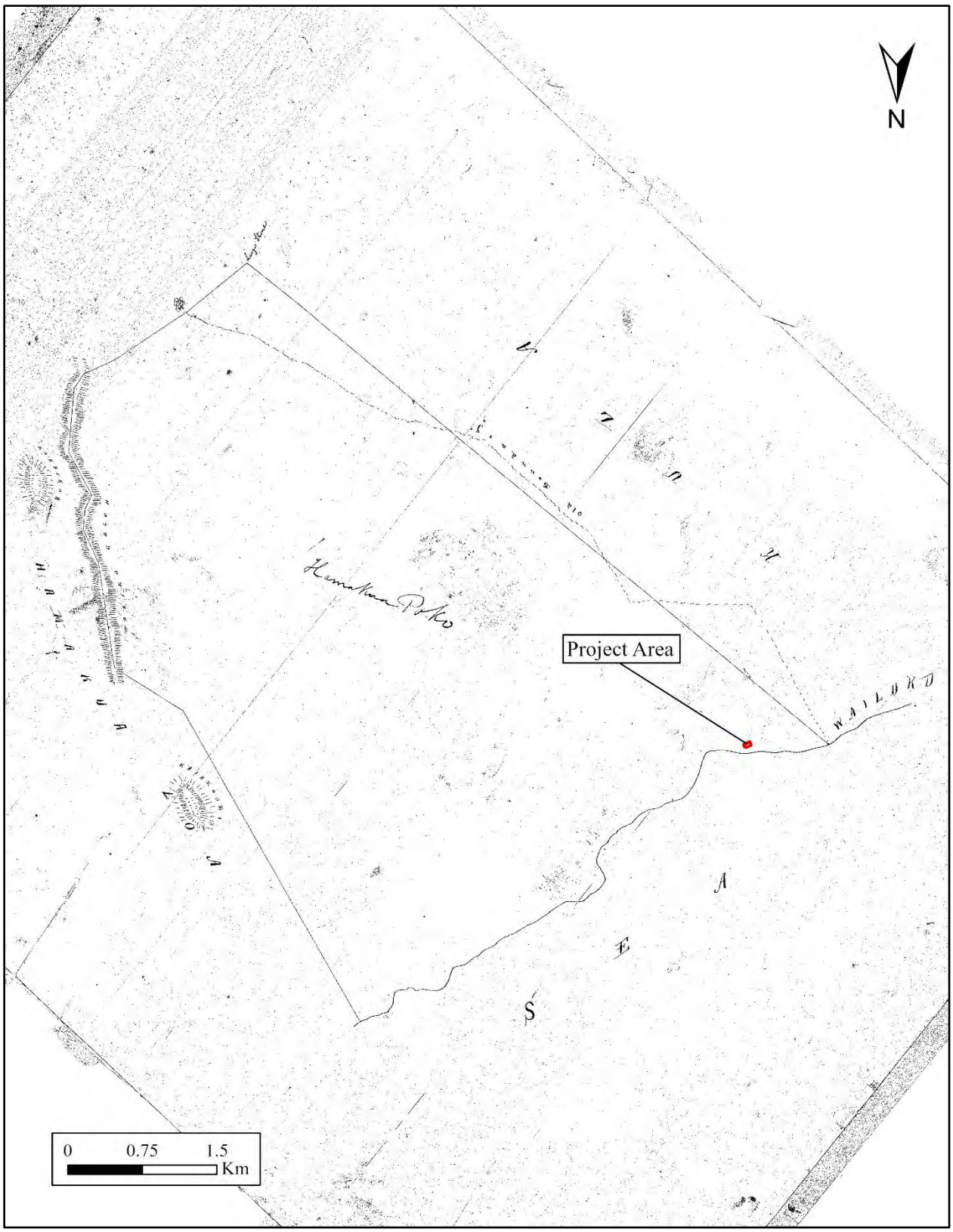

Figure 10. Project area overlaid on Government Registered Map No. 178 (Hawaiian Government Survey 1854).

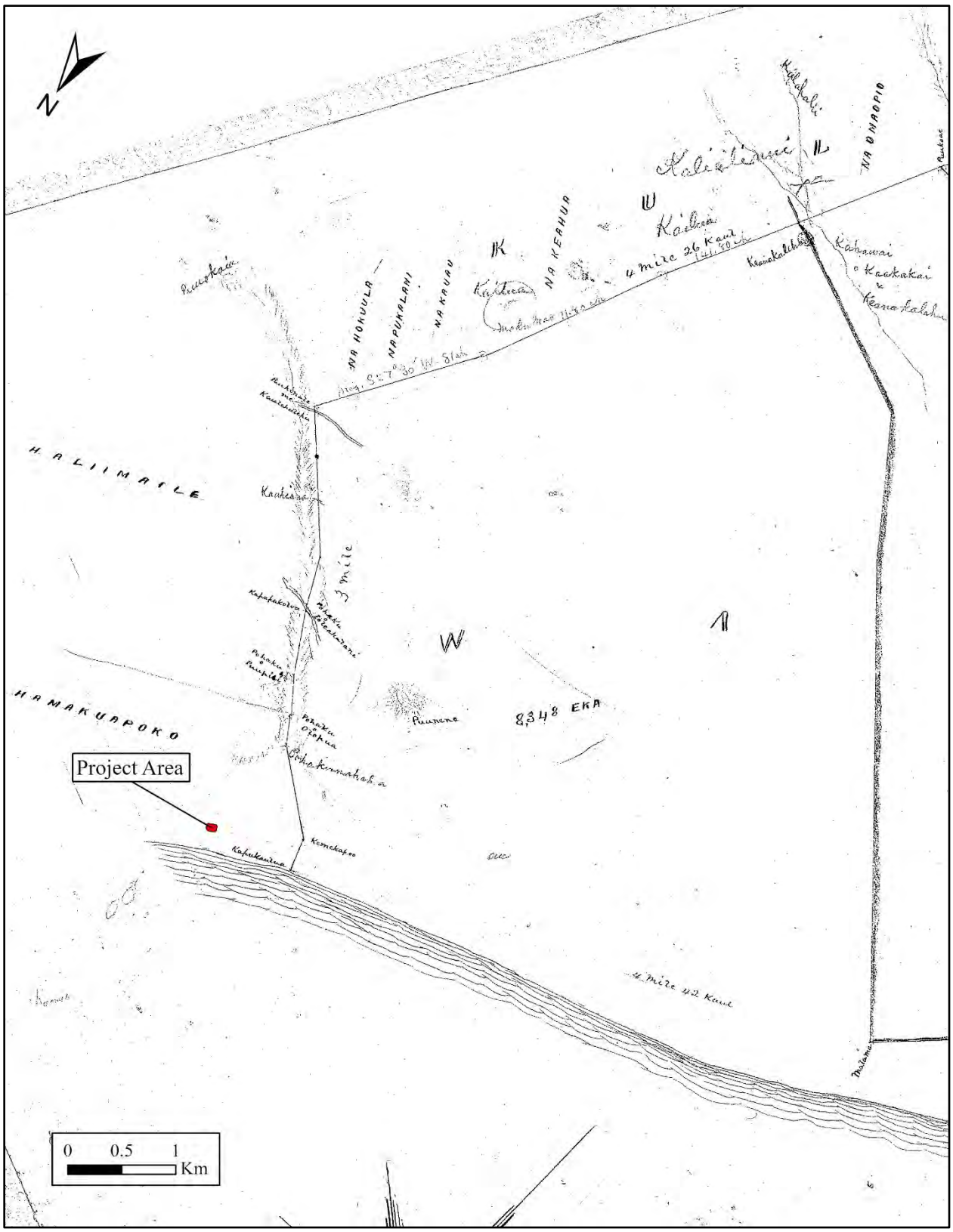

Figure 11. Project area overland on Government Registered Map No. 180 (Hawaiian Government Survey 1866).

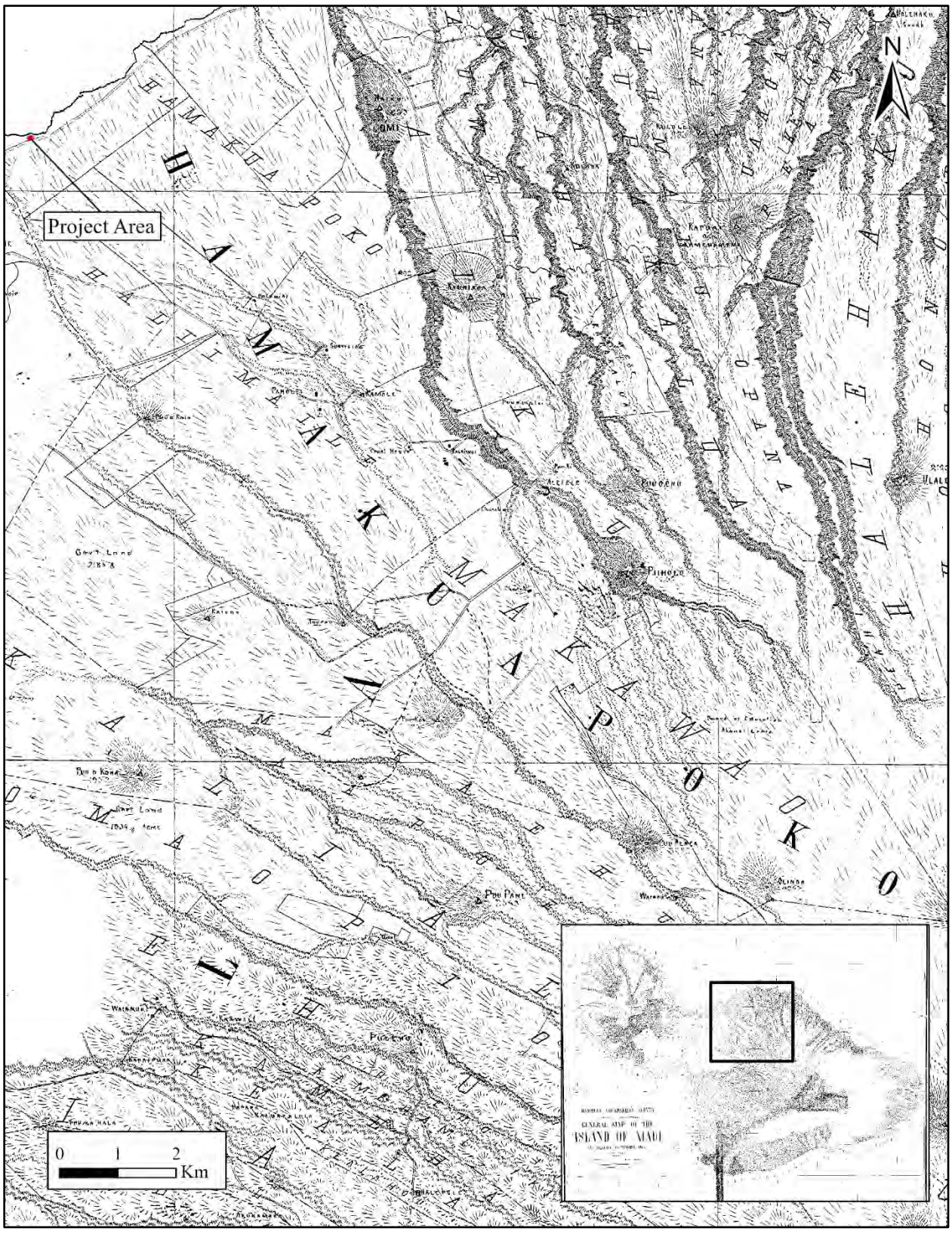

Figure 12. Project area location overlaid on Government Registered Map No. 1269 (Dodge 1880).

ʻUala were planted in cleared areas using specific methods suitable to the local environmental conditions. One such method recorded by Kamakau (1976) was known as *maloʻeka* (*lit.*, "dirty loin cloth"), in which the farmer built large bonfires so that the smoke cloud would shelter the patch from the heat of the sun. This method made the planters exceptionally dirty, covering them with dirt and smoke. In the wetter areas, native planters utilized a method known as *haʻaheo* (proud), likely a reference to the ease of cultivation in areas with ample rainfall (Kolb and O'Claray 1997). In addition to the methods described above, the native planters also built features such as walls and terraces to help with soil retention, channel and absorb water run-off, or delineate individual plots (Handy et al. 1991; Kamakau 1992; Kuykendall 1938).

Fishing on the Hāmākua Coast

In addition to *kula* agriculture, fishing was also an important cultural practice of the Hāmākua region. As observed by Handy et al. (1991:498) in their discussion of Hāmākua Poko and Hāmākua Loa, "[t]he low coast [of Hāmākua] is indented by a number of small bays offering good opportunity for fishing." *Heʻe* (octopus) fishing is referenced in stories of Hāmākua Poko. Kahāʻulelio (2006:81, 83) recounts the story of a couple who were attacked by a shark while spearing for *heʻe* off the coast of Hāmākua Poko:

> I forgot to tell you a story of my fathers' elder brother. It was at Hamakuapoko, while they (he and his wife) swam about in the water looking for octopus to spear, that they battled with a shark. The octopus spearing was done where the sea was deep and blue. The people of Maui know that there are no shallow places there. Many had gone into the water, so they said, but had returned ashore. The two had caught an octopus and the wife had it wrapped around her body. Only two of them were left. As they prepared to turn shoreward, they heard a rustling sound and when they turned to see what it was, they saw a shark heading for them with glistening eyes. In their hands were the spears, the man had the larger and she the smaller. As the shark turned to bite the woman, it was fended off by the husband with lua, martial arts strokes. The man made his stroke perhaps five times and on the sixth he stabbed the shark in the eye socket. The shark became more enraged at the two who were swimming and fighting him off. The woman was weak with fright but her husband kept up her courage by saying, "Do not be afraid, I will fight this shark until we reach shore. If he persists in pursuing us up to the beach, I'll kill him." It went as far as the place at Kūʻau where the waves broke and then the shark departed. It had weakened because its eyes had been stabbed at again and again. The two reached Kuaau beach close to Judge P. M. Kahokuauna's present home and there they lay as though dead. The people on shore helped them. My uncle said that if he was not trained in *lua* fighting they would have been gulped down by the shark. In estimating the length of that wondrous sea creature that it was over three fathoms in length and fearful to behold, with eyes as red as fire. This incident led him to leave Hamakuapoko, his wife's birth place and come to Lahaina to be with his younger brother. Perhaps this tale has nothing to do with fishing but this is a lesson to those who go octopus spearing not to swim in deep waters, but go on canoes the way those of Molokaʻi do. I often saw Rev. H. Manase on his canoe but if he swam around depending on his feet, he would have been changed long ago into an angel by the sharks, just as Akawa the Chinese was.

The danger of encountering a shark (*manō*) while fishing was well known to the residents of Maui, including those of Hāmākua Poko. In a passage that provides valuable insight into local fishing practices, Kamakau (qtd. in Maly and Maly 2003:57) references the fear of being attacked by sharks as an important motivator for the worship of these animals:

> This is the main reason why the people of Maui worshiped sharks – in order to be saved from being eaten by a shark when they went fishing. At Kaupo, Kipahulu, Hana, Koʻolau, Hamakuapoko, Kaʻanapali, Lahaina, and Honuaʻula a fisherman was in danger of being devoured by a shark when he was out fishing with a dip net (*ʻupena ʻakiʻikiʻi*), or fishing for octopus with a lure (*lawaiʻa luʻuheʻe*), or setting traps for *hinalea* fish (*hoʻoluʻuluʻu hinalea*), or diving with a scoop net (*lawaiʻa uluulu*), or setting out fishnets (*lawaiʻa ʻupena hoʻauau*), or whichever kind of fishing a man would be doing alone. It would be better to stay ashore, but the fisherman craves to eat, and so might be devoured by a shark. Hence the people of that island worshiped sharks. Most of the people of that land do not eat shark even to this day; those who do are *malihini* – the *kamaʻaina* are afraid to eat shark.

Kapukaulua, a name given to a coastal area approximately 700 meters west of the project area, is known as a fishing ground for *ulua*, a term referring to certain species of crevalle, jack, and pompano in the family Carangidae. The name Kapukaulua may be translated as "the *ulua* fish hole" (Pukui et al. 1974:90).

Select *Moʻolelo* for Hāmākua Poko Ahupuaʻa and the Greater Hāmākua Poko Moku

As the Hawaiian people had no written language until the formalization of Hawaiian-language orthography in the 1820s, traditional *moʻolelo* (stories, tales, and myths), *mele* and *oli* (songs and chants), and *ʻōlelo noʻeau* (proverbs and sayings) were passed down orally from one generation to the next. Traditional *moʻolelo* associated with Hāmākua Poko are limited but emphasize Hāmākua Poko's role as a coastal fishing community on the north shore of East Maui and highlight the significance of the sea cave at Kapukaulua.

The Tradition of Kamapuaʻa

A version of the Tradition of Kamapuaʻa first published in the Hawaiian-language newspaper *Ka Hae Hawaii* by G. W. Kahiolo includes a brief reference to Hāmākua Poko. In Kahiolo's narrative, the demigod Kamapuaʻa follows Kapomaʻilele, sister of the goddess Pele, from Kohala on Hawaiʻi Island to her home on Maui at Wailua Iki in Koʻolau. After sleeping with Kapomaʻilele, Kamapuaʻa was confronted and struck by her husband, Pueonui. Following their brief fight, Kamapuaʻa left Wailua Iki and traveled westward along the Maui coast, passing through Hāmākua Poko before arriving in Wailuku. Maly and Maly (2001:23) present a translated excerpt from Kahiolo's account:

> ... Kamapuaʻa's advances towards Pele, having been thwarted, he departed from Kilauea, following Kapo-maʻilele (Pele's sister who had taken her genitals off and thrown them across the land to distract Kamapuaʻa – thus the name, Kapo-of-the-flying-genitals). It was in this way that Kapo-maʻilele saved Pele from Kamapuaʻa's advances.
>
> Traveling across the island of Hawaiʻi, and eating *maiʻa* (bananas), Kamapuaʻa met with Kapo-maʻilele at Kahuā in Kohala. Kapo-maʻilele then flew across the sea, and returned to her home on Maui, at Wailua-iki. From the heights of Kapaliiuka, Kamapuaʻa looked across the ocean, and decided to follow her. He crossed the channel and landed at Hāmoa, Hana... He then traveled to Kawaikau which is near the boundary between Koʻolau and Hana. From there, he traveled to Kaliae, and then arrived at Wailua-iki, where he found the house of Kapo-maʻilele. Looking shoreward, he saw Pueonui, the husband of Kapo, fishing. He then chanted:
>
> | | |
> |---|---|
> | *Kanikani hia Hikapoloa-e,* | Hikapōloa cries out loudly. |
> | *Ka la o Wailua-iki.* | The day is at Wailua-iki. |
> | *Ka lai malino a Kapo i noho ai,* | Kapo dwells in the calm, |
> | *A ka wahine a Pueonui,* | The woman of Pueonui, |
> | *I noho nanea i ka lai a ke Koolau, aloha.* | Dwelling with pleasure, in the peace of Koʻolau – *aloha*. |
>
> Kamapuaʻa then went to the *kapa* making house (*hale akuku*), and asked Kapo-maʻilele if they too might sleep together. She agreed, and they did. Now a man saw this and went to tell Pueonui that his wife was sleeping with another man. Pueonui returned to the house in anger, and he struck Kamapuaʻa in the back with a paddle. Kapo got angry, and he struck Kamapuaʻa again. Kapo told him "stop, don't do that, for he is not a man, but is Kamapuaʻa." Hearing this, he was afraid, for he had heard that he was a god and man of power.
>
> Kamapuaʻa then went to Hāmākua-loa, Hāmākua-poko, and on to Wailuku...

The Tradition of Laukaʻieʻie

Hāmākua Poko is also mentioned as a place name in the Tradition of Laukaʻieʻie. Maly and Maly (2001:33-38) offer an excerpted translation of the Laukaʻieʻie narrative submitted by Maui historian Moses Manu to the Hawaiian-language newspaper *Nupepa Ka Oiaio* between 1894 and 1895. Manu's narrative focuses on the travels of Makanikeoe, a wind god and the brother of Laukaʻieʻie. After wide-ranging travels through Maui with stops at Wailua Iki (the home of Kapomaʻilele, or Kapo, mentioned above in the Tradition of Kamapuaʻa), the cliffs of Nuʻaʻailua and Honomanu, the shore of Makaʻiwa, and numerous other locations, Makanikeoe arrived at the hill of Piʻiholo at Haʻikū, from which he followed two young women into a cave. The tale mentions both Hāmākua Poko and a "deep pit in the sea" at Kapukaulua:

> After exchanging their greetings, Makanikeoe passed through the cave by which the women traveled to Waiʻalalā. He then continued underground until he reached the sea fronting Māliko. He arose at the eastern point of Māliko, which is the boundary between Hāmākualoa and Hāmākuapoko. From here, the path of our traveler passed before Kūʻau and Pāʻia and he then arrived at Kapukaʻulua, the

> boundary between Hāmakuapoko and Wailuku. There, Makanikeoe saw a deep pit in the sea which he entered and followed to the ponds of Kanahā and Mauoni, those famous ponds that are near Kahului. The ponds were made by commoners in the time of the chief Kihapiʻilani ...

ʻŌlelo Noʻeau of Hāmākua Poko *Moku*

An essential component of the oral traditions of Hawaiʻi are *ʻōlelo noʻeau*, proverbs and sayings that have been passed down throughout the generations. Several *ʻōlelo noʻeau* speak of places in Hāmākua Poko Moku, although most focus on the traditional *ahupuaʻa* of Makawao rather than the coastal area around Pāʻia. Of note is the contrast illustrated in the *ʻōlelo noʻeau* between the wet and rainy character of upland Makawao, also known for its "famous diving pool," and "dusty" Pāʻia. *Hala* (*Pandanus tectorius*), *kukui* (*Aleurites moluccana*), and *koaiʻe* (*Acacia koaia*) are all referenced as growing in the region, with *koaiʻe* used as a metaphor for the fortitude of the people of Makawao. The following proverbs appear below as they were interpreted and published in *ʻŌlelo Noʻeau: Hawaiian Proverbs & Poetical Sayings* by Mary Kawena Pukui (1983).

Ka ua pehi hala o Hāmākua.
The rain of Hāmākua that pelts the pandanus fruit clusters.
Refers to Hāmākua, Maui (*ʻŌlelo Noʻeau* 1597).

E huʻe mai ʻoe i ke koaiʻe o Makawao!
Try uprooting the *koaiʻe* tree of Makawao!
I defy you to tackle a lad of Makawao! A boast from a native of Makawao, Maui (*ʻŌlelo Noʻeau* 298).

Ka ua ʻŪkiu o Makawao.
The ʻŪkiu rain of Makawao.
Refers to Makawao, Maui (*ʻŌlelo Noʻeau* 1602).

Keiki holoholo kuāua o Makawao.
The lad of Makawao who goes about in the rain.
Said of a native of that place who is not afraid of being wet (*ʻŌlelo Noʻeau* 1705).

O ʻAleleleke kawa kaulana o Makawao.
ʻAlelele, the famous diving pool of Makawao.
Refers to Makawao, Maui (*ʻŌlelo Noʻeau* 2355).

Ulu kukui o Liliko'i.
Kukui grove of Liliko'i.
This *kukui* grove, in Makawao, Maui, was much visited by travelers, for it was a favorite spot of the chiefs. The nuts gathered from the trees produced a fragsrant, tasty relish (*ʻŌlelo Noʻeau* 2869).

Ka makani hāpala lepo o Pāʻia.
Dust-smearing wind of Pāʻia.
Pāʻia, Maui, is a dusty place (*ʻŌlelo Noʻeau* 1459).

Ruling Chiefs of Maui

History concerning the early chiefly rule on Maui as described in the Hawaiian oral traditions reveals a fluctuating pattern of chiefly rule, with periods in which the entire island was ruled by an independent chief and other times when the island was separated and ruled by two independent chiefdoms—East Maui comprising the districts of Koʻolau, Hāna, Kīpahulu, and Kaupō, and the remaining districts belonging to West Maui (Cachola-Abad 2000; Fornander 1880; Kamakau 1992). Fornander (1880:26-27) traces the Maui chiefly lineage to Paumakua, who was a descendant of the Hema branch of the Ulu line and whose genealogy spread over Maui and Hawaiʻi Island:

> … there is little to tell of the Maui Paumakua of the Hema line, the son of Huanuikalalailai ... Through his son Haho and grandson Palena he became the great-grandfather and progenitor of the noted Hanalaa, whom both the Maui and Hawaii chiefs contended for as their ancestor under the varying names of Hanalaa-nui and Hanalaa-iki, asserting that Palena was the father of twins who bore those names.

According to Cachola-Abad (2000:175), "each of [the earliest Maui] ali‘i nui seemed to have served as the nominal sovereign over the entire island of Maui," with the political distinction between the East and West Maui chiefs first emerging during the time of Palena or Hanala‘a. This political division lasted until the time of the 16th-century high chief Kiha-a-Pi‘ilani, who managed to consolidate the island under his rule (Kirch 2010). Prior to Kiha-a-Pi‘ilani's conquest of the island, the chiefs ruling the greater part of Maui also controlled the island of Lāna‘i and, at times, Moloka‘i (Fornander 1880; Kirch 2010).

Paumakua's son Haho is remembered in Hawaiian history as the founder of the *‘aha ali‘i*, a council of chiefs and priests that conferred the rank of a chief by tracing their chiefly descent and ensuring their genealogy remained undisputed. To protect the purity of these royal lineages, *ali‘i* families were also afforded extra protection during warfare, as they were sometimes ceremonially sacrificed. Chiefs of the *‘aha ali‘i* were entitled to wear the insignia associated with his or her rank, such as the *lei hulu* (feathered lei), *‘ahu ‘ula* (feathered cloak or cape), and *lei niho palaoa* (ivory pendant), and they traveled with painted red sails on their canoes (Fornander 1880). It has been suggested that the creation of the *‘aha ali‘i* came about during what is often referred to as the "migratory period" of Hawaiian history, an era marked by the intensification of social institutions and political and religious organization (Cordy 2000:200; Fornander 1880). Fornander (1880:30) further clarified that the *‘aha ali‘i* "arose, probably, as a necessity of the existing conditions of things during this migratory period, as a protection of the native aristocracy against foreign pretenders, and as a broader line of demarcation between the nobility and the commonality."

During these politically formative years, the names of several other West Maui chiefs, including Mauiloa, Kuhimana, Kamaluohua, Lo‘e, and Kahakuohua, were also recorded, but little is known of their lives or legacies (Fornander 1880; Kirch 2010). Kuhimana's son, Kamaluohua, whose reign was marked by warfare, is said to have ruled over the greater part of Maui, while the chief Wakalana ruled over East Maui (Cachola-Abad 2000; Fornander 1880).

With respect to the proliferation of West Maui chiefs, credit is given to two chiefly brothers, Kakae and Kakaalaneo, who co-ruled over West Maui and Lāna‘i sometime during the 14th century (Maly and Maly 2007). Their father was Kaulahea I, who is said to have had a more peaceful reign than Kamaluohua. Known for his thrift and energy, Kakaalaneo is well-remembered in Maui's history. Kakaalaneo's brother Kakae begat a son, Kahekili I, with the chiefess Kapohauola. Concerning Kahekili I, Ashdown (1971:44) notes that:

> In Ke‘anae stands the temple named Pa-kana-loa where the Kahuna Kahehili was *kahu* of that place. He was of the Kane-Ku Order of priesthood and, like his descendants, was born with the Mark of Kane Hekili. Two of those descendants were King Kahekili, Maui's final ruler, and ‘Ulu-ma-hei-hei who was called Governor Hoapili.

Kahekili I had a son, Kawaokaohele (Kawao), and a daughter, Kelea. King David Kalākaua (1888:229-246) recounts the story of the beautiful Kelea, who was kidnapped while surfing at Hāmākua Poko and taken to O‘ahu to marry the high chief Lo-Lale. In Kalākaua's story, Kelea is said to have been a courageous surfer who had no desire to marry. The high chief Lo-Lale, seeking a marriage partner, sent his cousin Kalamakua to search for a high-born wife for Lo-Lale. After stopping at Hāna in search of Kawao, Kalamakua was informed that Kawao had gone to Hāmākua Poko to surf:

> Inquiring for the *moi*, they learned that Kawao had removed his court from Lahaina, for the season, to Hamakuapoko, to enjoy the cool breezes of that locality and indulge in the pleasures of surf-bathing. They were further informed that a large number of chiefs had accompanied the moi to that attractive resort, and that Kelea, sister of the king, and the most beautiful woman on the island as well as the most daring and accomplished surf-swimmer, was also there as one of the greatest ornaments of the court (Kalākaua 1888:234).

Kalākaua's account states that Kalamakua continued to search for Kawao and Kelea, ultimately finding Kelea in the sea while she was surfing. After Kelea mistook Kalamakua for an acquaintance and climbed into his canoe, a passing storm blew the party out to sea. Instead of returning Kelea to Hāmākua Poko, Kalamakua sailed instead for O‘ahu to deliver Kelea to Lo-Lale, who married her and settled with her at Līhue. After bearing three children to Lo-Lale, however, Kelea became restless and moved to ‘Ewa to marry Kalamakua. The daughter of Kelea and Kalamakua, Lā‘ie-lohelohe-i-ka-wai, eventually married the distinguished 16th-century high chief Pi‘ilani, the son of Kawao and the chiefess Kepalaoa. Pi‘ilani's rule is said to have been marked by peace and industry among the people (Fornander 1880).

Building upon the legacy of his chiefly ancestors, Pi‘ilani continued to solidify Lahaina as a chiefly center by establishing the islet of Moku‘ula and Mokuhinia Pond in Lahaina as his home. Historical descriptions concerning the life and rule of Pi‘ilani often reference his sacred genealogy, peaceful rule, and initiation of large-scale public work

projects. In his book *Moku'ula: Maui's Sacred Island*, Klieger (1998) explains the attributes associated with Pi'ilani's rule:

> Pi'ilani, Maui's greatest king, is credited with creating a road that encircles the entire island of Maui. Upon this trail the great *mō'ī* made frequent tours throughout the land, collecting taxes during the time of the Makahiki and seeing to general order. He ruled from Lahaina and is known to have died there (Klieger 1998:9).
>
> The Maui royal family descended from Pi'ilani was notable in the archipelago for carefully maintaining and replicating *mana* through the *kapu* system and through brother-sister (*pi'*o) or other closely related matings, in imitation of the creative passions of Papa and Wākea. This marriage pattern was especially frequent in the eighteenth century, resulting in great prestige for the Maui line. The power generated by several generations of *pi'o* mating by the sacred members of the Pi'ilani family and the restrictions associated with their *kapu* made the family's dignity, ascribed authority, and status practically unrivaled among the *ali'i nui* of the Hawaiian Islands. The *pi'o* system served to concentrate the *mana* of the gods within the ruling class. Especially important was the power of the guardian Kihawahine among the Maui royal family, a symbol of the family's *mana* (Klieger 1998:15).

According to Kamakau (1991), Pi'ilani's union with Lā'ielohelohe resulted in the birth of four children: Lono-a-Pi'ilani, their eldest son, then two daughters, Pi'ikea-a-Pi'ilani (Pi'ikea) and Kalā'aiheana, and finally, the youngest son Kiha-a-Pi'ilani— who would become his brother's greatest rival. Kiha-a-Pi'ilani, unlike his siblings, was born and raised on O'ahu and only returned to Maui after his father's death. The eldest daughter, Pi'ikea, married the Hawai'i Island chief 'Umi A Līloa. According to Pukui (in Klieger 1998:9), the youngest daughter Kalā'aiheana (also known as Kihawahine) is said to have been born as an "'e'epa—a human born with some sort of supernatural difference." Pukui (in Klieger 1998:9) also maintains that upon her death, Kalā'aiheana was deified as a mo'o goddess and was the only mo'o with the ability to move from "pond to pond, island to island."

Kamakau (1991) describes Pi'ilani's death and the transfer of rule within his kingdom. In describing Kiha-a-Pi'ilani's (Kiha's) return to Maui, Kamakau (1991:50) writes, "when he was twenty years of age, Kiha was ordered to go to Maui to become the heir apparent, the ho'oilina mō'ī; but when he reached Ka-lae-o-ka-lā'au on Moloka'i, his father Pi'ilani died at Lahaina, and the first-born, Lono-a-Pi'ilani became the mō'ī of Maui." Kamakau (1992) and Fornander (1916-1917) provide detailed accounts of the brothers' feud following their father's death. Although the brothers lived together in the royal court at Ka'uiki, Hāna, Lono-a-Pi'ilani displayed great hatred towards his younger brother and, as a result, Kiha-a-Pi'ilani eventually left the royal court. Fornander (1916-1917:236) writes:

> One day while Piilani [Lono-a-Pi'ilani] was eating with his companions, all strangers, enjoying the good things placed before them, Kihaapiilani, although present at the table, was not served with any of the good things; but, in front of him was placed a small calabash containing some small fish. This dish belonged to Piilani. Seeing that this was all there was to be had within reach, he reached into the dish and took out two small fish and ate them. While doing this he was seen by Piilani. Piilani then reached for the dish and held it up in his hand, then asked of Kihaapiilani: "Who ate the fish in this dish?" Kihaapiilani replied: "I did, because there was nothing else for me to eat." Piilani then threw the dish with the fish in it, bring and all, at the forehead of his brother, breaking the dish into pieces and spattering the fish and brine into the eyes of Kihaapiilani which blinded him for a while.

No longer willing to endure his brother's ill-treatment, Kiha-a-Pi'ilani secretly ran away to a place in Makawao, where he met the chiefess Koleamoku, the daughter of Ho'olaemakua, a Hāna chief (Fornander 1880). Koleamoku was one of two known wives of Kiha-a-Pi'ilani, the other being Kumaka, another descendant of the Hāna chiefly families. While living with Koleamoku at Makawao, Kiha-a-Pi'ilani became a farmer and concealed his identity as a chief. Kiha-a-Pi'i-lani cleared an immense area to plant sweet potatoes and then went down to Hāmākua Poko to obtain cuttings, still hiding his chiefly status:

> Lono-a-Pi'i-lani took care of Kiha-a-Pi'i-lani, and the latter cared for the people by giving them food. Lono-Pi'i-lani became angry, and the latter cared for the people by giving them food. Lono-a-Pi'i-lani became angry, for he felt Kina-a-Pi'i-lani was doing it to seize the kingdom for himself ... Lono-a-Pi'i-lani sought to kill Kiha, so he [and his wife] fled in secret to Molokai ... [and] Lanai. From Lanai he sailed and landed at Kapoli in Ma'alaea and from thence [p. 22] to the upland of Honua'ula ... They lived on the charity of others at the boundary of Honua'ula and Kula, at a place named Ke'eke'e. They lived with farmers in the remote country ... They lived in poverty, but knew

> of the blessings to come ... [They then] went away in secret and lived close to the boundary of Kula and Makawao.
>
> Kiha-a-Piʻi-lani was befriended by a woman of the place, named Laʻie, and they were made welcome by her. There they lived. Many people came there to play games and to go swimming in a pool, Waimalino. Kula and a part of Makawao were waterless lands, and so this pool became a place where all enjoyed themselves and danced hulas. Although Laʻie extended her hospitality to Kiha-a-Piʻi-Lani, he kept his identity a secret, lest he be killed. Kiha-a-Piʻi-lani slept so much in the house that his guests began to complain, and his wife told him about it.
>
> There was a famine in Kula and Makawao, and the people subsisted on laulele, pualele, popolo, and other weeds. One night Kiha-a-Piʻi-lani went to clear a patch of ferns to plant sweet potatoes, and on that same night he made a large one that would naturally require the labor of eighty men to clear. When morning [page 23] came, the huge patch was noticed, an immense one indeed. The people said skeptically of this great undertaking, "Where will he find enough sweet-potato slips to cover the patch?" Next day Kiha-a-Piʻi-lani went to Hamakuapoko and Haliʻmaile to ask for potato slips. The natives gave him whole patches wherever he went. "Take a big load of the slips and the potatoes too if you want them" [they said]. He went to clean a number of morning-glory vines and returned. The owners who gave him the contents of their patches had gone home. He pulled up the vines and whatever potatoes adhered to them, and allowed them to wilt in the sun. After they had wilted he laid out the morning-glory vines to bind them, laid the sweet-potato vines on them, and tied them. He went on doing this until he had enough loads for ten men to carry. Then he made a carrier (*ʻawe ʻawe*) of morning-glory vines, placed the bundles of slips in it, and lifted it with great strength onto his back. The sunshine beat down on his back, the *ʻuki ʻukiu* breeze blew in front of hoim, the *ʻUlalena* rain added its share, and intense heat reflected from the *ʻulei* vines.
>
> One old man remarked to another, "There must be a chief near by for this is the first time that a rainbow is spread before the trees." As they were speaking a man came from below with a huge load on his back, and they called to him to come into the house. He shifted his load, saw the old men, Kau-lani and his companion, let down his burden, and entered. Each of them gave him a bundle of *popolo* greens and sweet potato which he ate until he was satisfied. They asked, "Where are you going?" "Are you a native of the place?" they inquired. "Yes," he replied. They said, "There is not a native from Kula to Hamakua with whom we are not acquainted. You are a stranger." "Yes, I am a stranger." They said, "The god has revealed your identity. You are a chief, Kiha-a-Piʻi-lani." He answered, "I am he. Conceal your knowledge of me and tell no one." They said, "The secrets of the god we cannot tell to others, because you have been mistreated. The man that can help you lives below Hamakuapoko, at Paʻia. His name is ʻA-puni." When they had finished talking, Kiha-a-Piʻi-lani returned to his dwelling place with his huge bundle of sweet-potato slips. One bundle of slips was sufficient to cover every mound of the whole field. No sooner were they planted than a shower fell, and the chief who made efforts at farming was pleased.
>
> His effort was in vain when he was refused help by ʻA-puni. ʻA-puni directed him to Kukui-hoʻoleilei in Papaʻaʻea ho in turn directed him to Ka-luko in the upland of Keʻanae. He was again directed to Lanahu in Wakiu, and he was directed by Weua-Lanahu to go down to Kawaipapa [page 24] to consult Ka-huʻakole at Waipunaʻalae. Kiha-a-Piʻi-lani became a ward of Ka-huʻakole, a person of prominence. It was said that he was an able person in directing the affairs of the land, and [it was] believed that Kiha-a-Piʻi-lani would be avenged on his brother, Lono-a-Piʻi-lani (Kamakau 1992:25, in Maly and Maly 2001:26) ...

Kiha-a-Piʻi-lani stayed in the country for some time until he was able to garner the support needed to dethrone Lono-a-Piʻilani, his elder brother, and Hoʻolaemakua, his father-in-law and the ruling chief of East Maui (Fornander 1916-1917). Ultimately, as told by Kamakau (1992:29-32), Kiha-a-Piʻi-lani became King of Maui after Lono-a-Piʻi-lani was defeated in battle by Kiha-a-Piʻi-lani's brother-in-law ʻUmi-a-Liloa, ruler of Hawaiʻi.

Piʻilani and his sons, particularly Kiha-a-Piʻi-lani, are well known for their completion of many large-scale public work projects around the island of Maui, including the construction of *heiau* (temples), *loko iʻa* (fishponds), as well as continuing the construction of the *alaloa* trail that circuited the entire island (Ashdown 1971; Kirch 2010; Maly and Maly 2007). The *alaloa* is said to have been paved to a width of four to six feet as it followed the coastline and branched toward Haleakalā and to Puʻu Kukui in Mauna Kahalawai, the highest peak of the West Maui mountain range (Ashdown 1971). Fornander (1880:206) adds that Kiha-a-Piʻi-lani "improved and caused to be paved the

difficult and often dangerous roads over the Palis of Kaupo, Hana, and Koolau—a stupendous work for those times, the remains of which may still be seen in many places, and are pointed out as the "Kipapa" of Kihaapiilani." Maunupau (1998:146) adds that Kiha-a-Piʻi-lani built a road that was "6 to 8 feet wide" which extended "from the Makawao side of the mountain and up to the rise on the Kalapauwili mountain on the Kaupō side and down outside Haleakalā by the pool of Ale." According to Handy et al. (1991:498), the Alaloa "passed through Hāmākua close to the shore, crossing streams where the gulches opened to the sea."

The reign of Kiha-a-Piʻi-lani was followed by the reigns of Kamalālāwalu, Kauhi a Kama, Kalanikaumakaowākea, Lonohonuakini, and others, through Kaʻuhiaiokamoku. During this period (ca. the late 16th through the 18th centuries), Maui was ruled by a single *aliʻi* whose domain also included Lānaʻi (Cachola-Abad 2000).

In the subsequent generations of ruling chiefs from Kekaulike to Kamehameha I, intra-island and inter-island warfare intensified as the Maui and Hawaiʻi Island chiefs sought to increase their land base and power. These goals were accomplished through political alliances forged through marriage and the birth of offspring, as well as direct warfare. The early 18th century Maui chief, Kekaulike, is known for his raids on the Kona and Kohala areas of Hawaiʻi Island. As described by Fornander (1880:133):

> While these intestine commotions were occurring on Hawaiʻi [Island], harassing the country people and weakening the power of the chiefs, *Kekaulike*, the Moi of Maui, judging the time opportune for a possible conquest of Hawaii, assembled his forces at Mokulau, Kaupo district, Maui, where he had been residing for some time, building the Heiaus Loaloa and Puumakaa at Kumunui, and Kanemalohemo at Popoiwi. When his forces and fleet were ready, *Kekaulike* sailed for the Kona coast of Hawaii, where he harried [*sic*] and burned the coast villages. Alapainui was then in Kona, and, assembling a fleet of war canoes, he overtook *Kekaulike* at sea, fought a naval engagement, beat him, and drive him off. Retreating northwards, *Kekaulike* landed in several places, destroying villages in Kekaha, cutting down the cocoa-nut trees at Kawaihae, and plundering and killing along the Kohala coast, and finally returned to Mokulau, Maui, intending to invade Hawaii with a larger force next time.

After Kekaulike's futile attempt to capture Hawaiʻi Island, Alapaʻinui made preparations to invade Maui only to find that Kekaulike had recently become ill and died, with his son Kamehamehanui having taken over as the island's ruler. As described by Fornander (1880:136):

> …*Alapainui* set sail with his fleet and landed at Mokulau, in the district of Kaupo on Maui. He met no resistance, but learned that *Kekaulike* had died but a short while previous; that his body had been removed to the sepulcher [*sic*] of Iao in Wailuku, and that *Kamehamehanui,* the son of *Kekaulike* and *Kekuiapoiwa*, had, by orders of the late king, succeeded him as Moi of Maui.

Rather than pursue a war against Kamehamehanui, Alapaʻinui was "moved by feelings of affection for his sister *Kekuiapoiwa* and his nephew *Kamehamehanui*, he refrained from acts of hostility, and met the young Moi and his mother with the rest of the royal family at Kiheipukoa, where peace was concluded and festive reunions took the place of warlike encounters" (Fornander 1880:136).

The records regarding Kamehamehanui's reign describe a time of peace that lasted up until Kalaniʻōpuʻu of Hawaiʻi Island initiated an abrupt invasion in ca. 1759. As a result of this invasion, Kalaniʻōpuʻu secured the fort at Kaʻuwiki (also spelled Kaʻuiki) as well as Hāna and Kīpahulu. Fornander (1880:214) noted that "it is probable that, although *Kamehamehanui* failed in retaking the fort at Kauwiki, Hana, yet to some extent he curtailed the possession of Hawaii outside of Kauwiki, more especially on the Koolau side." Kamehamehanui died in ca. 1765, and his kingdom passed to his brother, Kahekili, in the absence of his sister Kalola, who was the wife of Kalaniʻōpuʻu (Fornander 1880). Kahekili is said to have been born at Hāliʻimaile to his father Ka-lani-hui-hono-i-ka-moku and his mother Kekuʻiʻapo-iwa (Kaole 1863, cited in Sterling 1998:97). Kalaniʻōpuʻu appears to have continued to hold the fort at Kaʻuwiki, along with all Hāna and Kīpahulu, until about 1775 when war broke out again between Hawaiʻi and Maui.

The Hawaiʻi Island forces stationed at Kaʻuwiki subsequently led a devastating raid on the residents of Kaupō on the south coast of East Maui. Referring to the aftermath of this invasion, Fornander (1880:150) explained:

> Taken by surprise and unprepared, the Kaupo people suffered great destruction of property, cruelty, and loss of life at the hands of the Hawaii soldiers; and the expedition is called in the legends the war of "Kalaehohoa," from the fact that the captives were unmercifully beaten on their heads by the war-clubs of the Hawaii troops.

The battle continued to Kalaeokaʻīlio, a point in coastal Kaupō, and here, Kalaniʻōpuʻu's forces were defeated, and according to Desha (2000:31), "the bodies of the Hawaiʻi warriors were heaped like kukui branches before Maui's exceptional warriors." Kalaniʻōpuʻu then returned to Hawaiʻi Island and, for a whole year, readied his forces for another invasion.

One of the most famous battles of his period was the 1776 conflict known as the Battle of Kakanilua, which was fought after the Hawaiʻi Island chief Kalaniʻōpuʻu landed his army at Kīheipūkoʻa, along the southern edge of the isthmus, and sent a detachment known as ʻĀlapa northward toward the Wailuku River. The ʻĀlapa regiment was met by Kahekili's army at Kakanilua, which Westervelt (1927:139) references as "the name of the sand hills below Wailuku." Fornander (1880:153) depicts Kahekili's response like this:

> Kahekili distributed his forces in various directions on the Wailuku side of the Common, and fell upon the Hawaii *corps d'armée* as it was entering the sand-hills southeast of Kalua, near Wailuku. After one of the most sanguinary battles recorded in Hawaiian legends ... [the detachment was] literally annihilated."

Describing the aftermath of the fighting, Kamakau (1992:85) states: " ... They slew the Alapa on the sandhills at the southeast of Kalua. There the dead lay in heaps strewn like kukui branches; the corpses lay heaped in death; they were slain like fish enclosed in a net..."

Kalaniʻōpuʻu's remaining forces launched another attack a few days later and were defeated again on the sand hills of Kamaʻomaʻo (the Central Maui isthmus). This time, Kalaniʻōpuʻu's son Kīwalaʻo, a relative of Kahekili's through his mother's side, successfully negotiated a peaceful surrender. By the time Kalaniʻōpuʻu's army departed to return to Hawaiʻi Island, it was said that "the sands were covered with the canoes of the Hawaii warriors from Kahului to Paia" (ʻĪʻI 1959:11).

In 1778, during the reigns of Kahekili and Kalaniʻōpuʻu, the first foreign ships called into Hawaiian waters. By 1781, the aging Kalaniʻōpuʻu was nearing the end of his life. Hearing of the chief's ill health, Kahekili prepared his forces to recover the East Maui districts, which had been under the rule of the Hawaiʻi Island chiefs for many years. Mahihelelima was serving as the Governor of Hāna, and under him were several Hawaiʻi Island chiefs. Kahekili divided his forces and marched to Hāna by way of Koʻolau and Kaupō to the fort at Kaʻuwiki. The well-equipped Hawaiʻi Island forces stationed at Kaʻuwiki managed to stave off Kahekili's men for some time, until Kahekili was advised to "cut off the water supply of the fort by damming and diverting the springs in the neighbourhood [*sic*]" (Fornander 1880:216). Kahekili's efforts were met with great success, and he managed to recapture the fort at Kaʻuwiki and Hāna and Kīpahulu in the battle known as Kaumupikaʻo. Despite regaining Kaʻuwiki, the area had been plundered severely, and Kahekili moved to the large plain of Makaliʻihānau above Muolea, Hāna, where he and his soldiers started planting food (Fornander 1880). Kahekili began to work toward expanding his kingdom. By the latter half of the 18th century, he and his son, Kalanikūpule, managed to gain control over all the islands except for Kauaʻi and Hawaiʻi Island (Kamakau 1992).

Around 1790, Kamehameha invaded Maui in an attempt to conquer the island. He landed at Halehaku in Hāmākua Loa and subsequently defeated the army of Kapa-kahili, one of Kalanikūpule's warriors, before moving down the Hāmākua coast to Central Maui:

> Hearing of Kamehameha's approach Ka-lani-ku-pule sent an army to Hamakualoa under the warrior Kaha-kahili. The battle met at a small hill called "Bosun-bird Hill" (Puʻukoaʻe) situated on the *makai* side of Puʻumaile at Hanawana in Hoalua, and Kapa-kahili was defeated. In the evening Kamehameha beached at Halehaku, went ashore, and built temporary shelters just where he stepped foot. The feather god Ku-kaʻili-moku encouraged him to fight, for its feathers bristled and stood upright in the direction of Hina-wai-koliʻi; Kamehameha therefore lost his fear of a fight with slingshot. The next morning he saw through the *koa* and *hala* trees the red gleam of feather capes. It is said that he narrowly escaped defeat by Kapa-kahili's company. But reinforcement came up, Kamehameha put the enemy to flight, and pursued them along the main road of they would have rejoined their fellow warriors at Kokomo.
>
> At the scent of ʻOpaepilau, Kapa-kahili was exhausted and was overtaken. "Slain by Pipili," Kamehameha boasted over him... (Kamakau 1992:148).

From Hāmākua Loa, Kamehameha's forces traveled to Wailuku, where he encountered Kalanikūpule and drove the Maui army back into ʻĪao Valley using cannon, canoe-mounted swivel guns, and artillery fired from the Fair American under the command of John Young and Isaac Davis (Speakman 2014:43). This conflict, which resulted in the fleeing of Kalanikūpule over the mountains to Lahaina and ultimately to Oʻahu, came to be called the Battle of Kepaniwai.

Kalanikūpule fought to recapture Maui and brought his forces against Kamehameha once again at the battle of Kepūwahaʻula on Hawaiʻi Island near Waipiʻo Valley, but neither side was victorious. Kamehameha and Kalanikūpule's forces met for the last time in 1795 at the Battle of Nuʻuanu, in which Kalanikūpule's warriors were forced off the *pali* (cliff) located at the back of Nuʻuanu Valley on the Island of Oʻahu. Although Kalanikūpule escaped into the Koʻolau Mountains, he was eventually caught and offered as a sacrifice to Kamehameha's war god, Kūkāʻilimoku (Kamakau 1992; Kirch 2010). Through these events, Kamehameha became king over all the islands except for Kauaʻi.

By 1810, Kamehameha had united the Hawaiian Islands under his rule and established the Kingdom of Hawaiʻi, which his descendants governed well into the 19th century. After Kamehameha died in 1819, the capital of the kingdom moved from Kailua on Hawaiʻi Island to Lahaina, Maui.

The Arrival of Westerners and Early Historical Accounts of Hāmākua Poko Moku and Vicinity

The first European explorers arrived in the Hawaiian Islands in 1778 during a period of ongoing warfare between the inter-island chiefdoms (Kamakau 1992). The arrival of foreigners in the islands added a new dimension to the pervasive social and political changes already underway in Hawaiʻi in the late 18th century and signified the beginning of changes that would forever alter the islands' people, land, and economy. Simultaneously, foreigners who visited the islands wrote prolifically about who they met and what they saw as they visited the different districts and islands. The earliest known historical description of the north shore of Maui comes from the journal of British sea captain James Cook, who described his first sighting of the island, on November 26, 1778, in the *Resolution*'s logbook (Cook and King 1784:530):

> In the evening, we joined; and at midnight brought to. At daybreak, next morning, land was seen extending from South South East to West. We made sail, and stood for it. At eight, it extended from South East half South, to West; the nearest part two leagues distant. It was supposed that we saw the extent of the land to the East, but not to the West. We were now satisfied, that the group of the Sandwich Islands had been only imperfectly discovered; as those of them which we had visited in our progress Northward, all lie to the leeward of our present station.
>
> In the country was an elevated saddle hill, whose summit appeared above the clouds. From this hill, the land against which the sea broke in a dreadful surf. Finding that we could not weather the island, I bore up, and ranged along the coast to the Westward. It was not long before we saw people on several parts of the shore, and some houses and plantations. The country seemed to be both well wooded and watered; and running streams were seen falling to the sea in various places.

The next day, November 27, Cook (Cook and King 1784:531) began to trade with the people of Maui, who boarded the *Resolution* from their canoes, and also sighted Molokaʻi:

> Seeing some canoes coming off to us, I brought to. As soon as they got along-side, many of the people, who conducted them, came into the ship, without the least hesitation. We found them to be of the same nation as the inhabitants of the islands of the islands more to leeward, which we had already visited; and, if we did not mistake them, they knew of our having been there. Indeed, it rather appeared too evident; for these people had got amongst them the venereal distemper; and, as yet, I knew of no other way of its reaching them, but by an intercourse with their neighbours since our leaving them.
>
> We got from our visitors a quantity of cuttle-fish, for nails and pieces of iron. They brought very little fruit and roots; but told us that they had plenty of them on their island, as also hogs and fowls. In the evening, the horizon being clear to the Westward, we judged the Westernmost land in sight to be an island [Molokaʻi], separated from that off which we now were. Having no doubt that the people would return to the ships next day, with the produce of their country, I kept plying off all night, and in the morning stood close to shore. At first, only a few of the natives visited us; but toward noon, we had the company of a good many, who brought with them bread-fruit, potatoes, tarro, or eddy roots, a few plantains, and small pigs; all of which they exchanged for nails and iron tools.

While Cook and his ships remained at anchor off Maui in the vicinity of Kahului, the Maui chief Kahekili sighted them from his base at Wailuku and decided to visit the ships. The royal canoe, which held Kahekili and ten lesser chiefs, approached the *Resolution*'s sister ship, *Discovery*. The ship's Surgeon's Mate, David Samwell, recorded that Kahekili boarded the *Discovery* and met with Captain Charles Clerk, with whom he exchanged gifts and presented

Clerke with his priceless feather cloak (Speakman 2014:21). Cook's ships then continued eastward along the north shore of Maui, passing Hāmākua Poko and Hāmākua Loa before reaching the eastern end of the island.

Four days later, on November 30, as Cook's ships sailed near Keʻanae or Hāna, the *Resolution* was approached by the elderly Hawaiʻi Island ruler Ka-lani-ʻōpuʻu and his young nephew Kamehameha in the company of several other chiefs. Boarding the ship to meet and exchange gifts with Cook, Kalaniʻōpuʻu and Cook established a friendship that would endure through many meetings (Speakman 2014:23).

The ruling chief of Maui, Kahekili, died in 1793, and by 1795, the Hawaiʻi Island chief Kamehameha had executed his successful invasion of Maui, Lānaʻi, and Molokaʻi (as well as Oʻahu) (Kamakau 1992). By this time, Kamehameha I was deeply engaged in China's sandalwood trade, effectively maintaining a monopoly over the industry in the islands until he died in 1819. This commodity brought numerous sailing vessels and foreign goods into Maui's Lahaina District, which was then the seat of government and a commercial center for trading sandalwood. The Pacific whaling fleet having first stopped in Hawaiʻi in 1819, Lahaina's excellent anchorage and abundant opportunities for onshore recreation quickly made the port a popular provisioning stop for whalers. The 1820s also saw an influx in Hawaiʻi of Protestant missionaries from the American Board of Commissioners for Foreign Missions (ABCFM), and the American missionary William Richards arrived on Maui and founded a mission station at Lahaina in 1823.

In 1828, Richards and his fellow missionaries Lorrin Andrews and Jonathan Green set out to visit all of the schools administered by the Lahaina mission station. At the time, the Lahaina station oversaw schools on Maui, Molokaʻi, Lānaʻi, and Kahoʻolawe (Richards et al. 1829:246). The following account, compiled from the group's journals and published in the *Missionary Herald*, offers a brief description of Hāmākua Poko and an account of the group's ascent of Haleakalā:

> [August 20, 1828]. Proceeded on our way, by land, crossed the neck, which unites East and West Maui. This neck is about 10 miles wide. It is probable, that Maui was once two islands. After walking eight or ten miles on the beach, we reached Kamakuapoko [*sic*]. This is a large district; but, for some reason or another, very few of the people have attended to instruction; and it was with no small difficulty, that the people, who were thronging to the shore, could be induced to listen to the princess [Nāhiʻenaʻena?]. Soon after leaving the place, we began to ascend, towards the mountain, and travelled through tracts of land, all of excellent quality. As there is sufficient rain, at all seasons of the year, on this part of the island, these fields would, doubtless, produce fine wheat, and other English grain. About 3 o'clock, P.M., we reached Kaalimaile [Hāliʻimaile], and examined another school. There were about 40 scholars. This is a school, of no ordinary character; and one, in whose history we were highly gratified...
>
> Here we tarried overnight, intending, in the morning, to ascend the mountain [Haleakalā], near which we were, and sleep on the highest land in Maui. We were told by the natives that the way was long, but the ascent very easy. We suppose no English travelers had ever ascended this mountain.
>
> [August 21, 1828]. We rose early, and prepared for our ascent. Having procured a guide, we set out; taking only a scanty supply of provisions. Half way up the mountain, we found plenty of good water, and, at a convenient fountain, we filled our calabash for tea. By the sides of our path, we found plenty of ohelos, (a juicy berry, very palatable,) and, occasionally, a cluster of strawberries. On the lower part of the mountain, there is considerable timber; but as we proceeded, it became scarce; and, as we approached the summit, almost the only thing, of the vegetable kind, which we saw, was a plant which grew to the height of six or eight feet, and produced a most beautiful flower. It seems to be peculiar to this mountain, as our guide and servants made ornaments of it for their hats, to demonstrate to those below, that they had been to the top of the mountain (Richards et al. 1829:247).

After spending a frigid night near the summit, the party descended and returned to Hāliʻimaile, from which they traveled through Hāmākua Poko eastward along the Hāmākua coast:

> About one o'clock, P.M., we reached the place, where we had left our furniture for traveling. From this place to the sea, we walked, in a new direction, over some of the most beautiful land we ever saw. The greater part of it is uncultivated, but a New England farmer would make it like the garden of Eden. The timber, which is plenty, is mostly of the Kui [*kukui*], or lamp tree ... As we proceeded, our attendants pointed out several places, where hostile armies had met in battle. At five o'clock, P.M., we reached Halehaku, a small village on the sea shore. Here we found the princess, and a large school, waiting for our arrival.

As the foreign population continued to increase, the native population had begun to decline steadily by in the early 1830s. Syphilis ravaged the island of Maui after the first foreign ships arrived, then spread throughout the remainder of the Hawaiian Islands (de Naie and Donham 2007). A formal population count conducted in 1832 and directed by the missionaries yielded 1,303 people who resided in Hāmākua Poko, with the most populated areas given as Lahaina, Hāna, and Hāmākua Loa, respectively (Schmitt 1973:18).

The *Māhele ʻĀina* of 1848

By the mid-19th century, the Hawaiian Kingdom was an established center of commerce and trade in the Pacific, recognized internationally by the United States and other nations in the Pacific and Europe (Sai 2011). As the Hawaiian political elite sought ways to modernize the burgeoning Kingdom, and as more Westerners settled in the Hawaiian Islands, major socioeconomic and political changes were undertaken. These changes included the formal adoption of a Hawaiian constitution by 1840, the change in governance from an absolute monarchy to a constitutional monarchy, and the shift towards private land ownership. This change in land governance was partially motivated by the opinions of ex-missionaries and Euro-American businessmen in the islands; these individuals were generally hesitant to enter business deals on leasehold lands that could be revoked from them at any time. *Mōʻī* (Ruler) Kauikeaouli (Kamehameha III), through intense deliberations with his high-ranking chiefs and political advisors, separated and defined the ownership of all lands in the Kingdom (King n.d.). They decided that three classes of people each had one-third vested rights to the lands of Hawaiʻi: the *Mōʻī*, the *aliʻi* and *konohiki*, and the tenants of the land (*hoaʻāina*). In 1846, King Kauikeaouli formed the Board of Commissioners to Quiet Land Titles (more commonly known as the Land Commission) to adopt guiding principles and procedures for dividing the lands, grant land titles, and act as a court of record to investigate and ultimately award or reject all claims brought before them (Bailey in Commissioner of Public Lands 1929). All land claims, whether by chiefs for an entire *ahupuaʻa* or *ʻili kūpono* (nearly independent *ʻili* land division within an *ahupuaʻa*, that paid tribute to the ruling chief and not to the chief of the *ahupuaʻa*), or by *hoaʻāina* for their house lots and gardens, had to be filed with the Land Commission within two years of the effective date of the Act (February 14, 1846) to be considered. This deadline was extended several times for chiefs and *konohiki* but not for native tenants (Soehren 2010).

The King and some 245 chiefs (Kuykendall 1938) spent nearly two years trying unsuccessfully to divide Hawaiʻi's lands amongst themselves before the whole matter was referred to the Privy Council on December 18, 1847 (King n.d.). Once the King and his chiefs accepted the principles of the Privy Council, the *Māhele ʻĀina* (Land Division) was completed in just forty days (on March 7, 1848), and the names of all of the *ahupuaʻa* and *ʻili kūpono* (nearly independent *ʻili* land division within an *ahupuaʻa*, that paid tribute to the ruling chief and not to the chief of the *ahupuaʻa*) of the Hawaiian Islands and the chiefs who claimed them, were recorded in the *Māhele* Book (Buke Māhele 1848). As this process unfolded, King Kamehameha III, who received roughly one-third of the lands of Hawaiʻi, realized the importance of setting aside public lands that could be sold to raise money for the government and purchased by his subjects to live on. Accordingly, the day after the division with the last chief was recorded in the *Buke Māhele* (*Māhele* Book), the King commuted about two-thirds of the lands awarded to him to the government (King n.d.). Unlike the King, the chiefs and *konohiki* were required to present their claims to the Land Commission to receive their awards (LCAw.). The chiefs who participated in the *Māhele* were also required to provide the government commutations of a portion of their lands in return for a Royal Patent giving them title to their remaining lands. The lands surrendered to the government by the King and chiefs became known as "Government Land," while the lands retained by Kamehameha III became known as "Crown Land," and the lands received by the chiefs became known as "*Konohiki* Land" (Chinen 1958:vii; 1961:13). All lands awarded during the *Māhele* were identified by name only, with the understanding that the ancient boundaries would prevail until the land could be surveyed.

As a result of the *Māhele*, "1/2 west [the western half] ... of the district of ... Hamakua Poko" was allocated as an *aliʻi* award to William Pitt Leleiōhoku (1821-1848), a high *aliʻi* and son of Prime Minister Kalanimoku. Leleiōhoku's father Kalanimoku had taken the name of the British Prime Minister William Pitt based on his "great admiration" for the political figure; his son Leleiōhoku and grandson Kīnaʻu also took the name (Del Piano 2009:2). That portion of Hāmākua Poko awarded to Leleiōhoku is listed in the *Māhele* book as half of a district, rather than an *ahupuaʻa*; in the Indices to Awards (Commissioner of Public Lands 1929:37), however, this award is described as half of an *ahupuaʻa*. Leleiōhoku surrendered the Hāmākua Poko land in lieu of commutation, and as a result, it was retained as Government land. Pāʻia Ahupuaʻa, however, is listed in the *Māhele* Book as having been retained by Kamehameha III as Crown land (Buke Māhele 1848:70).

Kuleana Act of 1850

As the King and his *ali‘i* and *konohiki* made claims to entire *ahupua‘a* and the prized *‘ili kūpono* lands via the *Māhele*, questions arose regarding the protection of rights of the native tenants. To resolve this matter, on August 6, 1850, the Kuleana Act (also known as the Enabling Act) was passed, clarifying the process by which native tenants could claim fee simple title to any portion of lands that they physically occupied, actively cultivated, or had improved (Garavoy 2005). The Kuleana Act also clarified access to *kuleana* parcels, which were typically landlocked, and addressed gathering rights within an *ahupua‘a*. Lands awarded through the Kuleana Act were, and still are, referred to as *kuleana* awards or *kuleana* lands. The Land Commission oversaw the program and administered the *kuleana* as Land Commission Awards (LCA) (Chinen 1958). Native tenants wishing to claim their lands were required to register in writing with the Land Commission, who assigned a number to each claim, and that number (the Native Register) was used to track the claimant through the entire land claims process. The native tenants registering their *kuleana* were then required to have at least two individuals (typically neighbors) provide testimony to confirm their claim to the land. Those testimonies given in Hawaiian became known as the Native Testimonies, and those given in English became known as Foreign Testimonies. Upon provision of the required information, the Land Commission rendered a decision, and if successful, the tenant was issued the LCA which conferred a less-than-allodial title (Barrère 1994). Finally, to relinquish any government interest in the property, the holder of a LCA obtained a Royal Patent Grant from the Minister of the Interior upon payment of the commutation fee (Barrère 1994). The information recorded in the Native Register and Native and Foreign Testimony provides insight into land use and settlement patterns around the time of the *Māhele*.

The work of the Land Commission was completed on March 31, 1855. A total of 13,514 *kuleana* were claimed by native tenants throughout the islands, of which 9,337 were awarded (Maly and Maly 2002). The history of the *kuleana* claim and award process is summarized in an 1856 report by the Minister of Interior:

> …During the ten months that elapsed between the constitution of the Board and the end of the year 1846, only 371 claims were received at the office; during the year 1847 only 2,460, while 8,478 came in after the first day of January 1848. To these are to be added 2,100 claims, bearing supplementary numbers, chiefly consisting of claims which had been forwarded to the Board, but lost or destroyed on the way. In the year 1851, 105 new claims were admitted, for Kuleanas in the Fort Lands of Honolulu, by order of the Legislature. The total number of claims therefore, amounts to 13,514, of which 209 belonged to foreigners and their descendants. The original papers, as they were received at the office, were numbered and copied into the Registers of the Commission, which highly necessary part of the work entailed no small amount of labor…
>
> …The whole number of Awards perfected by the Board up to its dissolution is 9,337, leaving an apparent balance of claims not awarded of say 4,200. Of these, at least 1,500 may be ranked as duplicates, and of the remaining 2,700 perhaps 1,500 have been rejected as bad, while of the balance some have not been prosecuted by the parties interested; many have been relinquished and given up to the Konohikis, even after surveys were procured by the Board, and hundreds of claimants have died, leaving no legal representatives. It is probable also that on account of the dilatoriness of some claimants in prosecuting their rights before the Commission, there are even now, after the great length of time which has been afforded, some perfectly good claims on the Registers of the Board, the owners of which have never taken the trouble to prove them. If there are any such, they deserve no commiseration, for every pains has been taken by the Commissioners and their agents, by means of repeated public notices and renewed visits to the different districts of the Islands, to afford all and every of the claimants an opportunity of securing their rights… (in Maly 2002:7).

At least 39 *kuleana* claims were made for land in Hāmākua Poko Moku, of which 11 include claims for lands within Pā‘ia Ahupua‘a. Of the 11 Pā‘ia *kuleana* claims appearing in the Native Register, the details of which are listed in Table 1, nine were awarded. The Pā‘ia claims are primarily for *kula* parcels and reference several *‘ili* within Pā‘ia Ahupua‘a, including Aupuni, Kahao, Kahaupali, Kahinahina, Kakalaeoa, Kakalioa, Kalaeloa, Kamalo, Kikalapaakea, Kukui Aupuni, Makahuna, Mokuoi, Ohia, Paihihi (also Paihiihi), Piilani, Poala, and Waioku. Several of the Pā‘ia claims also include land in other *ahupua‘a*, most commonly Pānī‘au and Hāli‘imaile.

Table 1. *Kuleana* claims in Pāʻia Ahupuaʻa.

LCAw. No.	*Claimant*	*Ahupuaʻa (ʻIli)**	*No. of ʻĀpana Awarded*	*Total Acres Awarded*	*Royal Patent No.*	*Notes (from Native Register and Native Testimony)*
4142	Kekahuna	Paia (Kamalo)	1	9.07	2342	Includes 1 *kula* parcel
5325	Kiha	Paia (Kahinahina, Kakalioa, Mokuoi)	5	7.64	2341	Includes at least 4 *kula* parcels
5326	Kalaeloa	Paia (Kukui Aupuni)	1	4.00	2438	Includes 1 *kula* parcel
5443/ 5443B	Kekapa, Naai, Wili	Paia (Kalaeloa), Paniau (Kahanui, Ohia)	5	17.58	2532	Only Wili's claim was awarded (as LCAw. 5443B); includes 3 *kula* parcels in Paia and 2 *kula* parcels in Paniau
6510	Apiki	Paia (Kahao, Kikalapaakea, Poala)	n/a	n/a	n/a	Unawarded; includes 3 *kula* parcels
6536	Huna	Paia (Waioku)	1	2.60	2212	Includes a *kula* parcel with a "very small" *kihapai* (cultivated patch or garden)
6510CC	Poupou	Paia (Ohia), Paniau (Koaie)	n/a	n/a	n/a	Unawarded; includes 1 *kula* parcel in Paia and 1 *kula* parcel in Paniau
6510DD	Kaumauma	Paia (Kahaupali), Paniau (Kahalemanuiki)	1	1.39	2344	Includes 1 *kula* parcel in Paia and 1 *kula* parcel in Paniau
6510HH	Poka	Paia (Poala), Paniau (Halamanunui, Pukiele), Haliimaile (Kauhiana)	1	13.29	2214	Includes 4 *kula* parcels in Paniau, Paia (given as Paniau in Native Testimony), and Haliimaile; only *ʻĀpana* 3 in Paia was awarded
7970	Kanehailua	Paia (Paihihi or Paihiihi)	4	12.72	5026	Includes *kula* land
8468	Kamakaala	Paia (Aupuni, Kakalaeoa, and Piilani)	4	11.66	2349	Includes at least 4 *kula* parcels; Native Register mentions the unlocated *ahupuaʻa* of Paiakohola and Paiakupono

*Place name spellings in this table are given as spelled in the original land documents, without diacritics.

Government Land Grant Program

In conjunction with the *Māhele*, the reigning monarch, Kauikeaouli (Kamehameha III) authorized the issuance of Royal Patent Grants to applicants for tracts of government land. The process for applications was clarified by the "Enabling Act," which was ratified on August 6, 1850. The Act resolved that portions of Government Lands established during the *Māhele* of 1848 should be set aside and sold as grants. The stated goal of this program was to enable native tenants, many of whom were not awarded or insufficiently awarded *kuleana* parcels during the *Māhele*, to purchase lands of their own. Despite the stated goal of the program, many parcels that were sold also fell into the hands of foreigners.

Although no grants were awarded within Pāʻia specifically, at least 79 grants were awarded for land within Hāmākua Poko Moku. Most of the grant parcels were in upland areas within the *ahupuaʻa* of Makawao or Olinda. Three grants were awarded within Hāmākua Poko Ahupuaʻa in the vicinity of Maliko Gulch. The Hāmākua Poko Ahupuaʻa grants included Grant 187 to J. Richardson (160.30 acres), Grant 360 to Kekahuna (47.50 acres), and Grant 764 to R. W. Wood (150.00 acres).

Hāmākua Poko After the *Māhele*

The Hāmākua Poko Moku lands were subjected to several changes in ownership in the 1850s, first being transferred internally within the Hawaiian Government and later sold to private owners. In 1853, the Hāmākua Poko Moku lands (except for *kuleana* lands and those lands previously awarded as grants) were set aside by the Legislature for the support of the public schools. The lands were passed to the Privy Council of the Board of Education through a resolution signed by "14 members of the Privy Council and by Lorrin Andrews, Secretary" (Privy Council Records, cited by Fredericksen et al. 1988:7). A copy of an abstract of the resolution provided to Fredericksen et al. (1988:7) by A & B Properties is quoted as follows:

> Resolved, that in accordance with Section first of late School Act to provide for the better support and greater efficiency of the Public Schools, the following lands be and are hereby appropriated for the general purpose of Education, to be disposed of as provided in said Act. On the island of Maui, HAMAKUAPOKO, (Whole, with other lands ...

On January 30, 1860, the Board of Education, under the leadership of President Richard Armstrong, a former missionary who had founded the Haʻikū Sugar Company, one of the earliest sugar plantations in the Hāmākua region, with fellow missionary Amos Cooke in 1858, sold the approximately 5,600-acre property to the Trustees of Oʻahu College (subsequently Punahou School) for $1.00 (Deed Book, Liber 12, Pages 400-404; see also Government Registered Map No. 1286). According to documents provided to Fredericksen et al. (1988:7-8) by A & B Properties, the Hāmākua Poko lands were subsequently conveyed by Oʻahu College to the Haʻikū Sugar Company the following year for the substantially higher price of $5,750.00.

In 1866, the Haʻikū Sugar Company sold approximately 928.81 acres of the Hāmākua Poko lands to a *hui* (group, organization) of 28 individuals, known as the Hui of Hāmākua Poko. The Hui lands extended along the coast from Kapukaulua (at the Wailuku-Hāmākua Poko boundary) east to Kūʻau and *mauka* for a maximum of about 1.7 kilometers (Figures 13 and 14). The names of the 28 Hui members, as shown in Table 2, are listed in the Deed on file at the Bureau of Conveyances. Several individuals in the Hui have the same names as claimants to Hāmākua Poko *kuleana* lands, including Kalaeloa and Kaumauma, who were awarded lands in Pāʻia under LCAw. 5326 and 6510DD, respectively. A map presented by Fredericksen et al. (1988:Map 6; Figure 15) shows the boundaries of the allotments. Based on Fredericksen et al.'s (1988) map, the current project area appears to fall within Allotment No. 7, listed in the Deed book as the allotment to Kepano.

Table 2. Members of the *Hui* of Hāmākua Poko.

No.	*Name*	*No.*	*Name*	*No.*	*Name*	*No.*	*Name*
1	Kahalelaau 1	8	Kaumana	15	Pauono	22	Apunui
2	Kahalelaau 2	9	Kaaiwaiwai	16	Kualei	23	Mokahauohano
3	Makaau	10	Napua	17	Kaohimaunu(?)	24	Nawae
4	Puhepu	11	Kookooku	18	Honu	25	Kalaeloa
5	Makaino	12	Kahue	19	Makapo	26	Paaluhu
6	Kepano	13	Kaohia	20	Omao	27	Kuaiwa
7	Kaumauma	14	Kelaha	21	Kehua	28	Kahalewae

The Sugar Industry in Hāmākua Poko

Although Hawaiian *aliʻi*, including the Oʻahu high chief Boki and Lahaina-born Davida Malo, were among the first to promote the commercial cultivation of sugarcane in Hawaiʻi, such production was also a focus of early foreign economic interest. On Maui, commercial sugarcane cultivation was underway as early as the 1820s. Reports indicate that "[a]n Italian by the name of Catalina, and a Portuguese named Silva" were producing sugar at Wailuku as early as 1823; a Chinese entrepreneur, Atai, opened a sugar mill in Wailuku in 1828 and operated this enterprise until 1841 (Dorrance and Morgan 2000:15-16). Hāliʻimaile (later Brewer) Plantation was in operation by 1849 (Dorrance and Morgan 2000:19). Beginning in the 1850s and 1860s, after the Hawaiian Kingdom legalized foreign ownership of land, the number of local commercial plantation companies began to grow. In East Maui, the East Maui Plantation Company was established near Makawao in 1850, and the Hāna Plantation Company was started in the same year (Dorrance and Morgan 2000:61-62). The Haʻikū Sugar Company, as noted previously, was established by Richard Armstrong and Amos Cooke in 1858 (Dorrance and Morgan 2000:63).

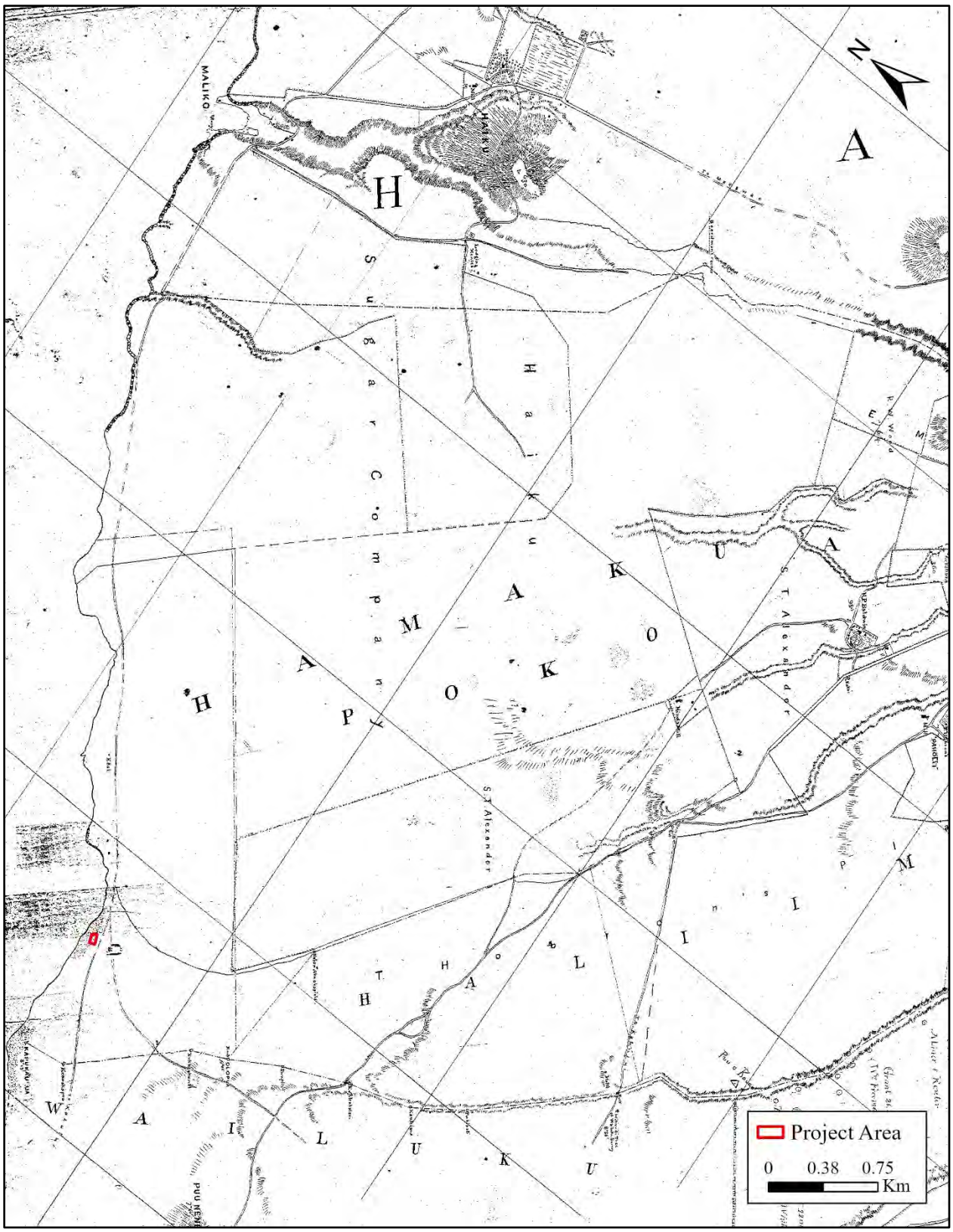

Figure 13. Project area location overlaid on Government Registered Map No. 603 (Lyons 1872), showing the *Hui* of Hāmākua Poko parcel in the *makai* portion of Hāmākua Poko Ahupua‘a.

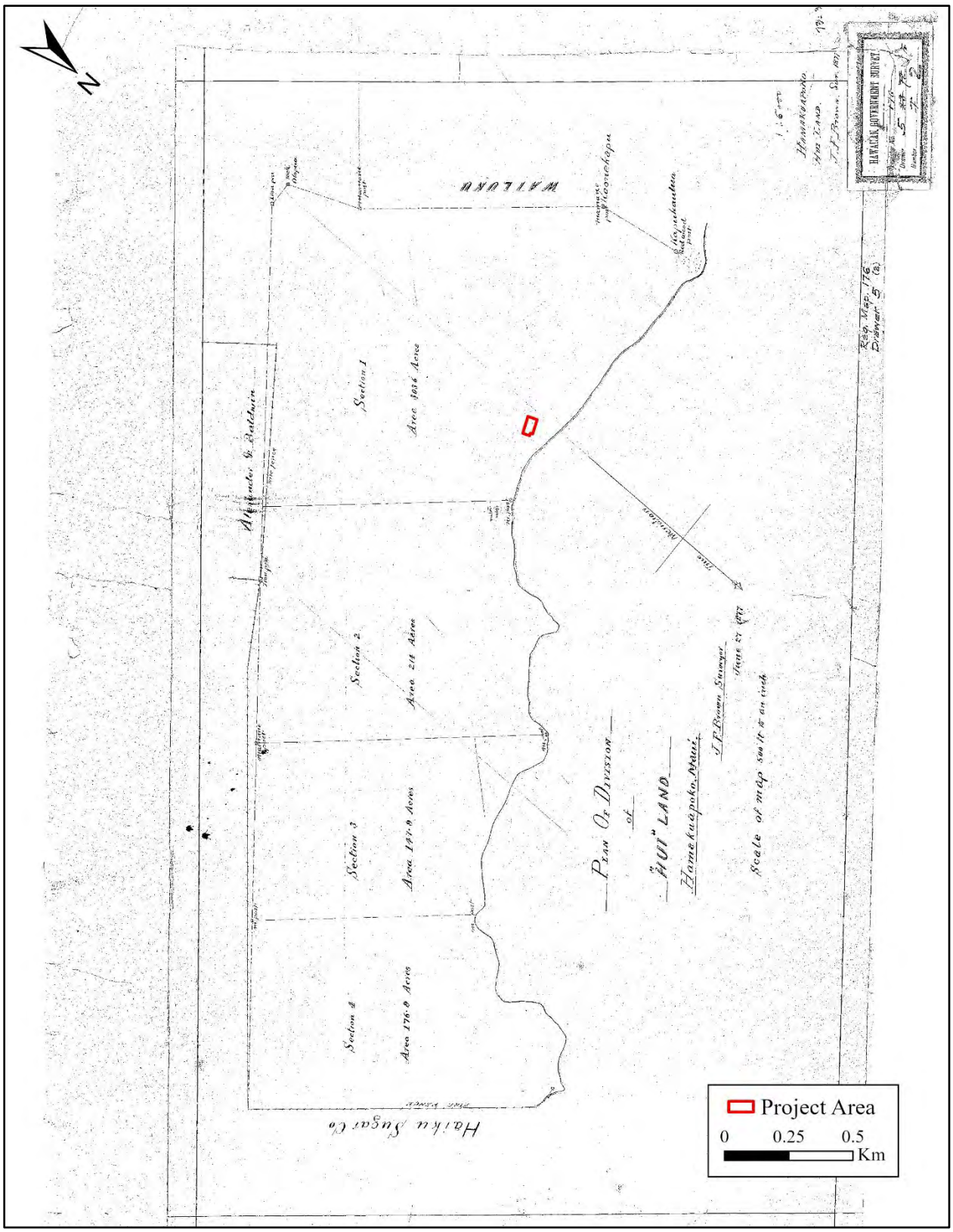

Figure 14. Project area overlaid on Government Registered Map No. 176 (Brown 1877), showing the four sections of the "Hui Land" at Hāmākua Poko, Maui.

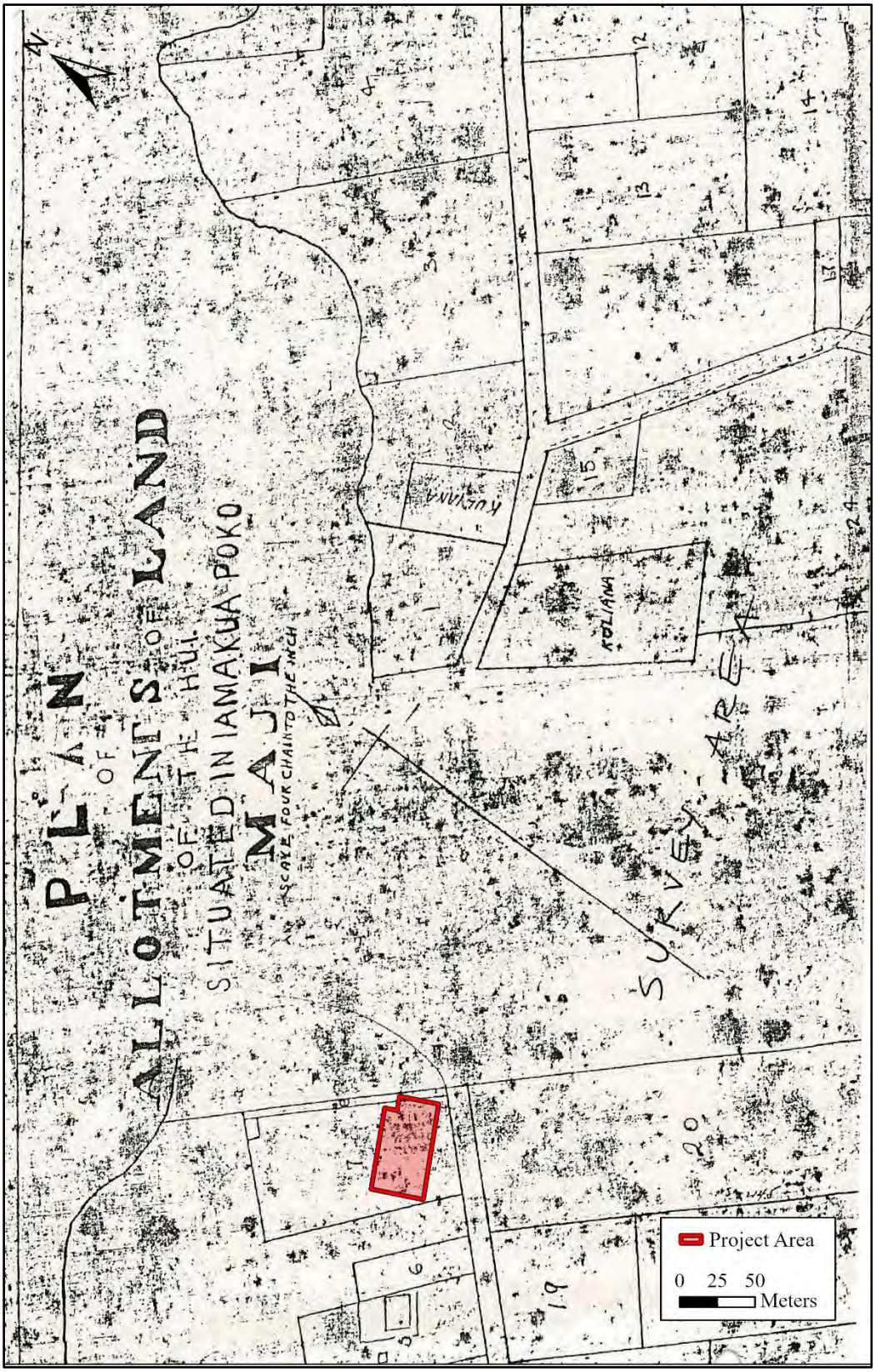

Figure 15. Project area overlaid on map (Fredericksen et al. 1988:Map 6) showing allotments of *Hui* land at Hāmākua Poko, Maui.

Alexander & Baldwin Plantation

Samuel Thomas Alexander and Henry Perrine Baldwin, the sons of two separate missionary families who arrived in Hawai‘i in the 1830s, began purchasing land in East Maui around 1869 to cultivate sugarcane on a large scale. The partners initially purchased an 11.94-acre *kuleana* from Kekipi in Hulā‘ia (an unlocated *ahupua‘a* within Hāmākua Poko Moku), followed by the 559-acre Bush Ranch, also in Hāmākua Poko (Dean 1950:13). Despite briefly doing business under the names Samuel T. Alexander & Co. and the Haleakalā Sugar Company, Alexander and Baldwin eventually formalized their business partnership as the Alexander & Baldwin Plantation in 1872 (Dorrance and Morgan 2000:67). In that year, the partners bought out Robert Hind, who had previously built a mill at Paliuli (the present-day location of the Makawao Union Church) to process sugarcane from their fields (Dean 1950:14-15, 17).

By 1876, Samuel Alexander, who also managed the Ha‘ikū Sugar Company, had conceived the idea of building a ditch “to bring the abundant water from the rainy side of Haleakala mountain by ditch and tunnel to irrigate the East Maui cane fields” (Dean 1950:16). He managed to secure rights to collect water from Government lands between Honopou and Nā‘ili‘ilihaele streams (east of the Ha‘ikū Plantation). Together with the Ha‘ikū Sugar Company, T. H. Hobron (acting on behalf of the Grove Ranch Plantation), and Samuel’s brother James M. Alexander, Alexander and Baldwin established the Hāmākua Ditch Company in November 1876. The 17-mile-long Hāmākua Ditch was built by “laymen” under the supervision of Henry Baldwin, who shortly before this had famously lost an arm in a mill accident (Wilcox 1996:57). The ditch was transporting water within Hāmākua Loa by 1877 and had crossed the entirety of Hāmakua Poko by 1878 (Dean 1950:18-19).

Seaside Farm

James Alexander purchased a large tract of land formerly owned by the *Hui* of Hāmākua Poko for his Seaside Farm, a small sugar plantation encompassing the current project area. On November 29, 1877, James Alexander purchased the *Hui* lands at Hāmākua Poko via an “Order of Court and Award of Commissioners of the Hui of Hamakuapoko,” which is reproduced here (as qtd. in Maly and Maly 2007:318):

> Know all men by these presents that we John D. Havekost, M. Kapihe and S. Kamakahiki each of Makawao Island of Maui, Commissioneres appointed by the Honorable A. Fornander, Circuit Judge of said Island of Maui to partition off in severalty to James M. Alexander of Haiku in said Island of Maui, his share in the lands tenements, and [illegible] conveyed by the Haiku Sugar Company of deed of conveyance dated the fifth day of July AD 1866 and recorded in the register of Deed of Honolulu in book 23 on pages 442 and 443, to Kahalelaau and certain others. Grantees named in said deed, he the same James M. Alexander having succeeded by purchase and sundry deeds of conveyance and assignments to the ownership in fee of certain shares or titles of the said grantees, their heirs or assigns in and to the said granted premises to wit to shares or title amounted in all to Fifteen undivided Twenty Eight parts of the whole of said granted premises – we the said commissioners did cause such portion to wit Fifteen Twenty Eight parts of the whole of said land to be partitioned off and set apart by metes and bounds to the said James M. Alexander in severalty and further the said Court Justice on our report of such partition being made to him did cause such proceedings to be had before him as were by law required ... In witness where of we the said John D. Havekost, M. Kapihe and S. Kamakahiki have hereto set our hands on this 29th day of November AD 1877 ... [T]hey further report that they have accordingly set off in severalty to the said James M. Alexander all those certain pieces of said premises designated on said Map of Survey by the letter “A” and in the notes atached to said survey fully bounded and described and be set apart to the other co-owners of said premises in severalty to them all those certain pieces or parcels of land designated on said Map of Survey by the letter “B” and in the notes of survey thereto attached fully bounded and described ...
>
> Notes of survey of the whole premises. Beginning at a concrete pillar near the shore at “Kapukaulua” from which point the signal of the Hawaiian Government Survey on Puu Nene bears S 8° 15’ W true bearing distant 6037.7 feet the boundary runs S 9° 30’ E true 1062 feet to concrete pillar at “Keonekapu.” S 40° 7½’ E true 3013 feet to concrete pillar at “Nukukahawai.” S 22° 3’ 40” E true 934 feet to a rock called “Olopua.” S 89° 45‘ E true 300 feet along Grove Ranch to Iron Pin N 51° 58’ E true 4445 feet along Grove Ranch and land belonging to Alexander and Baldwin and Haiku sugar co. Land to junction of wire fences ... [Bureau of Conveyances, Liber 56:103-109; see also Register Map No. 603]

The approximate area of James Alexander’s Seaside Farm ca. 1880 is shown in Figure 16.

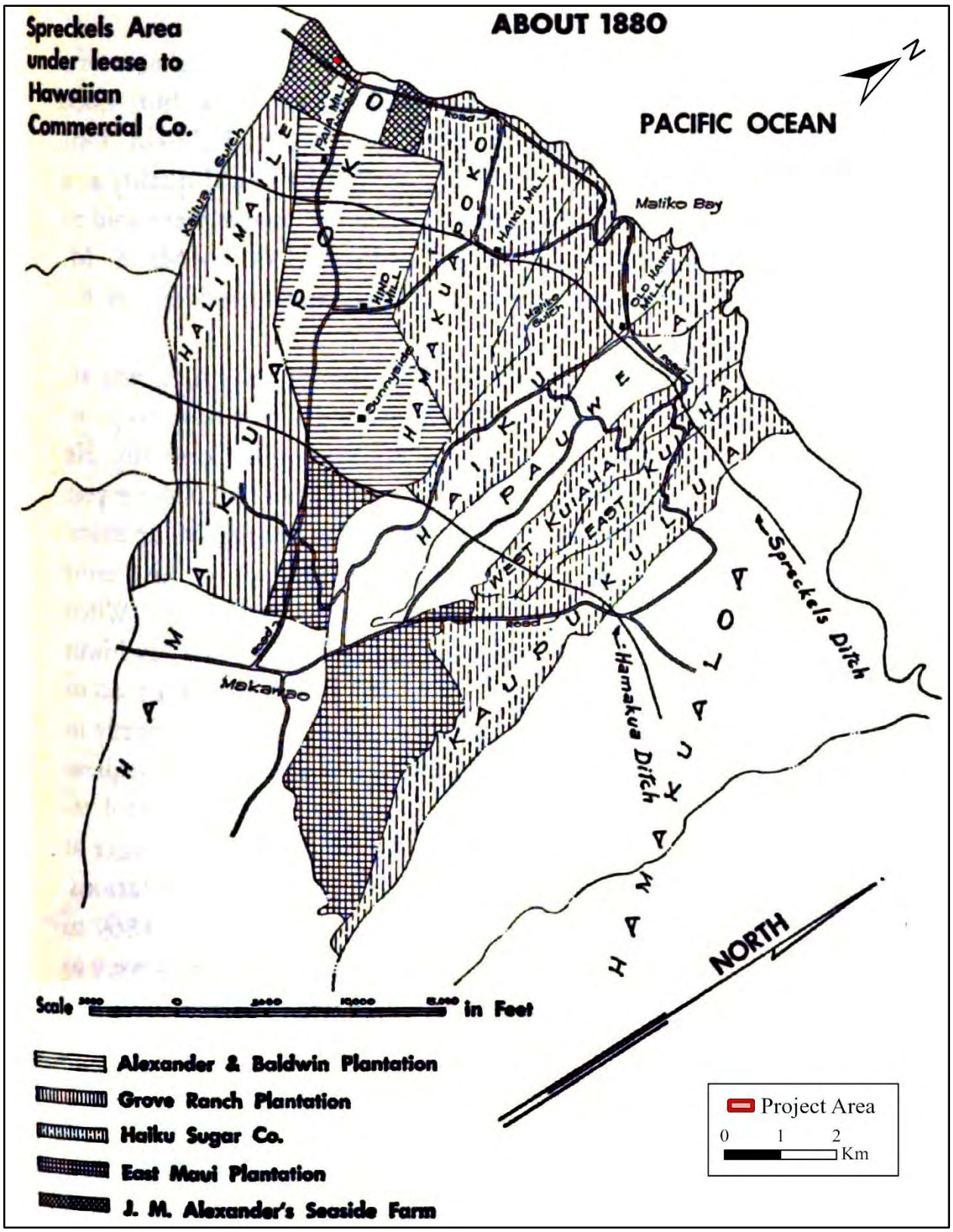

Figure 16. Map of Alexander & Baldwin Company's landholdings ca. 1880, from Dean (1950:21).

Hawai‘i Commercial & Sugar Company

In 1878, in the aftermath of the 1875 Reciprocity Treaty, California sugar grower Claus Spreckels formed the Hawaiian Commercial Company to pursue plans for a new sugar plantation in Hawai‘i. Seeking a dependable source of water for his cane fields, Spreckels began investing in irrigation and arranged for the construction of the 30-mile Ha‘ikū Ditch to transport water from the slopes of Haleakalā to Spreckelsville (the plantation’s company town, which is just west of Baldwin Beach Park). With the completion of the Ha‘ikū Ditch, Spreckels began plowing the land for sugarcane cultivation and harvested his first crop in 1880 (Daws 1968). On September 30, 1882, Spreckels purchased the entire *ahupua‘a* of Wailuku (west of Hāmākua Poko), which he had previously held under lease from Princess Ke‘elikōlani as part of Grant 3343. This grant comprised 24,000 acres in various districts of Maui (Adler 1961).

In 1882, Spreckels formed the Hawaiian Commercial & Sugar Company (HC&S), based in California, to take over the Hawaiian Commercial Company, and HC&S quickly emerged as the “largest producer in the islands” (Dorrance and Morgan 2000:29). Spreckels was known for introducing technological innovations into his sugar operations, introducing electrical lighting to his mill to allow for nighttime work and rail lines to move sugarcane to the mill (Adler 1961:38). Despite these advances, however, the company experienced a period of financial instability in the 1890s and, in 1898, Maui sugar producers Alexander & Baldwin bought out Spreckels and took control of the company with the assistance of J.B. Castle. Alexander & Baldwin continued to run HC&S after the departure of Spreckels, building the long-running Pu‘unēne Sugar Mill in 1902 (Dorrance and Morgan 2000:142-143).

Pā‘ia Plantation

In 1883, the Alexander & Baldwin Plantation was incorporated as the Pā‘ia Plantation, a business venture co-owned by Samuel Alexander and Henry Baldwin (Dean 1950:22). The *Hui* lands became part of Pā‘ia Plantation when Alexander and Baldwin purchased James Alexander’s landholdings, including Seaside Farm (as well as his share in the Hāmākua Ditch Company), in 1884 (Dean 1850:29) (Figure 17). Alexander and Baldwin continued to grow their holdings by buying out other Maui sugar operations including the Ha‘ikū Sugar Company, the Grove Ranch Plantation (formerly the Brewer Plantation at Hāli‘imaile), and, as mentioned above, Spreckels’ company, HC&S. Following these acquisitions, Alexander & Baldwin merged the Grove Ranch and Pā‘ia plantations while continuing to operate the Ha‘ikū Sugar Company and HC&S as independent entities.

The Pā‘ia Mill began operating at its present location west of Baldwin Avenue in September 1880 (Condé and Best 1973:239). An 1884 reference in the *Hawaiian Gazette* reports that, following an unspecified pause in operations, “The Paia Mill, is in full blast again and turning out a beautiful sugar from cane grown on the lower field” (*Hawaiian Gazette* 12 November 1884:9). A railroad track associated with the Kahului Railroad was in operation at Pā‘ia by 1880. The original Pā‘ia Plantation rail system was a 30” gauge animal-powered tramway; the gauge expanded to 36” in 1900 to align with the adjoining Ha‘ikū Sugar Company and HC&S plantations. A steam-powered locomotive was added to the plantation’s rail system in 1903 (Condé and Best 1973:239).

Maui Agricultural Company

By the turn of the 20th century, the managers of the Alexander & Baldwin Company had long been hoping to streamline operations by consolidating the Ha‘ikū Sugar Company and Pā‘ia Plantation as a single business entity. Following the passage of the Organic Act of 1900, which prohibited newly formed corporations in Hawai‘i from holding more than 1,000 acres each, however, options for completing such a merger were limited. In 1903, the Maui Agricultural Company was formed as a partnership of seven separate companies, including the Ha‘ikū Plantation Company, Pā‘ia Plantation, and five additional companies (Kula Plantation Company, Makawao Plantation Company, Pulehu Plantation Company, Kailua Plantation, and Kalianui Plantation Company) newly divided from the former Kihei Plantation. The seven companies within the Maui Agricultural Company partnership were overseen by a single board of managers made up of representatives from the constituent companies (Dean 1950:100).

The Pā‘ia Mill was expanded significantly around 1906 following the purchase of Pā‘ia Plantation by the Maui Agricultural Company. To streamline the company’s operations, the Ha‘ikū Mill was closed, and and milling operations were centralized at Pā‘ia. The Ha‘ikū and Pā‘ia mills were purchased by the newly formed Central Mill Company, Ltd., along with a site for the expanded mill (Dean 1950:101). The 1914 Sanborn Fire Insurance map (Sanborn 1914a; Figure 18) shows the Pā‘ia Mill as a large, steel-framed structure housing both 12-roller and 9-roller mills, a sugar warehouse, a sugar bagging area, molasses tanks, a laboratory, settling tanks, a supply warehouse, a machine shop, and other facilities. The mill is shown in 1914 as connecting to a network of rail lines and a roundhouse. Around the time of the mill expansion in 1906, Kahului Railroad Company extended its primarily rail line to the mill (Dean 1950:100). Figure 19 shows the railroad and other infrastructure in the Pā‘ia vicinity around 1924.

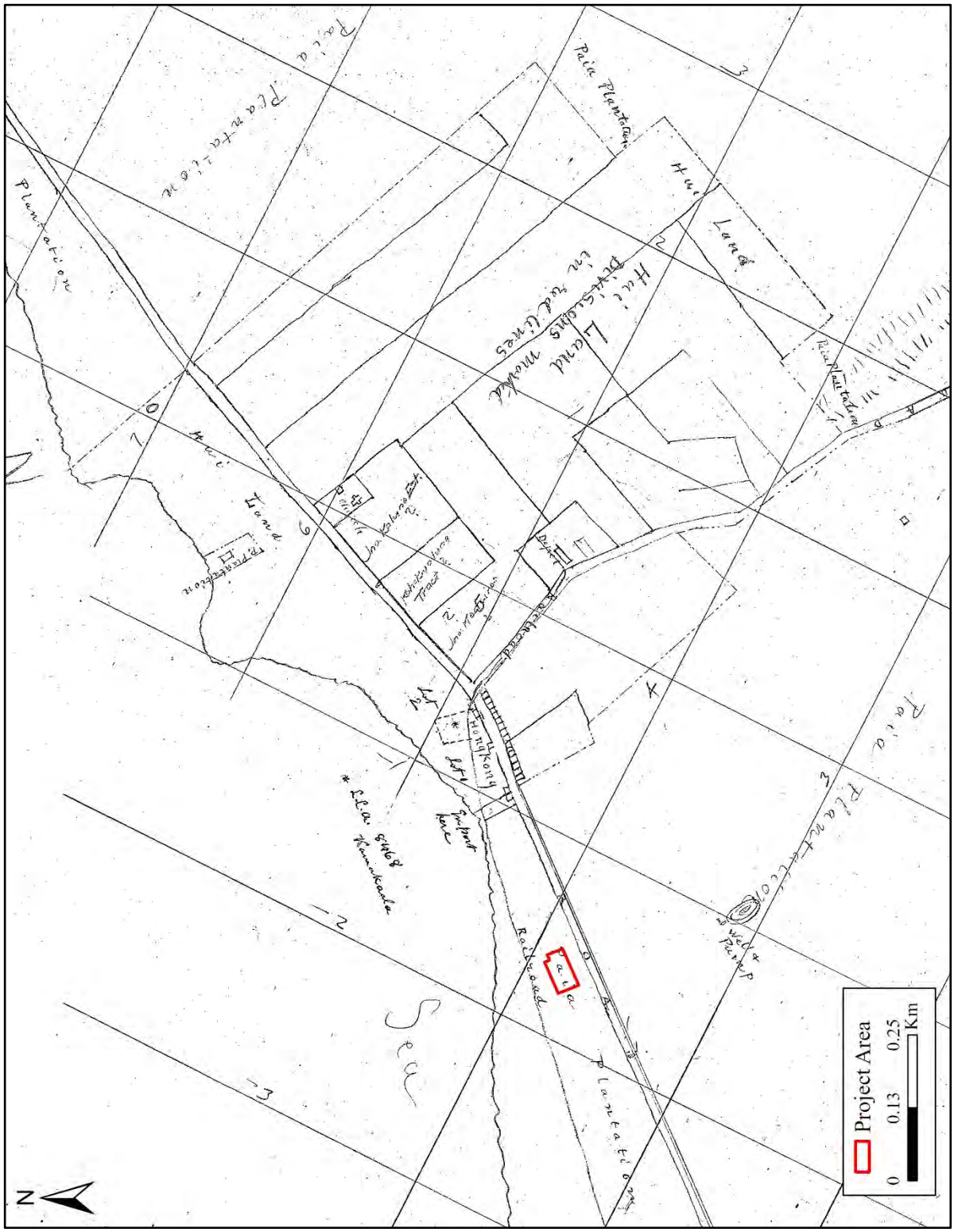

Figure 17. Government Registered Map 1178 (Pāʻia Plantation 1885).

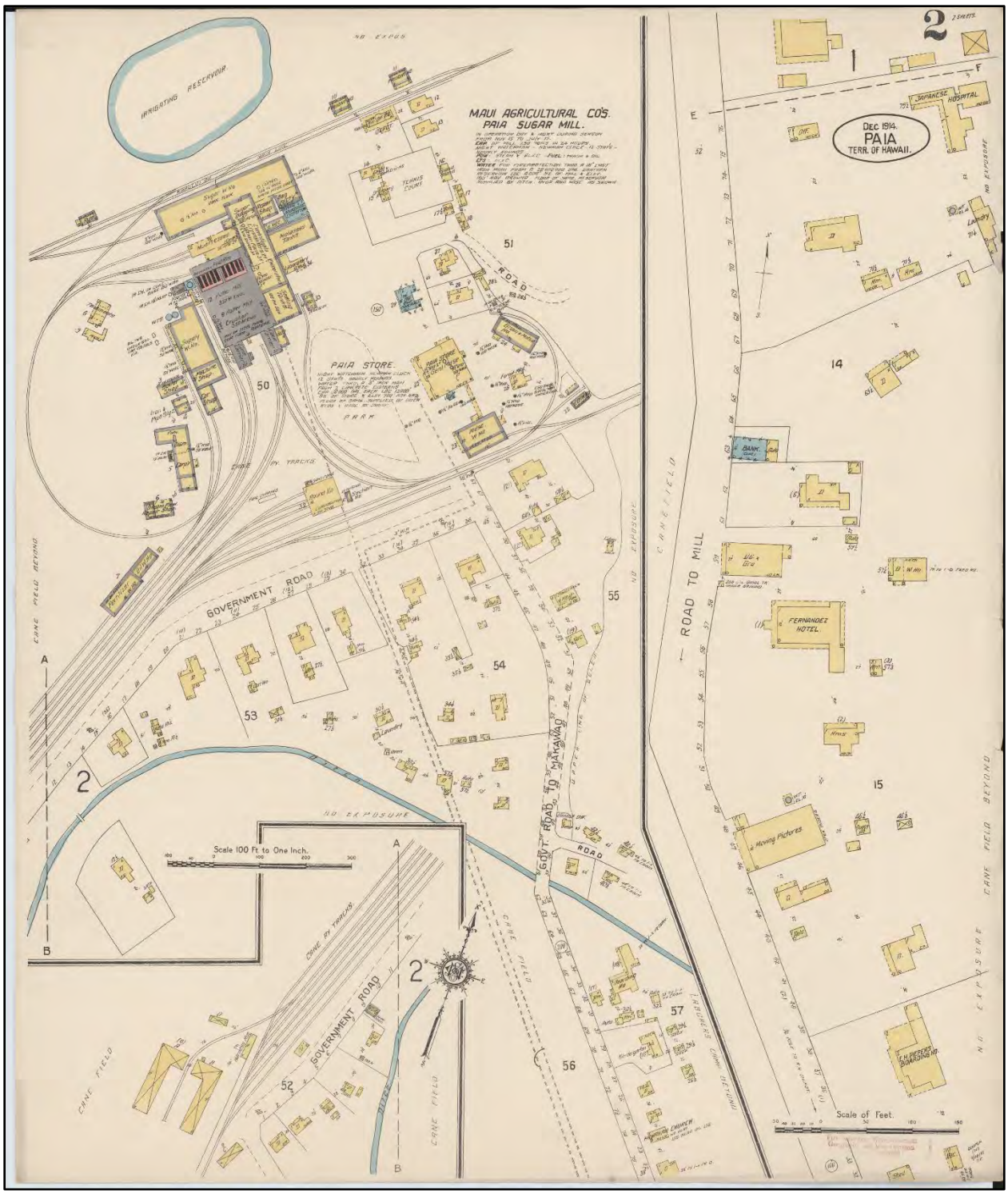

Figure 18. 1914 Sanborn Fire Insurance Company map of the Pāʻia Mill.

In 1948, the Maui Agricultural Company merged with HC&S, although the two combined companies continuing to operate under the HC&S name. The merger made HC&S the largest sugar company in Hawaiʻi (Clark 2002:348). HC&S continued to operate mills at Pāʻia and Puʻnēnē until 1999 when it closed the Pāʻia Mill and consolidated its milling operations at Puʻunēnē. HC&S continued to operate until 2016 as the last active sugar company in Hawaiʻi.

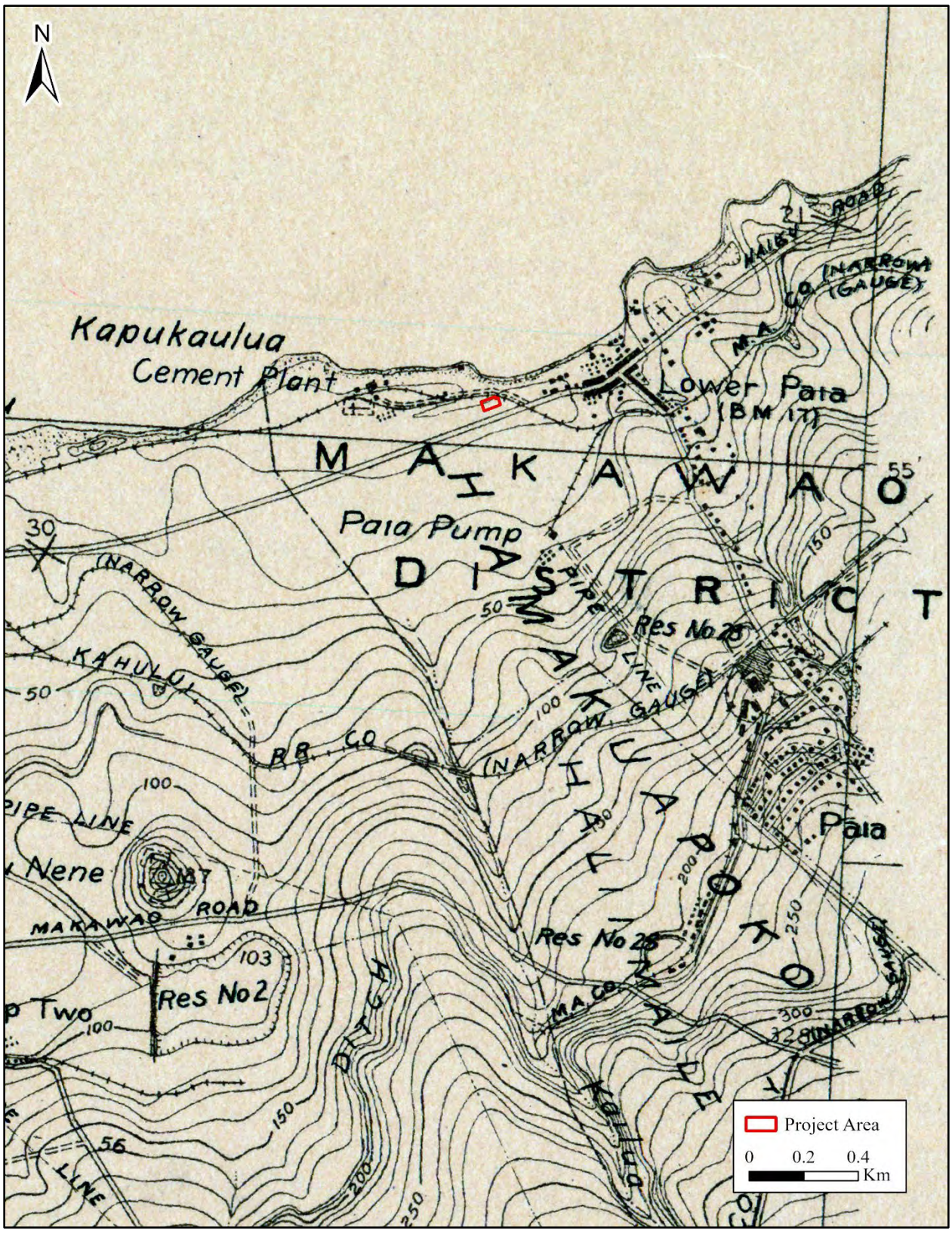

Figure 19. Project area location plotted on a portion of the 1924 USGS 7.5 Quadrangle Pāʻia, Hawaiʻi.

The Emergence of Pāʻia Town

The Pāʻia Mill served as a focal point for the emerging town of Pāʻia. An 1885 map (Government Registered Map 1178; see Figure 17) shows scattered buildings to the west of the mill and on the eastern side of the Government Road (the road alignment, now Baldwin Avenue, was later moved to the west and closer to the mill). Pāʻia Plantation's company store, the Pāʻia Store, opened in 1896 (Duensing 1998:vi).

By 1914, as shown on the Sanborn map of Pāʻia Mill (Sanborn 1914a; Figure 20), numerous commercial and residential buildings had been erected near the consolidated Maui Agricultural Company mill at Pāʻia. The Pāʻia Store and its warehouses were just northeast of the mill, and a residential complex is visible on the east side of the Government Road. Other Upper Pāʻia facilities in operation by 1914 included Pāʻia School, the Hawaiian Church, hotels, boarding houses, a bank, and a movie house. The residences closest to the mill housed the mill and plantation managers, while camps for workers sprung up quickly around Upper Pāʻia. As described by Duensing (1998:vii):

> Over the years, the plantation constructed numerous camps around the mill and in surrounding areas to accommodate the needs to field and mill laborers. Camps were often named to reflect physical location or other unique characteristics. Newlyweds resided in Honeymoon Camp. Spanish Camp was originally for Portuguese and Puerto Ricans, Hawaiian Camp for Native Hawaiians. Nearby landmarks provided names for Stable, Depot, and Pump Camps. School Camp was iin the proximity of Pāʻia School, Store Camp near Pāʻia Store, Nashiwa Camp named for the local bakery, and Orpheum Camp for the adjacent movie house. For the skilled employees, the plantation built Skill Camp (Village). An outlying camp in Paholei probably refererd to the Hawaiian place name Paholea near Hāliʻimaile. Nearby camp communities included Hāmākua Poko, site of the former Haʻikū Plantation sugar mill, and Kaheka.

Lower Pāʻia emerged along what is today known as the Hānā Highway on coastal lands along Pāʻia Bay. The 1914 Sanborn map of Pāʻia (Sanborn 1914b; see Figure 20) shows several dozen buildings along the Government Road (now Hānā Highway) near its intersection with what is now Baldwin Avenue. The 1914 map shows a sizeable town with numerous buildings labeled as "tenements" and a variety of businesses, including general stores, drug stores, tailors, grocery stores, a carpenter shop, a bakery, restaurants, candy stores, a fish market, a jewelry store, a wagon painting workshop, a liquor store, and a coffee room, among others. Also shown are a "Japanese Temple," a "Jap[anese] Hotel," and a "Chinese Joss [Temple] Ho[use]" Although not a company town like Upper Pāʻia, its earliest residents were overwhelmingly plantation workers.

The Hawaiʻi plantations began advocating for the immigration of foreign laborers as early as the 1850s (Takaki 1983:22). Although the first immigrant laborers were contract workers from China, the plantations soon began to source laborers from a variety of nations, including Portugal, Japan, Korea, the Philippines, and Puerto Rico. Pāʻia in particular received many immigrants from Japan as part of a Japanese government-sponsored contract labor program that sent 200,000 Japanese laborers, primarily men, to Hawaiʻi between 1885 and 1924 (Takaki 1983:45). By 1930, Japanese immigrants made up the majority of Pāʻia's population (Borup 2013:24). The significance of the Japanese connection to Pāʻia is illustrated by the presence of two Zen temples, established in the early 20th century, that continue to operate in Pāʻia today (Borup 2013). The Pāʻia Mantokuji Soto Zen Mission, founded in 1906, is situated along the coast near Kūʻau, while the Rinzai Zen Mission, established in 1935 for the benefit of Maui's Okinawan community, is located along the coastline just *mauka* of Baldwin Beach Park.

On July 6, 1930, a fire destroyed some 20 buildings in Lower Pāʻia and left "some 60 persons" without shelter (*Hilo Tribune Herald* 1930:8). The fire was determined to have started in the Tam Ho building and was ultimately attributed to arson (Duensing 1998:viii). The reason for the large scale of the damage was attributed by the newspapers to a lack of immediately available running water:

> Sunday's $125,000 fire at Paia, in which a large part of the little town was completely wiped out, conveys one striking lesson, and that is the necessity of adequate water supply and pressure in every community in the territory.
>
> Paia's fire was discovered before it had gained much headway. Volunteers and the fire department from Wailuku were on the scene in time to check the flames had conditions made it possible. But because there [was] an entire lack of water under pressure, the fire razed more than half the lower portion of the town (*Honolulu Star-Bulletin* 1930:6).

Figure 20. 1914 Sanborn Fire Insurance Company map of Lower Pāʻia.

Lower Pāʻia emerged along what is today known as the Hāna Highway on coastal lands along Pāʻia Bay. The 1914 Sanborn map (Sanborn 1914b; see Figure 20) shows several dozen buildings along the Government Road (now Hāna Highway) near its intersection with what is now Baldwin Avenue. The 1914 map shows a sizeable town with numerous buildings labeled as "tenements" and a variety of businesses, including general stores, drug stores, tailors, grocery stores, a carpenter shop, a bakery, restaurants, candy stores, a fish market, a jewelry store, a wagon painting workshop, a liquor store, and a coffee room, among others. Also shown are a "Japanese Temple," a "Jap[anese] Hotel,"

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Although the 1930 fire decimated Lower Pāʻia's business district, the town soon recovered. Despite the financial hardship caused by the loss of family businesses, Duensing (1998:viii) reports that "a positive outcome of the fire was that new, better-designed and constructed buildings were erected in the business district ... Residents who remember the fire agree that Pāʻia's appearance was much improved after the conflagration." The town flourished through the 1930s and 1940s, the period in which its population was the highest. According to Duensing (1998:viii):

> By 1939, fifty-eight businesses were operating in Pāʻia. Well-known establishments during the town's heyday were the Liberty Cafe, Hew Store and Restaurant, DeSoto Upholstery and Harness Shop, Smile Service Station, Pāʻia Mercantile, Horiuchi Store, Pāʻia Clothes Cleaners, Nagata Store, Machida Drug Store, Ikeda Store, and Wimpy's Corner. The 1930s and 1940s were the town's most prosperous years and the town accounted for nearly 20% of Maui's total population. A 1930 population estimate showed that Pāʻia was second only to Puʻunēnē in population, trailing by a mere 155 residents. Pāʻiaʻs school enrollment was the largest on Maui with over a thousand students.

During World War II, the proxmity of Camp Maui at Kokomo added to the bustle around Pāʻia, as its businesses were called upon to serve some 200,000 U.S. soldiers who passed through the area during the war years (Duensing 1998:viii).

A second disaster struck the town in the spring of 1946. On April 1, 1946, the "April Fool's Day" tsunami struck Hawaiʻi and heavily impacted coastal Maui, including the Pāʻia area. Newspaper reports mention significant damage along several sections of Maui's North Shore, with the coastline from Kahului to Hāna described as a "shambles of wreckage and debris" (*Honolulu Star-Bulletin* 1946:4). At Pāʻia, "some hundreds" were left homeless (*Honolulu Star-Bulletin* 1946:3); one resident was killed (Duensing 1998:viii).

Mid-Twentieth Century to Today in Pāʻia Town and Hāmākua Poko Moku

Several factors instigated a decline around the mid-20th century in the population of permanent residents and those with long-term family ties to the Pāʻia region, together with an increase in the number of visitors and new residents. The restructuring of sugar company operations was a critical factor in this demographic shift. In the wake of World War II, technological advances and efforts to increase efficiency spurred a trend toward automation in plantation operations, reducing the number of workers required to keep the mill running. Following the 1948 merger of the Maui Agricultural Company and HC&S, HC&S began closing the plantation camps with the aim of consolidating worker housing at Kahului. HC&S established a planned community at Kahului known as Dream City, where its workers could purchase lots with simple homes. These properties, which were eventually opened for sale to the general public, were offered for sale beginning in 1950 and cost between $6,000 and $9,200 (Smith 2005). By 1967, the population of Pāʻia had declined to only about 1,500 residents (Duensing 1998:ix).

Even as the plantation families moved away, newcomers arrived in Pāʻia to fill the population gap. The 1960s saw the arrival of hippies from the mainland, followed by retirees and land speculators (Speakman 2014:142-143). Baldwin Beach Park was opened as a public beach park leased by the County of Maui in 1963 (Clark 2021:11). Over the next few decades, water sports gained increasing prominence, with Pāʻia emerging as a "windsurfing capital, drawing enthusiasts from all over the world" (Speakman 2014:152).

THE CURRENT PĀʻIA YOUTH AND CULTURAL CENTER BUILDING

Several members of the Pāʻia community, including individuals interviewed for the Baldwin Beach Park CIA (Lee-Greig et al. 2023:199) and for the current study, have shared that the building housing the current PYCC facility was initially constructed by the Maui Agricutural Company and was one of several residences to house supervisory-level

plantation and mill employees and their families along the coast at Lower Pāʻia. During an interview for the Baldwin Beach Park CIA (Lee-Greig et al. 2023:199), PYCC President Susun White recalled that the existing PYCC building was originally built as one of four residences constructed ca. 1923 for the use of "plantation managers and foremen." Maui County tax records for the parcel list a 2-bedroom, 1.5-bathroom wood-frame house with a composition shingle roof and a "utility shed" on the project parcel, both of which were built in 1927. A 1924 USGS map (see Figure **Error! Reference source not found.**) does not show the house but depicts its immediate surroundings. The current project area is immediately *mauka* of a rail line and two-track road connecting Hāna Highway with the "Cement Plant" or Pāʻia Lime Kiln. The 1924 map shows a small cemetery to the southwest of the Lime Kiln.

Several interviewees for this project shared that Frederick "Fred" and Florence Manary and their two children were among the first families (if not the first) to live in the existing PYCC building. Fred Manary began working for the Maui Agricultural Company as a shop foreman in 1919 and rose to become chief engineer and eventually superintendent of the Pāʻia Mill in 1949 (*Honolulu Advertiser* 12 August 1959:A9). In an interview with Judge Eric Romanchak, the Manarys' grandson, for the current study, Judge Romanchak recalled that his grandparents moved into the current PYCC building in the early 1920s. The Manary family continued to occupy the house until about 1952 when the family moved to Kula. After a 40-year career with the Maui Agricultural Company and HC&S, Fred Manary retired from the sugar industry in 1959 (Figure 21; *Honolulu Advertiser* 12 August 1959:A9).

Today's Profile

Fred G. Manary is retiring as milling superintendent of the Hawaiian Commercial & Sugar Co. after 40 years of service.

Manary, born in Sioux Falls, S.D., came to Hawaii in 1917 to join Honolulu Iron Works and joined Maui Agricultural, an HC&S predecessor, as shop foreman in 1919.

He built the plantation's foundry and made equipment for production of denatured alcohol.

In 1930 he was promoted to mill engineer and worked on the early mill problems of mechanical harvesting.

He has been milling superintendent for the last 10 years, directing operations at both the Puunene and Paia mills.

Manary

Manary has been the Maui member on the Public Utilities Commission since 1935.

The Manarys will live on Maui for the present. They have two daughters, Vivian Romanchak of Honolulu, and Mona Crocker of Oklahoma.

Figure 21. Profile recognizing Fred Manary's 1959 retirement from HC&S.

One notable event in the house's history is its survival of the infamous "April Fool's Day tsunami" in 1946. During the interviews for this study (and the Baldwin Beach Park CIA, as reported by Lee-Greig et al. [2023:199], several community members shared that the current PYCC building was the only one of the the Maui Agricultural Company's Lower Pāʻia beach homes to remain standing after the tsunami. The April 1, 1946, edition of the *Honolulu Star Bulletin* (1946a:4) reports that "three or four homes were washed out on to the Hana Highway." In an interview for this study, Judge Romanchak recalled several of his grandfather's stories about the tsunami, which left the house "twisted on its foundation" but intact. The 1954 USGS topographic map shows (Figure 22) three structures (of which the centermost likely represents the existing PYCC facility) in the vicinity of the existing PYCC building, to the north of the current project area. The rail line running *mauka* of the two-track road had been removed by this time.

Following the HC&S merger in 1948, ownership of the building was transferred from the Maui Agricultural Company to HC&S. Soon after the Manarys moved away in 1952, the current PYCC building was repurposed as a school and later a teacher's residence for the newly founded Pāʻia Baptist Nursery and Kindergarten (subsequently the Doris Todd Memorial Christian School). In 1956, with the assistance of her husband, Dr. Edward Todd, Doris Todd started a small school in her Pāʻia home. The school originally taught only four students but grew quickly and soon required a larger facility. Mabel Todd (*née* Sharples), the second wife of Dr. Todd and a teacher and later principal at the school, related in her interview for this study that the school occupied the current PYCC building from about 1957 to 1961. A 1960 photograph (Figure 23) shows the building's front (*mauka*) side with a group of students and six teachers, including Mabel Sharples, Doris Todd, and Dr. Edward Todd.

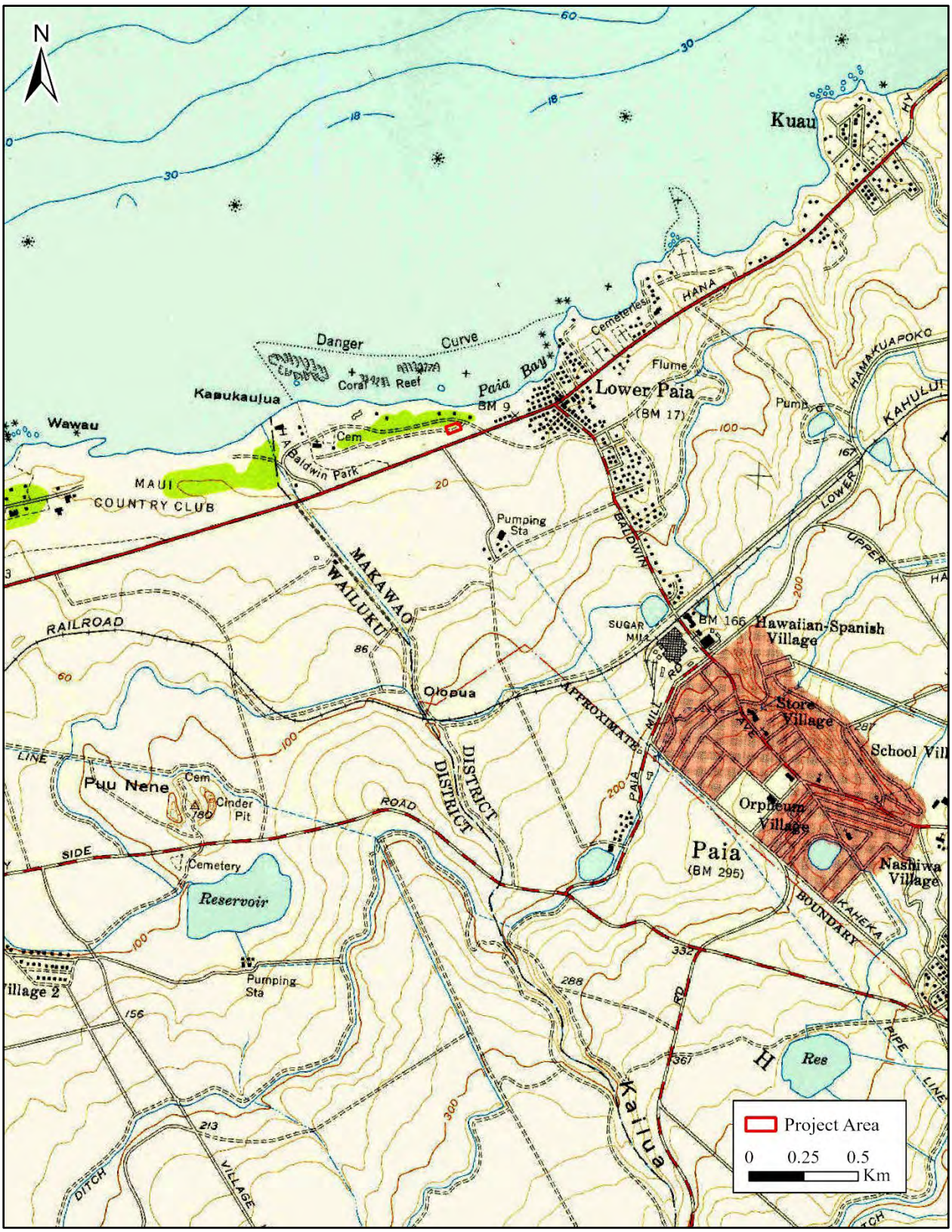

Figure 22. Project area location plotted on a portion of the 1954 USGS 7.5 Quadrangle Pāʻia, Hawaiʻi.

Figure 23. Students and teachers of the current PYCC building, then known as Pāʻia Baptist Nursery and Kindergarten, in 1960. Second row: Mrs. Patricia Masumoto, Miss Alice Tobita, Miss Lily Tobita, Miss Mabel Sharples, Mrs. Doris Todd, Rev. Edward Todd. Image courtesy of the Alexander & Baldwin Sugar Museum.

The building survived the 1960 tsunami, which caused significant flooding in many of Maui's coastal areas (Honolulu Star-Bulletin 1960:1-E). According to Mabel Todd, following the tsunami, the school moved to what was considered a safer location in Upper Pāʻia in 1961; four years later, following Doris Todd's sudden passing, her widower, Dr. Edward Todd, renamed it the Doris Todd Memorial Christian School in her honor (Wilson 2006). After the school moved to Upper Pāʻia, the current PYCC building continued to be used as a teacher's residence, and also held student programs each summer. According to Mabel Todd, the school used the building until the 1980s, when it began to fall into disrepair. Around the early 1990s, the second floor of the building burned, and afterward, it remained vacant until the building was refitted to house the Pāʻia Youth and Cultural Center. A series of aerial photographs from 1950, 1965, and 2000 (Figures 24 to 26) show the changing landscape around the existing PYCC building. The area between the building and the Hāna Highway appears to have been taken out of sugarcane cultivation by 2000.

PREVIOUS ARCHAEOLOGICAL STUDIES

Archaeological investigations began on Maui in the early 20th century, including several island-wide studies such as that of early 20th-century research Thomas G. Thrum (1908a, 1908b, 1916), which focused on describing and mapping well-known *heiau* and other culturally significant sites that he visited himself or received information on from informants. Although Thrum compiled an impressive list of sites, none were in Hāmākua Poko. Walker's (1931) survey noted several *heiau* in the area; his study was followed by numerous additional archaeological studies. Several of the earliest of these investigations involved the recovery of *iwi kūpuna* eroding from the sand dunes along Pāʻia Bay, particularly in the area that came to be known as the Kalahau Burials (State Inventory of Historic Places [SIHP] Site 50-50-05-01064, and the documentation of locally known archaeological sites in the area; beginning in 1983, the archaeological studies completed near the current project area have largely been conducted to ensure compliance with historic preservation regulations.

Figure 24. Project area location plotted on a 1950 aerial photograph.

Figure 25. Project area location plotted on a 1965 aerial photograph.

Figure 26. Project area location plotted on a 2000 aerial photograph.

Archaeological studies within 1.5 kilometers of the current project area are listed chronologically in Table 3, and their locations are shown in Figure 27. The locations of selected archaeological sites encountered during these investigations are illustrated in Figure 28. Previous studies within the coastal dune deposits along Pāʻia Bay have identified several human burials exposed due to erosion, as noted above, as well as Precontact-era cultural deposits related to marine resource exploitation and temporary habitation. *Mauka* of the dunes, the landscape has been heavily altered by activities related to historic ranching and sugarcane cultivation, and the most commonly identified archaeological features related to the Pāʻia Mill and other Historic-era infrastructure.

Five archaeological studies (Bordner and Silva 1983; Clark and Toenjes 1987; Morawski and Spear 2001; Royalty et al. 2022; Vernon et al. 2018) comprising reconnaissance and inventory surveys, an archaeological assessment, and monitoring, have been conducted on portions of the project area (see Table 3). None of these projects identified surface or subsurface archaeological sites or cultural properties within the current project area.

Table 3. Previous archaeological studies conducted in the vicinity of the current project area.

Year	Author(s)	Type of Study
1907, 1908, 1916	Thrum	Island-wide Reconnaissance Survey
1931	Walker	Island-wide Reconnaissance Survey
1968	Bowen	Data Recovery
1983	Bordner and Silva*	Reconnaissance
1983	Mitchell	Site Visit/Burial Treatment Plan
1983	Neller**	Site Visit
1985	Neller and Mitchell***	Burial Recovery
1987	Clark and Toenjes*	Monitoring
1988	Fredericksen and Fredericksen	Inventory Survey
1989	McQuagge and Keefe-Mish	Maui Community College Student Report
1990	Borthwick	Reconnaissance
1990	Folk	Reconnaissance
1992	Sinoto and Pantaleo	Inventory Survey
1997	Hammatt	Subsurface Testing
1997	Masterson and Hammatt	Monitoring
1998	McGerty and Spear	Inventory Survey
1999	Conte	Burial Recovery
2000	Folk et al.	Inventory Survey
2000	Titchenal	Inventory Survey
2001	Morawaski and Spear*	Inventory Survey
2001	Rechtman and Clark	Inventory Survey
2003	Fredericksen	Monitoring
2004a	Fredericksen	Monitoring
2004b	Fredericksen	Archaeological Assessment
2004	Lee-Greig and Hammatt	Monitoring
2005	Chaffee and Dega	Inventory Survey
2005	Fredericksen	Monitoring
2005	O'Rourke	Inventory Survey
2005	Rotunno-Hazuka and Pantaleo	Monitoring
2007	Dye and Macak	Historic Properties Assessment
2009	Drennan and Dega	Inventory Survey
2011	Dagher and Dega	Monitoring
2011	Fuentes et al.	Archaeological Assessment
2017a	Dagher and Dega	Monitoring
2017b	Dagher and Dega	Monitoring
2018	Hammatt	Inventory Survey
2018	Vernon et al.*	Archaeological Assessment
2022	Royalty et al.*	Monitoring

*Studies intersecting with the current project area; **cited in Borthwick (1990); ***cited in Clark and Toenjes (1987).

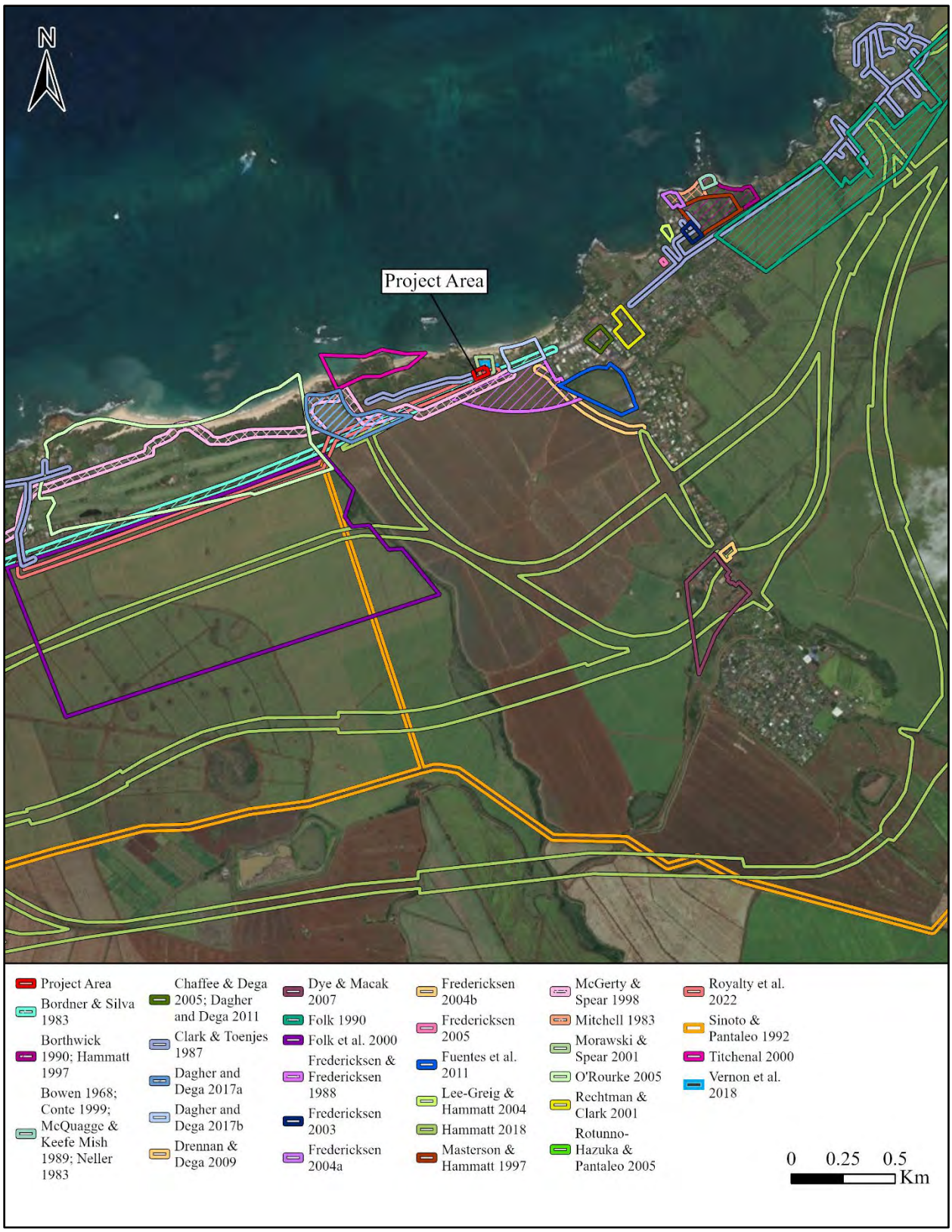

Figure 27. Previous archaeological studies within 1.5 kilometers of the project area.

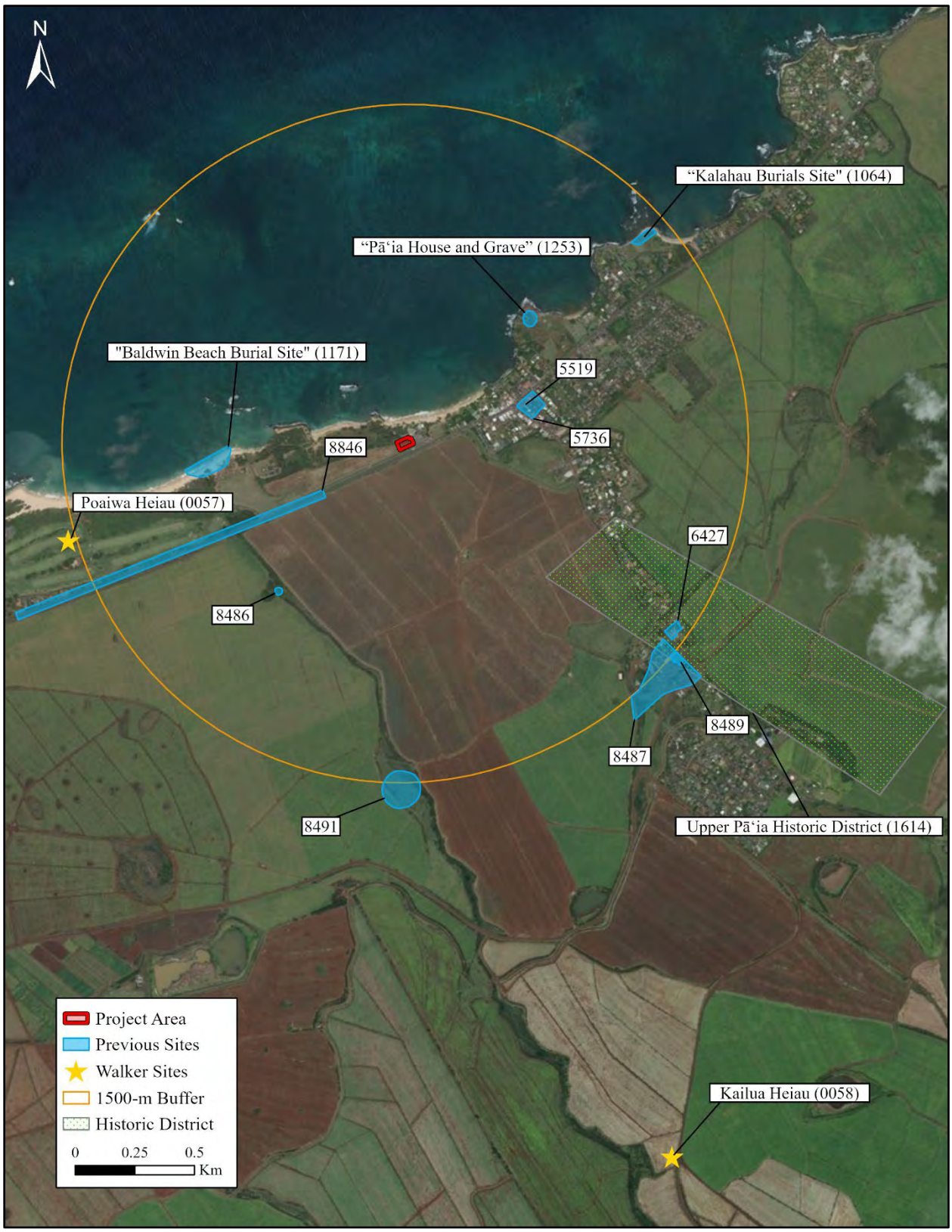

Figure 28. Selected previous archaeological sites within 1.5 kilometers of the project area. The locations of two *heiau* recorded by Walker (1931), that have since been destroyed, are also shown.

Walker's Reconnaissance Survey of Maui

In 1929 and 1930, Winslow Walker of the Bishop Museum conducted a robust archaeological study of Maui *heiau*, agricultural, petroglyphs, and habitation sites. Walker (1931) manuscript, titled *Archaeology of Maui*, has never been formally published; however, Elspeth Sterling (1998) included excerpts of Walker's notes and map in her book *Sites of Maui*. Walker (1931) noted three *heiau* in the general vicinity of the project area, although very limited information is available about them and all were destroyed prior to his study. Under his list of "Heiau Sites destroyed on the northeast coast of east Maui" Walker (1931:151) designated as Site 56 the *heiau* "Papanene at Kapukaulua, Puunene"; as Site 57 the *heiau* "Poaiwa at Kapukualua"; and as Site 58 a *heiau* "said to have been a platform 50 x 80 feet ... probably destroyed in cane ... near Kailua Gulch half a mile west of the Paia Road." The approximate locations of these sites as plotted by Sterling (1998) are shown in Figure 29; the location of Site 56 (identified by Walker as at "Kapukaulua, Puunene") is probably in error since Walker (1931) places it at Kapukaulua and this location is quite different. Site 56 appears to have been plotted near Spreckels' Puʻunēnē rather than the Puʻunēnē near Kapukaulua.

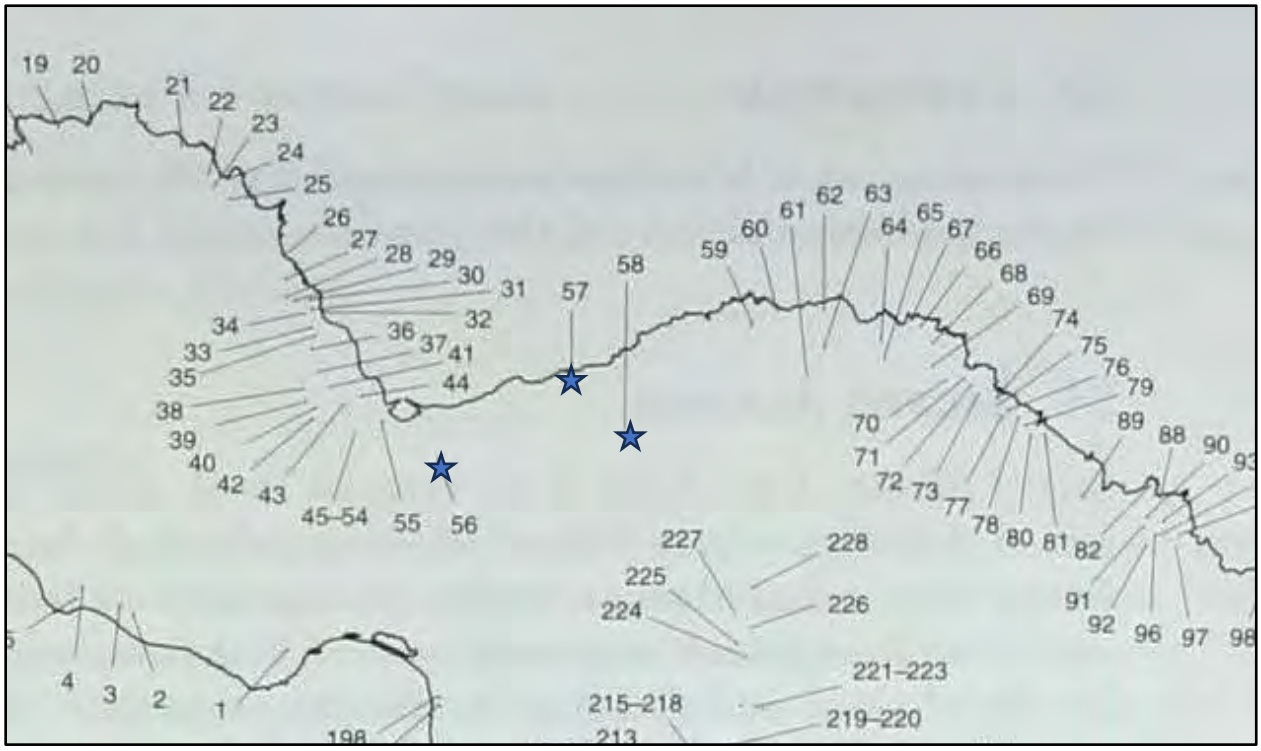

Figure 29. Portion of Sterling's (1998:13) map of Winslow Walker's Maui *heiau* sites with the locations of Sites 56 through 58 starred in blue.

Early Identification of Coastal Sites along Pāʻia Bay

Beginning in the 1960s, several sites along Pāʻia Bay were documented by archaeologists based on information provided by the community. Three of these sites, the Kalahau Burials (SIHP 50-50-05-1064); the Baldwin Beach Burial Site (Site 1171); and the Kailua Habitation (Site 1258) are within 1.5 kilometers of the current project area.

Kalahau Burials (SIHP Site 50-50-05-01064)

Between July 29 and August 2, 1968, Robert Bowen, Elspeth Sterling, and members of Bowen's Hawaiian Anthropology class from Maunaolu College at Pāʻia conducted preliminary excavations in sand dunes at the coast near Kūʻau. Members of the community had reported human skeletal remains and an associated cultural deposit eroding out of a cliff face along the shoreline of Pāʻia Bay to Dwayne Merry, a professor at Maui Community College. The site, known as the "Kalahau Burials," was eventually designated as Bishop Museum (BM) Site 50-Ma-B26-2 and SIHP Site 50-50-05-01064. As described by Bowen (1968:1), the site is on a cliff *makai* of the Hāna Highway that reaches a height of over 4 meters above sea level:

> Wave action has formed a cliff extending more than ½ mile along this section of the coast, reaching a height of over four meters above the high-water mark. Cultural material (ash, shell, bone, stone,

> and coral) makes up the upper part of this cliff face, ranging from a few inches to over two meters in thickness ... Underlying the cultural layer was sterile lateritic clay. Burials, intrusive into underlying cultural strata, can be seen at various places along the cliff and in some cases extend down into the clay.

Bowen's (1968) excavations comprised four 1-m^2 test units (A, B, C, and D) *mauka* of the exposed cultural deposit. The test excavations encountered a midden deposit indicative of marine resource consumption and short-term habitation as well as three burials, including one infant and two other individuals (presumed to be Native Hawaiian) in association with waterworn basalt cobbles and coral fragments. The infant was adorned with a boar's tusk anklet around the left ankle. The Bishop Museum site files indicate that an additional excavation was conducted in 1970 by Merry, although details of its findings are not available.

The presence of numerous burials in the sand dunes and the continued erosion of the cliff face resulted in the exposure of additional *iwi kūpuna* in the 1980s and 1990s and additional visits by archaeologists to remove and protect human skeletal remains at risk of collapsing onto the beach below. In May 1983, Muffy Mitchell (1983) of the Maui Historical Society examined at least seven sets of human skeletal remains and plotted their location. Earl Neller, of the Department of Land and Natural Resources, Historic Sites Division, also visited Site 1064 in 1983 in response to reports of eroding human skeletal remains. Neller (1983, cited in Borthwick 1990) sketched the locations of 11 burials along the edge of the dunes. In 1985, Neller and Mitchell (as reported by Clark and Toenjes 1987:12) returned to Site 1064 to remove two burials at risk of collapsing from the cliff face. In 1989, Richard McQuagge and Mary Jo Keefe Mish (McQuagge and Mish 1989, cited in Hammatt 2018) of Maui Community College assisted Demaris Fredericksen of Xamanek Researches with the recovery of three burials eroding from the cliff and documentation of two other burials preserved in place. In July 1999, Patty Jo Conte (1999) recovered five burials eroding from the dune and a collection of fragmentary skeletal remains found on the coral beach. It is apparent that many more visits to the site have been made than are documented in the public record. By 1999, Conte (1999:1) reported that the SHPD had removed "54 complete and partial burials from the very same dune/cliff in question" in an effort to recover the eroding *iwi kūpuna* and prevent them from being scattered across the beach.

Several additional archaeological projects have addressed the Kalahau Burials (Site 1604), as discussed below. These investigations (i.e., Borthwick 1990; Hammatt 1997), which have not included the intentional removal of human skeletal remains, were conducted as part of the historic preservation review process to ensure that the site was not impacted by construction or development projects.

Baldwin Beach Burials (SIHP Site 50-50-05-1171)

SIHP Site 50-50-05-01171 (BM Site 50-Ma-C9-03), known as the Baldwin Beach Burials, was assigned to section of the sand dunes at Baldwin Beach Park approximately 500 meters west of the current project area, where multiple sets of human skeletal remains were identified prior to 1974.

Kailua Habitation (SIHP Site 50-50-05-1258)

SIHP Site 1258 (BM Site 50-Ma-B25-02), approximately 500 meters northeast of the current project area, is described as "[consisting] of two features; a rectangular house foundation of basalt boulders and an earth-filled rectangular pit containing pieces of coral." The pit was thought to contain a human burial (State of Hawai'i 1974, in Clark and Toenjes 1987:11).

Compliance-Related Archaeological Studies

Since 1983, numerous archaeological investigations related to compliance with historic preservation regulations have been conducted in the vicinity of the current project area. The following discussion addresses 34 such studies, which range from short-term monitoring projects to large-scale inventory surveys, within 1.5 kilometers of the project area.

In 1983, Environmental Impact Study Corporation (Bordner and Silva 1983) conducted an archaeological reconnaissance survey for a proposed sewage line extending from Lower Pā'ia to the Wailuku Sewage Treatment Facility; the reconnaissance survey included a portion of the *mauka* edge of the current project area. The reconnaissance survey consisted of surface examination only, given the narrow size of the proposed corridor (3.05 meters) and the placement of almost the entire corridor underneath an existing road surface or shoulder. Bordner and Silva's (1983) survey revealed no archaeological materials other than World War II-era military structures along the beach areas and remnants of train tracks adjacent to Hāna Highway near Spreckelsville. Bordner and Silva (1983) recommended archaeological monitoring for all future work along the sewage corridor due to the high probability of encountering burials during excavations along the shoreline.

Between June 1984 and September 1985, Bishop Museum (Clark and Toenjes 1987) conducted archaeological monitoring and data recovery during the construction of Maui County's Pāʻia Sewerage System between Spreckelsville and Kūʻau; the new sewer line connected to the sewer station immediately north of the current project area. Six subsurface sites (SIHP Sites 50-50-05-01777 [BM Site 50-Ma-C9-37], 1778 [BM Site C9-38], 1779 [BM Site B26-9], 1780 [BM Site B26-10], 1781 [BM Site B26-11], and 1782 [BM Site B26-12]) were identified during the excavation of the sewage trench; these sites are all more than 1.5 kilometers from the current project area. Two test pits were excavated outside the sewage trench at SIHP Site 1777, revealing a hearth feature and a dense layer of midden remains. No additional subsurface testing was conducted at any of the other identified sites. SIHP Site 1778 contains seven features, including 3 pits, a charcoal concentration, an ash lens, an area of charcoal-stained soils, and a scatter of fragmented human skeletal remains. SIHP Site 1779 consists of 3 features, including a shallow pit and two lenses of charcoal-stained clay loam soil. SIHP Site 1780 comprises 10 features, including 3 hearths, 4 pits, and 3 charcoal concentrations. SIHP Site 1781 contains 4 features, an intact hearth and 3 shallow pits or soil deposits. SIHP Site 1782 includes a scatter of midden material. Thirteen pieces of charcoal were submitted for radiocarbon dating from five sites (SIHP Sites 1777 to 1781). Clark and Toenjes (1987:i) interpreted the combined calibrated radiocarbon results, obtained on unidentified wood charcoal, as indicative of Hawaiian occupation between the "13th and 18th centuries."

In 1988, Xamanek Researches (Fredericksen and Fredericksen 1988) undertook a site inspection and archaeological reconnaissance survey of a 0.72-acre parcel in Lower Pāʻia. The project area is about 100 meters south of the ocean, *mauka* of the current project area and the Hāna Highway. No subsurface testing was conducted, although the underlying sediment was examined in two areas of recent surface disturbance. No significant archaeological materials were observed.

In 1990, Cultural Surveys Hawaiʻi (CSH) (Borthwick 1990) conducted an archaeological reconnaissance survey of 12.4 acres proposed for the Kūʻau Gardens Residential Development between Kūʻau Beach and the Hāna Highway, to the east of the current project area. Although no archaeological sites were located across most of the survey area, which was previously utilized as sugarcane fields, Borthwick (1990) reidentified SIHP Site 50-50-05-01064, the Kalahau Burials, along the coast. Based on the project's proximity to the shoreline, Borthwick (1990) recommended that all areas east of the dune "remain as open space alleviating the possibility of unearthing buried deposits and/or burials" (Borthwick 1990:13) and that any future ground-disturbing activities near the dunes or beach road be accompanied by an archaeological monitor.

The same year, CSH (Folk 1990) conducted an additional reconnaissance survey for roughly 69.0 acres of land proposed for residential development at Kūʻau. The project area consisted of a narrow, 1.8-kilometer-long parcel east of the current project area and bordering the *mauka* side of Hāna Highway from a point east of Lower Pāʻia to the old Maui High School. No surface archaeological sites were located within the project area. However, Folk (1990) suggested that two buried archaeological deposits, SIHP Sites 50-50-05-01780 and 1782, identified by Clark and Toenjes (1987) during the construction of the Pāʻia sewer system, may extend under Hāna Highway into the proposed development area. As a result, Folk (1990) recommended archaeological monitoring during any grading or trenching along the *mauka* side of the Hāna Highway.

In 1992, Aki Sinoto Consulting (Sinoto and Pantaleo 1992) conducted an archaeological inventory survey (AIS) throughout the Wailuku and Makawao Districts for the East Maui Waterline Project. The project corridor is 10.88 kilometers long and situated to the south of the current project area. Systematic pedestrian transects were conducted in selected segments of the project area, with the surface survey concentrated in the gulches. While no new sites were identified by Sinoto and Pantaleo (1992), they concluded subsurface remains such as human burials may be encountered in any future construction activities in coastal and dune areas and recommended monitoring for all future excavations in those areas.

In 1997, CSH (Hammatt 1997) conducted subsurface testing at the Kūʻau Beach Lot Subdivision to establish the *mauka* limits of the Kalahau Burials Site (SIHP Site 50-50-05-01064) and to evaluate the possible impacts on Site 1064 of construction of the proposed access road. The project area covers approximately 12.4 acres between Kūʻau Beach and Hāna Highway, to the east of the current project area. Subsurface testing consisted of nine backhoe trenches following the *makai* limits of the proposed access road. The backhoe trenches identified no archaeological or cultural materials. As a result, Hammatt (1997) concluded that Site 1064 does not extend *mauka* of the existing beach road. Later in October and November of 1997, CSH (Masterson and Hammatt 1997, cited in Royalty et al. 2022) conducted archaeological monitoring for construction at the Kūʻau Beach Lots Subdivision. During monitoring, two elliptical soil stains described as probable burial pits were uncovered and designated as SIHP Site 50-50-05-04502. Portions of a sandy deposit thought to have the potential to contain additional human skeletal remains were also exposed. Therefore, monitoring was recommended for future work in the area.

Also in 1997, CSH (Folk et al. 2000) conducted an AIS of a 200-acre area *mauka* of the Maui County Club along Hāna Highway, to the west of the current project area. The project area was surveyed with helicopter sweeps, wheeled vehicle survey, and pedestrian survey as required by the terrain. No historic properties were found within the project area, and a series of stone clearing mounds in the sugarcane fields were determined to result from field clearing for sugarcane planting.

In 1998, Scientific Consultant Services, Inc. (SCS) (McGerty and Spear 1998) conducted an AIS of the Spreckelsville-Baldwin Park Bikeway. The 2.0-kilometer-long project originates at the intersection of Spreckelsville Beach Road and the Hāna Highway. It continues east, passing immediately *mauka* of the current project area and ending at Puna Road by Lower Pāʻia Park. The entire length of the proposed bikeway was subjected to a pedestrian survey; no surface features were identified. Nine shovel tests were excavated in the sand dunes near Maui Country Club in areas not extensively disturbed by previous sand mining and construction activities. Only Shovel Test 4 contained cultural material, a modern metal bottle cap. Since no features were uncovered during the survey and testing, McGerty and Spear (1998) recommended no additional archaeological work within the proposed bikeway corridor.

In 2000, Aki Sinoto Consulting (Titchenal 2000) completed an AIS of a 9.36-acre shoreline parcel on the coast immediately east of Baldwin Beach Park, slightly west and *makai* of the current project area. A systematic walkthrough of the project parcel was carried out to determine if surface cultural materials were present. Following the pedestrian survey, 10 backhoe trenches were excavated in areas thought likely to contain subsurface deposits or stratigraphic information. Other than a post-1960s refuse deposit containing beer bottles, sheet plastic, and rubber hose fragments found in Trench 7, no archaeological or cultural materials were identified. As a result, Titchenal (2000) recommended no further archaeological work in the area.

In March 2001, SCS (Morawski and Spear 2001) conducted an AIS of approximately 0.25 acres owned by the Pāʻia Youth and Cultural Center. Approximately 0.3 acres of Morawski and Spear's (2001) project area intersects with the current project area to the east. The project aimed to determine the presence or absence of coastal archaeological sites through pedestrian survey and to carry out representative subsurface testing. Following the pedestrian survey, nine stratigraphic trenches of varying lengths were mechanically excavated across the project area. No archaeological materials were identified during subsurface testing. As a result, Morawski and Spear (2001) recommended no further archaeological work for the area.

The same year, Rechtman Consulting (Rechtman and Clark 2001) conducted an AIS of approximately 3 acres within TMK: 2-2-6-005:007, 008, and 009 in Lower Pāʻia to comply with permit requirements for parcel development. The project area is east of the current project area. The project consisted of a pedestrian survey followed by subsurface testing with a backhoe in four locations distributed throughout the project area. The trenches measured 5 meters long and 90 centimeters wide. Additionally, oral interviews were conducted via telephone with two longtime Pāʻia residents of Chinese origin. No archaeological resources were uncovered during the subsurface testing. Four abandoned well sites (Wells 1, 2, 3, and 4) were encountered during the survey. Only one of the wells had identifiable characteristics, which included a centrifugal turbine-type pump with an identification plaque reading, "Layne & Bowler, Inc./Memphis, Tennessee/pump no. 47807." The information on the plaque dates the well to the early 1960s and suggests an association with sugarcane irrigation. As no significant cultural sites or deposits were encountered within the study parcel, Rechtman and Clark (2001) recommended no further archaeological work in the area.

In 2003, Xamanek Researches (Fredericksen 2003) began a two-part monitoring project for a parcel of land in Kūʻau. The first portion of the project involved monitoring of the excavation of a 91-meter-long trench for a rock wall footing. The subject parcel is a 1-acre piece of land adjacent to and *makai* of Hāna Highway, to the east of the current project area. Although the project area is near SIHP Site 50-50-05-01064 (Kalahau Burials), no culturally significant materials were identified during monitoring. In January 2004, Xamanek Researches (Fredericksen 2004a) returned to the study parcel to conduct intermittent archaeological monitoring during ground-disturbing activities to demolish an existing home and construct a new home. As with Phase I, the Phase II monitoring revealed no significant cultural materials.

On April 29 and 30, 2003, and July 19, 2004, CSH (Lee-Greig and Hammatt 2004) monitored ground-disturbing activities related to the construction of a single-family dwelling at 27 Lae Place on the eastern outskirts of Lower Pāʻia, to the east of the current project area and on the same peninsula as several unmarked Precontact and Historic cemeteries (e.g., SIHP Site 50-50-05-01064). No archaeological materials or subsurface cultural deposits were identified during monitoring.

Later in the fall of 2004, Xamanek Researches (Fredericksen 2004b) conducted an archaeological assessment on a parcel in Lower Pāʻia for the Pāʻia Mini Bypass. The 550-meter-long and 15-meter-wide project corridor, which is to the southeast of the current project area, connects Hāna Highway with Baldwin Avenue while bypassing the Hāna

Highway-Baldwin Avenue intersection. The survey included a pedestrian surface inspection and the excavation of 11 backhoe trenches. Although no surface or subsurface cultural materials were encountered, intact marine sand deposits were noted in two backhoe trenches. Given the abundance of previously recorded burials associated with sand deposits along the coast, Fredericksen (2004b) recommended monitoring during construction, especially on the north side of the project area adjacent to Hāna Highway.

SCS (O'Rourke 2005) conducted an AIS of a 65-acre parcel between Spreckelsville and Pāʻia owned by the Maui Country Club for the construction of a gym and pool near the C.W. Dickey Clubhouse, a historic property designated as SIHP Site 50-50-05-05502. The project area is *makai* of Hāna Highway and west of the current project area. Fieldwork for the AIS included a pedestrian survey of the project area and subsurface testing. The pedestrian survey failed to reveal any surface features, likely owing to the significant 20th-century landscape modifications that have taken place on the grounds of the country club. Following the pedestrian survey, subsurface testing of the project area occurred on two different occasions—December 15 to 17, 2003, and April 19 to 21, 2004. The 2003 testing included the hand excavation of eight test units and the mechanical excavation of 12 backhoe trenches along a service road and cement walkway. Only Shovel Probe 7 produced any significant cultural remains. Shovel Probe 7 contained a metal object and a concentration of angular rocks later confirmed through ethnographic interviews as a likely railroad splice and part of a railroad berm. The five backhoe trenches yielded no significant cultural remains or deposits. In 2004, O'Rourke (2005) returned to the property to excavate four additional backhoe trenches in the open lawn area north of the clubhouse. Excavations from Trenches 1, 3, and 4 revealed remnants of a modern *imu* from the yearly *lūʻau* held on the property. Trench 4 also contained historic material, including a metal drum and a rusted pipe. During the excavation of Trench 2, human skeletal remains were encountered a little over 1 meter below the ground surface. Only one human bone, a vertebral fragment, was recovered from the trench; the remainder were removed by the backhoe bucket and recovered from the spoil pile. The human skeletal remains were recovered from a layer containing numerous glass fragments and at least four 20th-century metal nails mixed with deposits of red clay and white to beige sand. O'Rourke (2005) hypothesized the clay deposit, modern glass debris, and metal nails were associated with a cement cistern feature also exposed in Trench 2. Therefore, the likely explanation for the presence of human skeletal remains in the sand and the red clay fills is that the remains were brought in with the sand during the construction of the cistern. Three new sites were recorded during O'Rourke's (2005) AIS, including SIHP Site 50-50-05-05561, a cement cistern; Site 5562, a railroad berm; and Site 5563, a partial set of human skeletal remains; these sites are all greater than 1.5 kilometers from the current project area. Archaeological monitoring was recommended for any future ground-altering activities due to the possibility of encountering additional human skeletal remains. O'Rourke (2005) recommended no further archaeological work at Sites 5502 (the C.W. Dickey Clubhouse), 5561, or 5562, and the development of a Burial Treatment Plan (BTP) for Site 5563 (these sites are all more than 1.5 kilometers from the current project area).

In January 2004, SCS (Chaffee and Dega 2005) conducted an AIS of approximately 1.7 acres at the intersection of Hāna Highway and Baldwin Avenue in Lower Pāʻia, to the east of the current project area. The AIS was conducted prior to the construction of new commercial buildings and a parking lot. A pedestrian survey was conducted, followed by the mechanical excavation of three trenches. Excavations within Trench 3 exposed a historic-era refuse pit containing two complete aqua-colored beverage bottles and four ceramic fragments. The ceramic fragments date from no earlier than the mid-1800s. The refuse pit was assigned SIHP Site 50-50-05-05519. Additionally, Chaffee and Dega (2005) assigned the SIHP Site 50-50-05-05736 to a group of commercial buildings "older than 50 years" within the subject parcel (Chaffee and Dega 2005:18). However, individual information about the buildings included under that designation was not provided in the report. No other significant sites were identified; as a result, Chaffee and Dega (2005) recommended no further archaeological work for the project area.

In 2005, Xamanek Researches (Fredericksen 2005) conducted another monitoring project in Lower Pāʻia of the demolition of an existing home and the construction of a new home on the same property. The project parcel is *makai* of Hāna Highway the Kūʻau Peninsula, to the east of the current project area. No significant cultural materials were identified during monitoring.

In May 2005, Archaeological Services Hawaiʻi (ASH) (Rotunno-Hazuka and Pantaleo 2005) conducted archaeological monitoring of the installation of a water lateral at Kūʻau. The project parcel is located adjacent to Hāna Highway near the intersection of Lae Place, to the west of the current project area. The general vicinity of the project area is known to contain subsurface cultural layers, including the Kalahau Burials (SIHP Site 50-50-05-01064). No significant cultural materials were encountered during monitoring; Rotunno-Hazuka and Pantaleo (2005) recommended that any future water lateral installations along that section of Hāna Highway be preceded by an initial field inspection to assess the need for an archaeological monitor.

In August 2007, T.S. Dye & Colleagues, Archaeologists, Inc. (Dye and Macak 2007), performed a historical property assessment for a 20.275-acre parcel of land containing the former Pāʻia Sugar Mill to the south of the current project area. The purpose of the assessment, which included a review of historic documents, maps, and previous archaeological reports, and a field inspection of the proposed site, was to determine whether the development of a proposed Verizon Wireless cellular site would have visual effects on nearby historic properties. No surface historic properties were observed during a field inspection of the proposed project area, which has experienced significant ground disturbance due to its long-term use as a sugar mill. Additionally, the assessment confirmed that no known historic properties listed on the National Register of Historic Places (NRHP) or the Hawaiʻi Register of Historic Places (HRHP) are within 0.5 miles of the parcel. As a result, Dye and Macak (2007) concluded that the development would have no visual effect on any historic property.

Over three days in January 2008, SCS (Drennan and Dega 2009) conducted an AIS of a 0.68-acre parcel at the northwest corner of Baldwin Avenue and Old Pāʻia Mill Road near the former Pāʻia Mill in Upper Pāʻia, to the south of the current project area. The project included a pedestrian surface survey, the mechanical excavation of five backhoe trenches of varying length and depth, and interviews with local informants. The survey and excavation led to the documentation of one new site, SIHP Site 50-50-05-06427, identified as the remains of the previously demolished Pāʻia Dispensary. The Pāʻia Dispensary was built in 1930 by the Maui Agricultural Company. No significant cultural remains were uncovered during subsurface excavation. Drennan and Dega (2009) recommended no further archaeological work for the parcel, which has been extensively altered by development activities.

In 2010, ASH (Fuentes et al. 2011) conducted an archaeological assessment of a 9.26-acre parcel in Lower Pāʻia, to the southwest of the current project area. No surface cultural properties were identified during the pedestrian survey of the parcel, which was used for sugarcane cultivation for over a century. Following the pedestrian survey, 14 backhoe trenches were excavated throughout the project parcel. None of the trenches revealed culturally significant deposits. Based on the parcel's proximity to the shoreline and historic Pāʻia town, Fuentes et al. (2011) recommended archaeological monitoring be considered for any future construction.

In 2011, SCS (Dagher and Dega 2011) conducted archaeological monitoring of the construction of the Pāʻia Town Center on a 17-acre parcel previously surveyed by Chaffee and Dega (2005). During monitoring, four subsurface Historic-era trash pit features were newly identified. These features were incorporated into SIHP Site 50-50-05-05519, previously identified as a Historic-era trash pit during the AIS (Chaffee and Dega 2005). The new features were designated as Features 2 to 5. All four subsurface features contained Historic-era materials, including glass bottles and jars, nondiagnostic ceramics, and metal fragments. The group of commercial buildings designated as SIHP Site 50-50-05-05736 by Chaffee and Dega (2005) was not impacted by construction.

Between August 2014 and February 2017, CSH (Hammatt 2018) conducted an AIS for the Pāʻia Relief Route project running through Wailuku, Hāliʻimaile, Hāmākua Poko, and Haʻikū Ahupuaʻa. The Pāʻia Relief Route project was designed to create a bypass around Pāʻia town to reduce traffic congestion. Three separate project corridors comprising 552 acres and representing multiple options for a proposed bypass route comprised the AIS project area; each of the three options follows a different route to bypass Lower Pāʻia and the intersection of Hāna Highway and Baldwin Avenue. The project area addressed in Hammatt's (2018) report comprises only 96.7 acres of the total acreage and represents a route option that extends *mauka* from Hāna Highway at Baldwin Beach Park, crossing Baldwin Avenue *mauka* of Poni Place, and rejoins Hāna Highway at Mile Post 9.0 near Hoʻokipa Park. The project area runs directly *mauka* of Pāʻia town, paralleling Hāna Highway for 2.6 miles. The entire AIS project area was subjected to pedestrian survey, followed by subsurface testing in the form of mechanical trench excavation and the hand-excavation of shovel tests. A total of 416 backhoe test excavations (BTs) and 315 shovel tests were excavated in 33 testing areas (A1–A33) within active sugarcane fields. Of the 33 testing areas, 10 were within the project area (A5, 12, 21, 23-25, and 30-33). Although 17 historic sites were identified during the pedestrian survey, no historic properties were identified within the project area described by Hammatt (2018). The historic sites identified within the AIS project area primarily represented plantation-era infrastructure associated with sugarcane production. Seventeen sites were identified with 66 individual features, of which five are within 1.5 kilometers of the current project area. The sites near the current project area include SIHP Site 50-50-05-01614 (the Upper Pāʻia Historic District), Site 8486 (eight agricultural clearing mounds), Site 8489 (Pāʻia Service Station), Site 8487 (Pāʻia Mill) and Site 8491 (remnants of the Kahului Railroad). The remaining 12 sites comprise Site 4092 (the Haʻikū Ditch), Site 8482 (unnamed irrigation ditches and infrastructure), Site 8483 (the abandoned No. 2 Reservoir Ditch), Sites 8484 and 8485 (two pump stations and associated pipelines), Site 8488 (remnants of the Pāʻia Store), Site 8490 (Pāʻia Mill Road), Site 8492 (historic fence and corral), Site 8493 (segment of Spreckelsville Road), Site 8494 (Plantation Camp 11), Site 8495 (Spreckelsville/Hawaiian Camp), and Site 8496 (Cod Fish Row).

A total of 561 test excavations were completed within the AIS project area for the Pāʻia Relief Route, of which 153 are within the project area addressed by Hammatt (2018). The subsurface excavations revealed 14 subsurface features associated with the aforementioned historic properties. A total of 324 Historic-era artifacts were collected from the test excavations, including numerous glass bottles, glass bottle or jar fragments, window glass fragments, ceramic fragments, metal hardware fragments, and miscellaneous objects. While no historic properties were identified within Hammatt's (2018) project area specifically, the presence of natural sand deposits near the Baldwin Beach Park terminus indicates that the potential exists for subsurface cultural deposits or burials or human skeletal remains to be encountered during construction. Therefore, archaeological monitoring was recommended for construction in this area. Preservation by avoidance was recommended for SIHP Site 50-50-05-01614 (Upper Pāʻia Historic District), Site 8484 Feature A (a pump station), Site 8485 Feature A (a rectangular water shaft), and Site 4092 (Haʻikū Ditch). Consultation with SHPD to determine property precautionary measures was recommended for the remaining sites.

In 2015, CSH (Royalty et al. 2022) monitored the installation of a sewer force main from Spreckelsville to Pāʻia Bay for the Pāʻia Wastewater Pump Station. The project corridor intersects the mauka side of the current project area and continues to the west, makai of Hāna Highway, before crossing to the mauka side of the highway near Baldwin Beach Park. The total length of the corridor is 2.3 kilometers. No historically significant surface sites or cultural material deposits were encountered during monitoring. However, two apparent Historic-era features and one modern concrete pipe and culvert constructed from repurposed historic materials were observed during construction adjacent ot the sewer force main construction project area. Both Historic-era features were constructed of cut basalt stones cemented with concrete containing beach-sand aggregate and were considered likely to be associated with plantation-era irrigation systems. Royalty et al. (2022) recommended that an archaeological survey be conducted on adjacent lands prior to any future construction activities to ensure the documentation of extant historic properties. Additionally, they recommended monitoring of any future ground-disturbing work *makai* of Hāna Highway based on the high demonstrated potential for encountering human remains and other culturally significant material in sand deposits.

In February 2017, SCS (Dagher and Dega 2017a) conducted archaeological monitoring of the installation of an outdoor shower and drainage improvements at Baldwin Beach Park. No *in situ* cultural features were identified or recovered during the project. While no culturally significant finds were encountered during the project, Dagher and Dega (2017a) recommended monitoring for all future work based on the findings of previous archaeological investigations in the vicinity. At the same time, SCS (Dagher and Dega 2017b) conducted archaeological monitoring for mechanical excavations associated with the development of an outdoor shower and drainage improvements at Lower Pāʻia Beach Park. The parcel is west of Lower Pāʻia and east of the current project area. No newly identified or previously identified culturally significant features were identified during excavations. However, based on the known potential of the shoreline areas to contain cultural deposits and human burials, Dagher and Dega (2017b) recommended archaeological monitoring for all future ground-disturbing construction activities on the property.

In 2018, Vernon et al. (2018) completed an AIS on a 1-acre project area east of the PYCC and *makai* of Hāna Highway that overlaps the northeast portion of the current project area. Pedestrian survey was conducted, along with the mechanical excavation of 20 test trenches. No archaeological features or cultural deposits were identified; the pedestrian survey noted extensive disturbance to the ground surface from bulldozing, and subsurface testing encountered fill deposits overlying a buried A-horizon in alluvium mixed with modern trash. Below the alluvium the testing encountered culturally sterile dune sand.

PREVIOUS CULTURAL IMPACT ASSESSMENT STUDIES

There have been two CIA studies focusing on the immediate vicinity of the current project area, including coastal lands around the Maui Country Club (McGerty and Spear 2004) and Baldwin Beach Park (Lee-Greig et al. 2022). McGerty and Spear (2004) received no information from respondents to their study regarding cultural information pertaining to their project area. They concluded, as a result, that facility improvements at the Maui Country Club would have no adverse effects on the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities.

In 2022, ʻĀina Archaeology (ʻĀina) (Lee-Greig et al. 2023) completed an extensive CIA for the proposed Baldwin Beach Adaptation Plan that provides valuable *manaʻo* about traditional cultural practices in the vicinity of Baldwin Beach Park, including the current project area, and Hāmākua Poko more generally. A total of 12 individual interviews were conducted with local stakeholders, and two *ʻohana* group interviews and one group interview with the cemetery parcel owner and his team were conducted. The information collected from the background research and consultation highlights the long-term importance of fishing and marine resource gathering as significant cultural practices to the *kamaʻāina* of Hāmākua Poko for generations. Commonly used fishing techniques in the region include pole fishing, spearfishing, throwing nets, and *hukilau*. Specific types of valued marine resources gathered from Hāmākua Poko

include shellfish such as *kūpeʻe*, *pipipi*, and *ʻopihi*; Kona crabs, *ʻaʻama* (rock crabs); various kinds of lobster; *heʻe* (octopus); fish such as *ahi*, *aku*, *akule*, *ʻamaʻama*, *enenue*, *hīnālea*, *kūmū*, *manini*, *nehu*, *ʻoama*, *ʻōʻio*, *ʻōpelu*, *poʻopaʻa*, *puhi*, *uhu*, and *ulua*; various types of *limu*; and *honu* (green sea turtle). Lee-Greig et al. (2023):248) cite *manaʻo* shared by Naomi Kealoha that attributes "a large ulua passage fronting the former Lime Kiln [a historic property west of the PYCC]" as having been a source for the Kapukaulua place name. Several individuals shared observations that marine populations have been in a steady state of decline in recent years. A specialized spear gun called the "Pāʻia Gun" was developed for spearfishing off the coast of Baldwin Beach Park and utilized within the Hāmākua Poko community. It was sold locally at the Nagata Store and comprised a wooden base and halde with an iron spear tip and rope securing it together (Lee-Greig et al. 2023: 253). *Kula* farming is a known cultural practice of the Hāmākua Poko region, with cultivated plants including *ʻuala* as well as *kalo*, *kō*, *kukui*, *maiʻa*, and others.

The Baldwin Beach Park Adaptation Plan CIA (Lee-Greig et al. 2022:34) emphasizes the generational ties of the Kealoha ʻOhana, many of whom actively participated in the study, to Hāmākua Poko and specifically the shoreline in the vicinity of the project area and, including the portion of the shoreline known as Kinney or Kinney Beach.

Lee-Greig et al. (2023) provide several recommendations following the proposed Baldwin Beach Park Adaptation Plan that address topics such as mindful management of the park, concerning such items as using the Kapukaulua place name, actively seeking community input on development plans, and preparing for inadvertent discoveries of *iwi kūpuna* that may occur due to sea level rise and coastal erosion; safety and access of *kupaʻāina* through the prioritization of shoreline access for individuals and *ʻohana* participating in traditional cultural practices, enhancement of the appearance of park facilities, and increasing police presence; and protect natural resources by restoring native plant species, monitoring the growth of *limu*, and support for dune restoration efforts.

Lee-Greig et al.'s (2022) CIA also included interviews with the Executive Director of the Pāʻia Youth and Cultural Center, Susun White. Ms. White, who has led the PYCC for the last 29 years, explained that, as of 2022, the organization had over 450 annual members and hosted about 85 youth members daily. The organization's primary goal is to facilitate opportunities for youth to connect with others of all demographics and socioeconomic backgrounds. Ms. White stated:

> One of the magical things about this place is that we have kids from every ethnicity, every culture, every economic group. Right now we have kids that are living next door houseless, and literally not exaggerating, billionaire children. They come in here, they don't really know any of that about one another and they make lifelong friendships ... They make friends with cultures that they wouldn't normally make friends with. So, I think that's really important for Pāʻia town because now if you look at the demographics, it's one of the richest places in Hawaiʻi – Pāʻia, and Spreckelsville (2022:199).

Ms. White continued by sharing information about some of the programs at PYCC, like the Mālama Pono Project Venture, that aim to use the shoreline area around the PYCC to teach its members important skills such as "sports and basic ocean safety such as understanding the winds, currents, and lifeguarding" (Lee-Greig et al. 2022:199). She also mentioned several ways that the PYCC gives back to the Hāmākua Poko and Pāʻia communities, including providing a practice space for a local *hālau* to practice hula and assisting with dune restoration efforts.

3. CONSULTATION

Gathering input from community members with genealogical ties and long-standing residency or relationships to the study area is vital to the process of assessing potential cultural impacts on resources, practices, and beliefs. It is precisely these individuals that ascribe meaning and value to traditional resources and practices. Community members often possess traditional knowledge and in-depth understanding that are unavailable elsewhere in the historical or cultural record of a place. As stated in the OEQC Guidelines for Assessing Cultural Impacts, the goal of the oral interview process is to identify potential cultural resources, practices, and beliefs associated with the affected project area. Oral interviews may also be used to augment the process of assessing the significance of any identified traditional cultural properties. Thus, it is the researcher's responsibility to use the gathered information to identify and describe potential cultural impacts and propose appropriate mitigation as necessary.

Potential interviewees were identified through the PYCC Board of Directors, many of whom have long-standing ties to the area. Cindy Hanscam provided a referral to Mabel Todd and her mother, Chieko Nagata, and also participated in a group interview with those two individuals. Dr. Andrea Kealoha provided a referral to her aunt, Kathleen Naomi "Omi" Kealoha Manrique, and uncles Sheldon Kealoha and Brian Kealoha. The Kealoha ʻOhana referred family friend Jon Kusonoki, and all five individuals participated in the group interview. The Board also

provided a referral to Judge Eric Romanchak, who referred Robert "Bunky" Gannon. Judge Romanchak is the father of Alika Romanchak of Romanchak Architects. Table 4 lists all persons contacted, along with additional details.

Before each interview, ASM staff provided information about the nature and location of the proposed project and informed the potential interviewees about the current study. The potential interviewees were informed that the interviews were completely voluntary and that they would be given an opportunity to review their interview summary prior to inclusion in this report. With their consent, ASM staff then asked questions about each interviewee's background and his or her knowledge regarding the project area's history and any associated past or ongoing cultural practices. The informants were also invited to share their thoughts on the proposed development and offer mitigative solutions. After completing the interview, ASM staff prepared an interview summary, which was mailed to the interviewee for review. With the approval of each interviewee, the finalized version of the summary is included below.

Table 4. Persons contacted for consultation.

Name of Individual	*Initial Contact Date*	*Response*
Cindy Hanscam	Aug. 4, 2023	See summary below. Referred Mabel Todd and Chieko Nagata.
Mabel Todd	Sept. 10, 2023	See summary below.
Chieko Nagata	Sept. 10, 2023	See summary below.
Andrea Kealoha	Aug. 4, 2023	See summary below. Referred Kealoha ʻOhana and Jon Kusonoki.
Naomi Kealoha Manrique	Sept. 2, 2023	See summary below.
Sheldon Kealoha	Sept. 2, 2023	See summary below.
Brian Kealoha	Sept. 2, 2023	See summary below.
Jon Kusonoki	Sept. 26, 2023	See summary below.
Eric Romanchak	Sept. 22, 2023	See summary below. Referred Robert Gannon.
Robert Gannon	Oct. 12, 2023	See summary below.

THE KEALOHA ʻOHANA AND JON KUSONOKI

On September 26th, 2023, ASM staff members Lokelani Brandt and Summer Moore conducted an in-person group interview with four members of the Kealoha ʻOhana and long-time family friend Jon Kusonoki. The Kealohas have multi-generational cultural ties to the shoreline from Maliko to Kanahā. Kathleen, Sheldon, and Brian are three of 10 children born to William Kakaio Kealoha, Sr., whose father was Solomon Kealoha (known to the family as "Tūtūman"), and William Sr.'s wife Kimie Sugi. The Kealohas and Mr. Kusonoki were all born and raised in Pāʻia. The interview was conducted on the beach immediately *makai* of the existing PYCC building. The individuals who participated in the site visit and interview included Kathleen Naomi "Omi" Kealoha Manrique, daughter of William Kealoha, Sr., who was born in 1947; Sheldon Kealoha, son of William Kealoha, Sr., who was born in 1953; Brian Kealoha, son of William Kealoha, Sr., who was born in 1959; Andrea Kealoha, the daughter of Sheldon Kealoha; and Jon Kusonoki, long-time family friend of the Kealoha ʻOhana, who was born in 1953. Mr. Kusonoki's wife is also a cousin of the Kealohas.

Railroad Tracks and Lime Kiln

The group referenced an old lime kiln on the beach to the west of the project area. Railroad tracks once connected the lime kiln, which ceased operations in 1966, to the Wailuku Sugar Company's railroad line. Mr. Kusonoki recalled memories of the sand mining operation along the beachfront and many family outings and camping trips there.

Sewer Line

The group recalled that a sewer line was installed years ago just makai of the project area and is visible on the shore as a small concrete structure with a pipe extending underwater into the sea. They remembered diving in the area after the sewer installation and encountering sewage waste, including toilet paper.

Figure 30. Left to right: Jon Kusonoki, Naomi Kealoha Manrique, Brian Kealoha, and Sheldon Kealoha.

Changes to the Community of Pā‘ia

Members of the Kealoha ‘Ohana remembered Pā‘ia during the plantation period as a densely populated town with people of many different ethnic backgrounds, including Hawaiian, Japanese, and Chinese families and others. After the sugar companies began closing the camps, many families relocated to Dream City in Kahului and the town’s population declined.

Recollections of the Landscape

The group recalled several changes to the beach landscape over the past few decades. Dr. Andrea Kealoha and others stated that the sand dunes along the beach were once much higher than they are today, reaching as high as the fascia boards of the current PYCC building. Several members of the group remembered playing on the dunes as children. The beach has also eroded quite substantially, and the sandy portion of the beach once extended further out into the ocean. Several more houses were once situated along the coast, extending east and west from the current PYCC building. The 1946 tsunami devastated many of these homes, except for the existing PYCC building.

The group shared that there was once abundant *limu* along the beach, although it can now be found only in rocky areas. *‘Opihi* and *pipipi* were also once common along the shore but are now only found when the water is rough.

Recreation

Some members of the group recalled playing football and baseball on the Pā‘ia town side of the PYCC building in what they called “Baby Park” (present-day Lower Pā‘ia Park).

PYCC Building

The Kealoha ‘Ohana has long been familiar with the existing PYCC building but “never used to bother with” going inside, finding the house spooky and believing it was likely haunted. The group mentioned Doris Todd and that the area has long been known as a local youth center.

Places Identified by the Kealoha *'Ohana*

The Kealoha ʻOhana identified several place names along the coast in the vicinity of the project area.

Pāʻia Bay

The Kealoha ʻOhana pointed out a section of rocky coastline to the east of the current PYCC building, which used to be considered Pāʻia Bay (in contrast to the whole of the coastal area fronting Baldwin Beach Park). Several of the group members stated that they learned to surf at Pāʻia Bay and recalled memories of making tin boats and the boat ramp at the bay where "Tūtūman" used to launch his boat. The point to the north of Pāʻia Bay was referred to as Flying Wave. Mrs. Kathleen "Omi" Manrique shared that she used to swim across the bay to the point at its eastern end where a large white house currently stands. The group remembered a bomb shelter located along Pāʻia Bay, noting that the bomb shelter location was once much higher and that the shoreline has undergone substantial erosion. The group recalled that Kealiʻi Reichel grew up in the Pāʻia Bay area. The group also mentioned that some old graves were located inland of Pāʻia Bay to the east of the current project area.

Lilikawa or "Ice Box"

Dr. Andrea Kealoha shared that Lilikawa, also called Ice Pond or Ice Box because it is fed by a cold freshwater spring, was on the northern cliffside of Pāʻia Bay, just below the homes that now overlook the bay. The elders described a shark hole near Lilikawa and mentioned a story that refers to an old grandfather shark.

Baby Pond and Baby Park

Baby Pond is the name for a small swimming area within Pāʻia Bay, and Baby Park is an older name for what is today Lower Pāʻia Park.

Kinney (Beach)

The family camps at a beach area near the current PYCC building known as Kinney (or Kinney Beach), where they gather lobster, fish, cook, and eat. The parents of the three Kealoha siblings, William, Sr., and Kimie Sugi, met at Kinney.

Kapukaulua

The group noted that there is another name for the nearby beach area, which they believe to be Kapukaulua. They noted that this name is one they have learned recently and that they never used it while growing up to refer to the vicinity of the project area.

Fishing Practices

The Kealoha family has done a lot of fishing in the bay, often diving for heʻe and organizing hukilau to gather fish. Mrs. Kathleen "Omi" Manrique described her grandfather Solomon's 15 or 16-foot boat, in which he took her for fishing trips. *ʻŌʻio*, *papio*, stingrays, balloonfish, hammerhead sharks, and *moi* were some of the most common fish caught. During the *hukilau*, they would harvest many different species, although some were thrown back into the ocean. During the *hukilau*, the women worked on shore while the men went into the water. *Hukilau* was a significant event in which many people participated. Some fish were kept by the families who participated, but most were sold to the market. Members of the group who joined the *hukilau* spoke about being paid $1 or with one *ʻōʻio*. Mrs. Kathleen "Omi" Manrique shared that the family used to catch *honu* to sell to the hotels, although they would keep the wings to eat.

Mr. Kusonoki shared that he used to set nets overnight, but now they must be checked every two hours. These restrictions make net fishing impractical. He regrets not being able to teach his grandchildren how to fish with nets. Nowadays, most people only spearfish. It is more difficult to find fish these days, especially large ones. Most of the fish in the bay are manini ones. There are still some *ulua*, which can be eaten as sashimi or made into soup.

Coconut Gathering

The Kealoha ʻOhana remembered that there used to be far more coconut trees along the beach and that they used to gather coconuts to make fresh coconut milk. The group shared memories of sitting on a board outfitted with a metal grinder. They would sit and grind the coconut meat from the shell, then strain it to make fresh coconut milk. Using the fresh coconut milk, their father made *kulolo* and *haupia* to sell to people in the neighborhood. The Kealoha siblings

recalled memories of their father cooking *kulolo* in tin cracker cans. When it was time to portion out the *kulolo* into 1-pound pieces intended for the sale, their dad used to cut off the *pāpa'a* (crisp) parts for them to eat.

Concerns and Recommendations

The group shared concerns over the possibility that additional development near the project area location, including the construction of the proposed new PYCC building, would involve the installation of additional gates and thus an increase in restrictions to beach access for the Kealoha ʻOhana. They noted that most beach park access points are gated except for the area near the current PYCC building. When the gates are locked early in the morning when members of the *ʻohana* pick up lobster nets, the locked gates make it difficult for *kūpuna* to walk back and forth from the parking lot to the fishing grounds. When A&B owned the lands around Baldwin Beach Park, including the subject parcel, they had straightforward access to Kinney Beach (where the Kealoha ʻOhana regularly camps). Since Maui County acquired the lands, accessing their usual camping area, especially driving in the camp, has become much more complicated and requires yearly negotiations with the County.

MABEL TODD, CHIEKO NAGATA, AND CINDY HANSCAM

On September 26th, 2023, ASM staff members Lokelani Brandt and Summer Moore conducted an in-person group interview with Mabel Todd, Chieko Nagata, and Cindy Hanscam, three individuals with connections to the Doris Todd Memorial Christian School and Pāʻia town. Mabel Todd was born in Calgary, Alberta, and taught at the Pāʻia Baptist Nursery and Kindergarten (later the Doris Todd Memorial Christian School). She married Dr. Edward Todd after Doris Todd's passing and served as school principal for 15 years. Chieko Nagata was born in Yokohama, Japan, and immigrated to Maui in 1967. She worked at Nagata Store until it closed in 2008 and is the mother of Cindy Hanscam (née Nagata). Cindy Hanscam was born on Maui. She attended the Doris Todd Memorial Christian School [later known as Doris Todd Christian Academy] and is a member of the PYCC Board of Directors. The interview was conducted at Mrs. Nagata's home.

Mrs. Todd's Background

Mrs. Todd shared that she was born in Calgary, Alberta, and grew up in a Christian home in British Columbia. She attended Bible College and arrived on Maui in 1957, having learned that Dr. Edward Todd was seeking teachers for the newly opened school. She had initially planned to stay for only five years but only left to live in New Zealand for a brief period in the 1980s.

Early Years of the Pāʻia Baptist Nursery and School

Mrs. Mabel Todd shared that Dr. Edward and his first wife, Mrs. Doris Todd, opened a preschool in the mid-1950s and began to look for a long-term building. For a while after the preschool opened, it was meeting behind the Pāʻia Hawaiian Protestant Church. Mrs. Doris Todd found a new location for the school by chance. She had recurring low blood sugar episodes, and one day, while driving along Hāna Highway, she experienced an episode. Pulling into the yard of what is now the PYCC building to recover, she met the family who lived there. When that family moved to Haʻikū, the Todds relocated the school to the current PYCC building. The Todds rented the building from A&B for $1 per year. After the 1960 tsunami, which left the school building standing but caused heavy damage elsewhere along Hāna Highway, the school was moved to its current location in Upper Pāʻia. When Mrs. Mabel Todd first moved to Maui to teach at the school, she lived in Haʻikū in the Todds' backyard. The school grew quickly and soon taught over 30 students.

Mrs. Hanscam mentioned that the current school location is approximately 1 mile up Baldwin Avenue and that the Pāʻia Baptist and Nursery School paid $14,000 for the building on October 13th, 1961, and moved there in 1962.

The 1960 Tsunami

Mrs. Todd remembered that on the day of the 1960 tsunami, the police came by the school beforehand to notify the teachers. After the warning, they carried everything they could upstairs. Although there was no serious damage to the school, six houses along Hāna Highway to the west of the school building were "gone." The remains of the Baldwin Beach Park pavilion were "out on the highway." The only damage to the building she recalled was one crack in a window, though she noted that the yard was filled with debris.

Figure 31. Left to right: Mabel Todd, Cindy Hanscam, and Chieko Nagata.

The PYCC Building as a Teachers' Residence and Youth Center

Mrs. Todd shared that after the Doris Todd Preschool moved to Upper Pāʻia, the building was used as a teacher's cottage for the school's employees during the school year. The current PYCC building, then known as the Pāʻia Christian Youth Center, housed "half a dozen" female teachers; a two-bedroom cottage in the approximate location of the current skate park, which has since been removed, was used as a residence for male teachers. She described the school during this period as a "wonderful place with many happy memories."

Mrs. Todd and Mrs. Hanscam shared that, during this period, the teachers moved out each summer, and the building was used as a youth center for teaching water sports and activities to Pāʻia children. Mrs. Hanscam remembered that many of the youth program leaders were students from Liberty College in Virginia. Mrs. Todd recalled that the Youth Center "was always such a central place for Pāʻia…It was part of you, part of us." Before its founding, she stated, "there was no place for children to go." When asked what community members called the building, she answered that it had been called the "Pāʻia Youth Center" for as long as she could remember.

In 1993, Pastor Phil and Nancy [Winkler] moved to Maui and lived upstairs in the Pāʻia Christian Youth Center. They were renovating those rooms when someone firebombed the building. The teachers who were living downstairs and Phil and Nancy had to find housing elsewhere. The beach house sat empty until it could be repaired as the PYCC.

The Nagata Family and Nagata Store

Mrs. Nagata shared that she was born in Yokohama, Japan, and moved to Pāʻia in 1967. She returned to Pāʻia with her new husband, Fujito Nagata, who had been visiting Japan in search of someone to marry. After just one week, Mrs. Nagata decided to marry Fujito Nagata and return with him to Maui. He showed her a photograph of Central Maui and the ocean that was so beautiful it convinced her to come. When she arrived in Maui, she experienced some "culture shock." Having moved from a large city in Japan, Maui in 1967 seemed very rural, and adjusting to a different lifestyle was difficult.

Mrs. Nagata recalled that the Nagata family, including her husband's grandfather and his brothers, worked for Maui Pineapple Co. and began selling vegetables from a cart before they opened the store. Fujito Nagata's grandparents, Kiyomi and Hitoshi Nagata, bought the store property from the Tavares family in 1935 after the Pāʻia fire. Although they did not know each other then, her husband's grandparents (Kiyomi and Hitoshi Nagata) had arrived on Maui in 1901 as children on the same boat from Kumamoto, Japan. The business was first called the Nagata Superette and later the Nagata Store. After arriving on Maui, Mrs. Nagata worked every day at the store and ran it until it closed in 2008 when she was 65. The most popular items sold at the Nagata Store were sushi, pastries, and groceries. Mrs. Nagata said that one of the Doris Todd Christian Academy teachers currently lives in a cottage on the property.

Mrs. Hanscam shared that she began attending the Doris Todd Christian Preschool in 1972 and spent every day in the summers there. Although her father was a Buddhist, her mother was raised as a Christian, and as a result, the couple sent their three children, including Mrs. Hanscam, to the Doris Todd Christian School.

The Pāʻia Community

Mrs. Todd shared that back in the 1950s and 1960s, Pāʻia was a "close-knit" island community. She noted that there were almost no "haoles" in Pāʻia then. In the 1930s, Pāʻia town was Maui's biggest population center. The Doris Todd Christian School teachers were all "bus drivers" and picked up and dropped off students at the school from Haʻikū to Kūʻau, Makawao, Pukalani, Kahului and Wailuku, as well as Pāʻia town.

Mrs. Hanscam shared that her mother, Mrs. Nagata, teaches the tea ceremony at the nearby Rinzai Zen Mission. The Rinzai Mission is located along the beach near Baldwin Beach Park, to the west of the project area. Pāʻia has for many years been a "hub" for multi-cultural practices.

Changes to the Landscape

Mrs. Todd remembered that both sides of Hāna Highway in the vicinity of the current PYCC building were once planted in sugarcane. When the plantation burned the cane, the mice and rats would run away from the fire and towards the school building. Behind the Youth Center, the land once extended much further toward the ocean. Many people visited Baldwin Beach Park, and she recalls it as always being used for picnicking and swimming.

The PYCC

The group expressed positive feelings about the PYCC and its role in the community. Mrs. Hanscam shared that she believes the work the PYCC is doing helps the entire community and referenced its work keeping the beach clean and protecting the sand dunes. She added that Pāʻia-area children have few places to spend their free time, especially now that community-oriented businesses such as Nagata Store have closed.

Concerns and Recommendations

The group expressed support for the new PYCC building and referenced the PYCC's importance in sustaining and building Pāʻia's sense of community in the post-plantation period. No concerns were articulated about potential cultural impacts associated with the proposed construction of the new PYCC building.

ERIC ROMANCHAK AND ROBERT "BUNKY" GANNON

On October 12th, 2023, ASM staff member Summer Moore conducted an in-person group interview with The Honorable Eric Romanchak and Robert "Bunky" Gannon. Judge Romanchak was born in 1944 in Biloxi, Mississippi. His grandparents, Fred and Florence Manary, lived in the current PYCC building between ca. 1923 and the early 1950s, and he used to visit them there regularly. His son, Alika Romanchak, designed the proposed new PYCC building. Judge Romanchak and Mr. Gannon grew up together as friends in Pāʻia. The interview was conducted at the Maui Country Club.

Background to Judge Romanchak's Family (The Manarys)

Judge Romanchak shared that his grandparents, Frederick "Fred" and Florence Manary, lived in the current PYCC building before it housed the Pāʻia Baptist Nursery and School (later the Doris Todd Memorial Christian School). Fred Manary grew up in Oregon. After being hired by the Honolulu Iron Works, he eventually moved to Hawaiʻi to work at Honolulu Harbor. After arriving in Honolulu, Fred Manary met and married Florence, a Kamehameha Schools graduate. She was in her early 20s, and he was in his late 20s. After Harry Baldwin transferred to another mill, Maui Agricultural Co. hired Fred Manary as the superintendent of the Pāʻia Mill. Judge Romanchak's mother was born in

1919 in a manager's home above the mill, but the family, including her parents and sister, moved to the current PYCC building while she was still a small child.

The PYCC Building as the Manarys' Home

Fred and Florence Manary lived in the current PYCC building from around the time it was built in ca. 1923 until the early 1950s. Judge Romanchak's association with the building began in 1945 or 1946, when he moved from Biloxi, Mississippi, to Maui with his family as a young boy. His grandparents moved to Kula around 1952 after his grandfather was hired to manage another mill, and several years later moved to Kihei. Judge Romanchak's mother was raised in the current PYCC building before moving to the mainland for college. She and her new family, including the young Judge Romanchak, returned to Maui after the end of World War II. Judge Romanchak shared that his grandparents probably paid a small amount of rent to live in company housing.

The April Fool's Day Tsunami

Judge Romanchak shared a story that his grandfather, Fred Manary, told him about the 1946 "April Fool's Day" tsunami. Fred Manary saw the water receding and yelled at his wife, whom he called "Kupuna," to go up to the second floor as quickly as she could. The force of the tsunami twisted the frame of the house and partially knocked it off its foundation, although the damage was eventually repaired. He stated that his family may have already moved back to Maui when the tsunami hit, although he was not old enough to remember it.

Pā'ia and Surrounding Communities

Judge Romanchak and Mr. Gannon recalled that, during the plantation period, Pā'ia was a central place and hub for the region's sugar mills and pineapple canneries. There were canneries in Ha'ikū, East Kuiaha, and Kahului. Although Kahului was an important port town in the plantation days, not very many people lived there. The train tracks ran from Kahului Harbor alongside Hāna Highway to the last cannery at Kuiaha. The old highway was much narrower than the current road. They shared that Pā'ia was once "twice the size" it is now, with a company general store in Upper Pā'ia across from the Pā'ia Mill. Both Mr. Gannon and Judge Romanchak's brothers were born in Pā'ia Hospital, which closed in 1949. Mr. Gannon and Judge Romanchak described the "big houses up on the hill" in Upper Pā'ia, along with Pā'ia School and "Kaheka Camp."

Kaunoa School

Judge Romanchak and Mr. Gannon shared that they attended Kaunoa School at the same time. Kaunoa School was an English Standard school located where Kaunoa Senior Services is today. They both recalled that trains traveling from the canneries and mills to Kahului Harbor on the rail line along the highway often passed in front of the school.

Swimming and "Fluming"

Judge Romanchak and Mr. Gannon recalled that, in years past, teenagers and young adults would go "fluming" or floating down the sugar ditches. Mr. Gannon remembered that his friends would wear two pairs of "Levi's" and a pair of gloves for protection when they went fluming. They mentioned a book, *The Three-Year Swim Club*, which tells the story of a group of kids who trained for the Olympics in the late 1930s in Maui's sugar ditches, and they expressed that this book reminds them of the Maui they knew as children. Swimming was an essential part of life while they grew up, and both were competitive swimmers.

Changes on Maui

Judge Romanchak and Mr. Gannon recalled that many changes have occurred on Maui and Pā'ia since tourism began to replace the plantations as the region's main economic driver. Mr. Gannon shared that, back when they were growing up, "you knew everybody." Judge Romanchak added that, in decades past, open land for camping, hiking, and going to the beach was more easily accessible. The A&B land, in particular, was open for use by locals. The accessibility of land was one reason that he moved back to Maui from O'ahu early in his career. Over the years, however, it has become more difficult for local families to maintain these connections. There has been a significant increase in the population of Maui, with the construction of new developments and the arrival of new residents from the mainland. There is also a consistently high volume of visitors to the island. Judge Romanchak stated that many Maui beach areas, such as the coastline between Kihei and Mākena, have become so busy that " you don't even want to go down there anymore."

Pāʻia Youth and Cultural Center (PYCC)

Judge Romanchak shared that his grandson is an avid surfer and skateboarder and has spent time at the PYCC. He is impressed by the quality of the programs at the PYCC and the fact that kids can "just walk in and stay as long as they want." Their after-school services include computers for students to complete homework. From what he has seen and heard, kids from different backgrounds get along well. The PYCC is beneficial to the community in that it provides children and teenagers with a sense of community and a safe place to engage in fun activities.

Concerns and Recommendations

Judge Romanchak stated that he believes the efforts being put toward the PYCC expansion are "worth it" and that the PYCC plays a crucial role in promoting a sense of community in the Pāʻia area. No concerns were expressed about potential cultural impacts associated with the proposed construction of the new PYCC building.

4. IDENTIFICATION AND MITIGATION OF POTENTIAL CULTURAL IMPACTS

The OEQC guidelines identify several possible types of cultural practices and beliefs that are subject to assessment. These include "...subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs" (OEQC 1997:1). The guidelines also identify the types of cultural resources, associated with cultural practices and beliefs that are subject to assessment. These include other types of historic properties, both manmade and natural, submerged cultural resources, and traditional cultural properties. The origin of the concept and the expanded definition of traditional cultural property is found in National Register Bulletin 38, published by the U.S. Department of Interior-National Park Service (Parker and King 1998). An abbreviated definition is provided below:

> "Traditional cultural property" means any historic property associated with the traditional practices and beliefs of an ethnic community or members of that community for more than fifty years. These traditions shall be founded in an ethnic community's history and contribute to maintaining the ethnic community's cultural identity. Traditional associations are those demonstrating a continuity of practice or belief until present or those documented in historical source materials, or both.

"Traditional," as it is used, implies a time depth of at least 50 years and a generalized mode of transmission of information from one generation to the next, either orally or by act. "Cultural" refers to the beliefs, practices, lifeways, and social institutions of a given community. The use of the term "Property" defines this category of resource as an identifiable place. Traditional cultural properties are not intangible; they must have some kind of boundary and are subject to the same kind of evaluation as any other historic resource, with one very important exception. By definition, the significance of traditional cultural properties should be determined by the community that values them.

It is, however, with the definition of "Property" wherein there lies an inherent contradiction and corresponding difficulty in the identification and evaluation of potential Hawaiian traditional cultural properties, because it is precisely the concept of boundaries that runs counter to the traditional Hawaiian belief system. The sacredness of a particular landscape feature is often cosmologically tied to the rest of the landscape and other features within it. Limiting a property to a precisely defined area may, in actuality, partition it from what makes it significant in the first place. However offensive the concept of boundaries may be, it is nonetheless the regulatory benchmark for defining and assessing traditional cultural properties.

As the OEQC guidelines do not contain criteria for assessing the significance of traditional cultural properties, this study will adopt the state criteria for evaluating the significance of historic properties, of which traditional cultural properties are a subset. To be significant, the potential historic property or traditional cultural property must possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet one or more of the following criteria:

a Be associated with events that have made an important contribution to the broad patterns of our history;

b Be associated with the lives of persons important in our past;

c Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value;

d Have yielded, or is likely to yield, information important for research on prehistory or history;

e Have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group's history and cultural identity.

While it is the practice of the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) to consider most historic properties significant under Criterion d at a minimum, it is clear that traditional cultural properties, by definition, would also be significant under Criterion e. A further analytical framework for addressing the preservation and protection of customary and traditional native practices specific to Hawaiian communities resulted from the *Ka Paʻakai O Ka ʻĀina* v Land Use Commission court case. The court decision established a three-part process relative to evaluating such potential impacts: first, to identify whether any valued cultural, historical, or natural resources are present; and identify the extent to which any traditional and customary native Hawaiian rights are exercised; second, to identify the extent to which those resources and rights will be affected or impaired; and third, specify any mitigative actions to be taken to reasonably protect native Hawaiian rights if they are found to exist.

SUMMARY OF CULTURAL-HISTORICAL BACKGROUND INFORMATION

A review of the culture-historical background information reveals that Hāmākua Poko, today considered an *ahupuaʻa* (within Hāmākua Poko Moku, along with the modern *ahupuaʻa* of Hāliʻimaile and Makawao) and a *moku*, was traditionally a *moku* comprising several unmapped *ahupuaʻa* including Pāʻia. Pukui et al. (1974:174) describe Pāʻia as a "quadrangle, village, bay, and school" in East Maui. Although the exact boundaries of Pāʻia Ahupuaʻa are unclear, it is likely that Pāʻia Ahupuaʻa included the vicinity of Pāʻia town, including the current project area. The project area is in the *makai* portion of what is today referred to as Hāmākua Poko Ahupuaʻa. Since 1859, when the 12 traditional *moku* of Maui were consolidated into four larger districts, Hāmākua Poko became part of the Makawao Tax District. The name Pāʻia means "noisy" (Pukui et al. 1974:174). The name Hāmākua Poko translates as "short Hāmākua" (Pukui et al. 1974:39).

According to Handy et al. (1991:498), the land along the Hāmākua Coast, including Hāmākua Poko, may be described as "gently sloping *kula* lands intersected by small gulches." Traditional subsistence practices focused on *kula* agriculture on the slopes, with the cultivation of irrigated taro patches (*loʻi*) focused along streams such as Māliko Gulch. The *kula* slopes of Hāmākua Poko are said to have been favorable for the cultivation of sweet potato (*ʻuala*) and to have likely supported a "very considerable population" (Handy et al. 1991:498). The abundance of *ʻuala* in Hāmākua Poko and the generosity of its people are referenced in the story of Kiha-a-Piʻilani, son of the great Maui chief Piʻilani, collecting plantings from Hāmākua Poko and Hāliʻimaile in secret (Kamakau, translated by Maly and Maly 2001:25-26). Breadfruit (*ʻulu*), bananas (*maiʻa*), sugarcane (*kō*), arrowroot (*pia*), yams (*uhi*), and kava (*ʻawa*) were also probably cultivated in the region (Handy et al. 1991:498).

The Hāmākua Coast is also known for the quality of fishing opportunities, particularly in its small bays. Oral histories speak to the prevalence of octopus (*heʻe*) fishing along the coast. Kahāʻulelio (qtd. in Maly and Maly 2003:), for example, relates the story of a couple speaking for *heʻe* off the coast of Hāmākua Poko. Other local fishing techniques described by Kamakau (qtd. in Maly and Maly 2005:33-34) include "fishing with a dip net (ʻupena ʻakiʻikiʻi) ... setting traps for hinalea fish (hoʻoluʻuluʻu hinalea), or diving with a scoop net (lawaiʻa uluulu), or setting out fishnets (lawaiʻa ʻupena hoʻauau)." The name Kapukaulua, which refers to a section of shoreline west of the project area, translates as "the ulua fish hole" and is said to have been a fishing ground for ulua (Pukui et al. 1974:90).

During the 1848 Māhele, the western half of Hāmākua Poko Moku was awarded to William Pitt Leleiōhoku. Leleiōhoku surrendered Hāmākua Poko in lieu of commutation for other lands, after which it became Government lands. At least 39 kuleana claims were made for lands in Hāmākua Poko. Nine of these were made in for lands in Pāʻia Ahupuaʻa, none of which intersect with the project area. Following the transfer of the Government lands in Hāmākua Poko (excluding kuleana lands and grant awards) to the Board of Education and ultimately their sale to the Haʻikū Sugar Company around 1861, a 928.81-acre parcel within Hāmākua Poko was purchased in 1866 by the Hui of Hāmākua Poko, several of whom share names with kuleana claimants in Hāmākua Poko Moku. Although little information is available from the archival record about the Hui, any or all of these individuals may have had long-standing or generational ties to the region.

With the growth of sugar farming as an economic force in Hawaiʻi, demand for sugar plantation land continued to increase. In 1877, James Alexander, brother of sugar magnate Samuel Alexander, purchased a large tract of the Hui lands, including the current project area, for his Seaside Farm. The Seaside Farm lands were absorbed into Pāʻia Plantation (later part of Maui Agricultural Company, followed by HC&S) in 1883, with much of the plantation's area

cultivated in cane until the early 21st century. The building that currently houses the PYCC was built ca. 1923 as a plantation manager's home *makai* of the canefields and remained under the ownership of HC&S until these lands were purchased by the County of Maui in 2014. This building has seen several uses since it was phased out as a plantation home around 1952. It was subsequently used as the Pāʻia Nursery and Kindergarten (later the Doris Todd Christian School); later as the school's teacher's cottage and summer youth center; and most recently as the main building for the PYCC.

The town of Pāʻia grew up initially around the Pāʻia Mill, which opened in 1880. Upper Pāʻia was initially a company town and soon supported a company store (Pāʻia Store), as well as a school (Pāʻia School), the Hawaiian Church, and several assorted businesses. It contained both plantation manager's homes and several camps for the mill and field workers. Lower Pāʻia developed around the intersection of the Hāna Highway with what is now Baldwin Avenue and supported a variety of merchants and other businesses serving the plantation families. Over time, Pāʻia became a close-knit community populated primarily by plantation families from diverse ethnic backgrounds.

Since the middle of the 20th century, Maui has undergone significant demographic changes. There has been a notable decrease in the number of long-term Pāʻia residents and families with generational ties to the region over the past few decades, together with a marked increase in the arrival of newcomers, many from the mainland. The population of Pāʻia began to decline after World War II as the sugar company sought to close the plantation camps and relocate workers to private homes in more urban areas such as Kahului. A wave of hippies arriving in the 1960s was soon followed by a surge of affluent retirees and real estate investors (Speakman 2014:142-143). In recent decades, especially following the final closure of HC&S's Puʻunēnē Mill in 2016, the economy of Pāʻia has shifted toward tourism. Baldwin Beach Park, originally a recreation area for MACo (later HC&S) employees, was opened to the public in 1963. Many visitors today come to Pāʻia for the surfing and windsurfing, for which the nearby coast is well-known.

IDENTIFIED CULTURAL IMPACTS AND PROPOSED MITIGATION MEASURES

The information from the culture-historical background, in conjunction with the results of the consultation, revealed the following with respect to traditional and customary practices and valued cultural resources. None of the individuals consulted during this project expressed opposition to the proposed project; however, several potential impacts were identified during the study. This section addresses three areas of potential cultural impacts and, when applicable, proposed mitigative measures.

Traditional Fishing Practices

Based on both the cultural-historical background and the consultation results, the coastline in the vicinity of the project area is known as an important place for *kamaʻāina* to practice fishing. The oral traditions describe the Hāmākua Poko coast as a place for octopus fishing, and the place name Kapukaulua, which describes a coastal area immediately to the west of the project area, references the *ulua* (a fish in the Carangidae family). Participants in the study recalled fishing for *ʻōʻio*, stingrays, balloonfish, hammerhead sharks, *moi*, and *honu* in addition to *ulua* or *papio* during their childhood.

Although the fish population h in Pāʻia Bay is said to have declined significantly in recent years, the Kealoha ʻOhana continue to visit the coastal area *makai* of the project area regularly to fish and camp. At least one participant in the study expressed the concern that additional construction in the Baldwin Beach Park area would result in the installation of further locked gates or other impediments to beach access.

Potential for *Iwi Kūpuna* in Coastal Sands

Although the potential to encounter *iwi kūpuna* in coastal sands during construction of the proposed new PYCC building was not brought up directly during the interviews for this project, it is generally known within the Pāʻia community that the sand dunes along the shoreline of Pāʻia Bay contain traditional Hawaiian burials. As described in the Previous Archaeology section of this study, numerous burials and disarticulated human skeletal remains have been exposed along the coast in the past few decades by wave action and erosion.

Although the project area is 85 meters from the shoreline, the *makai* portion is mapped as Dune Land (DL; see Figure 9) and, as a result, there is some potential to encounter *iwi* during subsurface excavations for the proposed construction of the new building.

Pāʻia Youth and Cultural Center (PYCC)

Several participants in the consultation expressed a feeling that the Pāʻia Youth and Cultural Center provides a significant and tangible benefit for children and teens from the Pāʻia area. It was consistently noted that the influx of newcomers and tourists to Pāʻia in recent years has altered the feeling of "community" in the area and that the PYCC both encourages that sense of community and provides youth with a safe place to spend their free time.

FINDINGS AND RECOMMENDATIONS

It is evident from the information presented in this study that the coastal area of Hāmākua Poko has a long history of native Hawaiian use dating back well into the Precontact Period. Based on a review of culture-historical background, previous CIAs, and the results of the current study, it is the opinion of the authors of this study that the proposed project would not adversely impact any specific valued cultural resources or traditional customary practices. The following recommendations, which incorporate both the thoughts shared by the consulted parties and those of the authors, are provided below to ensure that the proposed activities associated with the project and the project proponents remain mindful and work to prevent or limit the potential for impacts on valued cultural resources and customary practices.

Consideration of Beach Access for Traditional Cultural Practices

Although the proposed project has no planned impacts on beach access, it is clear that the current parking configuration and travel routes in the vicinity of the PYCC and Lower Pāʻia Park will be altered. Given the concerns expressed during the interviews that continued development activities in the vicinity of Baldwin Beach Park could lead to the installation of additional locked gates or other impediments to beach access, planning for the project should take into consideration native Hawaiian rights to gather and harvest marine resources along the shoreline of Pāʻia Bay. It is recommended that the County of Maui and the PYCC remain mindful of the potential implications of blocked access routes on native Hawaiian rights and work to ensure that access to the coast for those with multi-generational ties to the area, such as the Kealoha ʻOhana, is maintained or improved. Such improvements might include removing gates, allowing selective access to specific individuals or groups, or working with individuals to adjust the timing of locking and unlocking of gates so that this process does not conflict with established gathering rights.

Compliance with Historic Preservation Laws

To reasonably protect valued cultural resources, including archaeological deposits or *iwi kūpuna*, the project proponent should ensure that all relevant Hawaiʻi Revised Statutes (HRS) Chapter 6E statutes and regulations are followed. Pursuant to Chapter 6E-8, consultation should be established with the State Historic Preservation Division (SHPD) before any ground-disturbing activities related to construction are initiated, and any SHPD-required directives, i.e., completion of an archaeological inventory survey (AIS) prior to construction or archaeological monitoring during construction, should be carefully followed.

The current PYCC building was built ca. 1927 and, as such, is potentially eligible for inclusion on the Hawaiʻi Register of Historic Places. Given the building's long history, which includes an association with the sugar industry (as former company housing for Maui Agricultural Company and later HC&S employees), as well as a significant place in the history of Lower Pāʻia, also pursuant to Chapter 6E-8, consultation should be established with the SHPD's Architecture Branch before the existing PYCC building is substantially altered, moved, or demolished.

5. CONCLUSION

In conclusion, the recommendations provided in this document are intended to ensure that the proposed construction of a new PYCC building is conducted with utmost consideration of its implications for native Hawaiian rights and traditional Hawaiian cultural practices, beliefs, and traditions in the area. Although there were no objections to the proposed project, some felt that has the potential to positively impact the community of Pāʻia, including native Hawaiian youth and others, by enhancing the organization's ability to support programs and activities for the benefit of area youth. Those who participated in the consultation expressed a desire for continued development activities in the Baldwin Beach Park area to be conducted in a manner that continues to support access to the coast for *kamaʻāina* engaging in traditional cultural practices along Pāʻia Bay.

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Appendix D

Land Lease Agreement

LAND COURT SYSTEM | REGULAR SYSTEM

Return by Mail (X) Pickup ( )

To: DEPARTMENT OF FINANCE
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Affects TMK Nos.:(2)2-5-005:017(por.) Total No. of Pages: 31
(2)2-6-001:001(por.)

PAIA YOUTH COUNCIL, INC.
LEASE OF COUNTY RECREATIONAL SPACE

THIS LEASE, made this 25th day of January, 2022, ~~2021,~~ by MLS and between the COUNTY OF MAUI, a political subdivision of the State of Hawaii, whose principal place of business and mailing address is 200 South High Street, Wailuku, Maui, Hawaii 96793, hereinafter referred to as "Lessor", and the PAIA YOUTH COUNCIL, INC., a Hawaii nonprofit corporation, whose mailing address is Post Office Box 790999, Paia, Maui, Hawaii 96779, hereinafter

referred to as "Lessee", and collectively referred to as the "Parties".

W I T N E S S E T H:

WHEREAS, the Lessor is the owner of those certain parcels of land that Lessee desires to lease.

WHEREAS, Lessee currently occupies and operates the site; and

WHEREAS, the County of Maui supports Lessee and hopes to assist Lessee by issuing this Lease so that Lessee may conduct its activities on the site; NOW, THEREFORE,

Lessor, for and in consideration of Lessee's covenants and agreements set forth herein, does hereby agree to grant a lease to Lessee and Lessee hereby accepts said lease on the terms and conditions set forth below:

A. Premises. The leased area comprises approximately 1.46 acres, containing the area identified as Tax Map Key Number (2)2-5-005:017(por.) and Tax Map Key Number (2)2-6-001:001(por.), more particularly described in Exhibit "A", attached hereto and by reference incorporated herein, hereinafter collectively referred to as the "Premises." The estimated yearly fair market rental value of the premises, effective June 3, 2021, is $5,715.36, as determined by the Director of Finance.

B. Use of Premises. Lessee shall use the Premises to provide for a drop-in youth center for ages nine through eighteen, including a life skills program, a young adult mentoring program for alumni ages eighteen through twenty-one, a skate park for all

ages, a hula halau for all ages, a multi-purpose room for all ages, and instruction in Hawaiian language for all ages. The use of the Premises for any other purpose shall require the prior written approval of Lessor, through its Director of the Department of Parks and Recreation ("Director").

C. Restrictions On Use. Lessee must provide, at a minimum, a fifteen-foot unencumbered access way, which shall include sufficient turning radius to allow large trucks or vehicles to maneuver from Hana Highway to the Paia Wastewater Pump Station entrance gates as shown on Exhibit "B" attached hereto. Access shall be available at all times of the day or night.

No structures or buildings shall be erected over the existing sewer lines and force mains. An area fifteen feet wide centered on said lines shall be free and clear of any structures, fences or building overhangs in order to allow for maintenance, rehabilitation or replacement of said lines.

Lessee shall provide designated pathways approved by the Director of Parks and Recreation for unlimited, safe public access to the shoreline and surrounding areas of the Premises at all times.

D. Term. This Lease shall commence upon execution and expire upon the 31st day of January, 2072, unless sooner terminated as provided herein.

E. Rent. Lessor reserving and the Lessee yielding and paying to the Lessor the nominal rental amount of ONE and no/100

DOLLAR ($1.00) per annum, the receipt and sufficiency of which is hereby acknowledged.

F. Maintenance. The Premises shall be maintained at all times in a clean and usable condition for the term of this lease. This includes maintenance of all buildings, the skate park, and regular tree trimming. If the Director determines, in the Director's sole but reasonable discretion, that the Premises are not being properly maintained, the Director may transmit a written notice to Lessee outlining the request for maintenance. Failure to initiate a cure within thirty days and fully remedy said maintenance issue(s) within ninety days of receipt of written notice, to the reasonable satisfaction of the Director, shall be deemed a breach of this lease; provided, however, in the case of maintenance issue(s) that cannot be fully remedied within ninety days of receipt of written notice or where a cure cannot be initiated within thirty days of receipt of written notice, Lessee shall commence promptly to cure the maintenance issue(s) and thereafter diligently undertake the curing of said maintenance issue(s) until said maintenance issue(s) are remedied to the reasonable satisfaction of the Director. The time within which the maintenance issue(s) may be cured may be extended for such period as may be deemed necessary by the Director to complete the curing thereof with diligence. Failure to cure said maintenance issue(s) to the reasonable satisfaction of the Director within the time

frame set forth by the Director shall be deemed a breach of this lease.

In the event the facilities that are currently located on the Premises need to be demolished and removed, Lessee shall be solely responsible for any and all costs and required permits related to the demolition and removal. Prior to taking any such action, Lessee shall inform the Director and obtain all necessary permits. Demolition and removal must comply with all federal, state, and county laws, and all federal, state and county rules and regulations existing at the time of the demolition and removal. In the interim, and no later than 6 months after the execution of this lease, Lessee shall draft a mitigation plan ("Plan") addressing potential response alternatives if the existing facilities are impacted by coastal hazards, whether prior to or after the construction and operation of a new facility, and the demolition and removal of any existing facilities on the premises. Prior to submitting the Plan to the Director of Parks for acceptance, Lessee shall submit the Plan to the Department of Planning for review and comment and address any concerns that the Planning Department may have with the Plan.

G. Additional Covenants, Terms and Conditions. Additional covenants, terms and conditions of this Lease are set forth in Exhibits "C" and "D" attached hereto and by reference made a part hereof.

H. Parking lot. Lessee may have temporary, non-exclusive use of the Lower Paia Park parking lot adjacent to the Premises. Lessee shall not restrict the public's use of and access to the parking lot which serves Lower Paia Park, which is located adjacent to the Premises. Lessee shall have permanent parking adequate for program needs at the location within the lease boundaries, to be determined in the new building design, and which shall be for the exclusive use of the Paia Youth and Cultural Center. Lessee is solely responsible for the costs of planning, designing, maintenance and construction of this parking lot.

I. Construction of new buildings by Lessee. In the event Lessee wishes to construct new or additional buildings, or renovate any existing structures on said premises, it shall first obtain all required permits before commencing any such work. Lessee agrees to maintain all buildings and structures during the period of the lease. At the end of the lease term, any structures on said premises shall become the sole property of the Lessor.

J. Grant requirements. Within three (3) weeks after the end of the fiscal year, Lessee shall transmit to the Department of Parks and Recreation a report, using Exhibit "E", provided herewith, containing the following information for the quarter and for the fiscal year to date:

1. Program status summary;
2. Program data summary;
3. Summary of participant characteristics;

4. Changes in real property tax assessment for the real property;

5. Earnings from the grant of real property; and

6. Narrative report.

K. Modifications. Any modifications or amendments to the Lease may be made upon mutual agreement of the parties and by Council approval by Resolution.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed on the date set forth above.

APPROVAL RECOMMENDED:

KARLA H. PETERS
Director of
Parks and Recreation

APPROVED AS TO FORM
AND LEGALITY:

for MIMI DESJARDINS
Deputy Corporation Counsel
County of Maui
LF2019-1556

LESSOR:

COUNTY OF MAUI

By Michael P Victorino
MICHAEL P. VICTORINO
Its Mayor

SCOTT K. TERUYA
Its Director of Finance

LESSEE:

PAIA YOUTH COUNCIL, INC.

By _____
(Signature)

Susun White
(Print Name)

Its Executive Director
(Title)

By _____
(Signature)

Elizabeth Starr also known as Lisa Starr
(Print Name)

Its Vice President
(Title)

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 25th day of January, 2022, before me personally appeared MICHAEL P. VICTORINO, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the County of Maui, a political subdivision of the State of Hawaii, and that the seal affixed to the foregoing instrument is the lawful seal of the said County of Maui, and that the said instrument was signed and sealed on behalf of said County of Maui pursuant to Section 7-5.11 and Section 9-18 of the Charter of the County of Maui; and the said MICHAEL P. VICTORINO acknowledged the said instrument to be the free act and deed of said County of Maui.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

MICHELLE L. SANTOS NOTARY PUBLIC No. 17-499 STATE OF HAWAII

Michelle L Santos
Notary Public, State of Hawaii

Print Name: MICHELLE L. SANTOS

My commission expires: 12-03-2025

NOTARY PUBLIC CERTIFICATION	
Doc. Date: 01-25-2022	# Pages: 31
Notary Name: MICHELLE L. SANTOS	Judicial Circuit: 2nd
Doc. Description: Lease of County Recreational Space	
Notary Signature: Michelle L Santos	
Date: 01-25-2022	

MICHELLE L. SANTOS NOTARY PUBLIC No. 17-499 STATE OF HAWAII

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 21st day of January, 2022, before me appeared SCOTT K. TERUYA, to me personally known, who being by me duly sworn, did say that he is the Director of Finance of the County of Maui, a political subdivision of the State of Hawaii, and that the seal affixed to the foregoing instrument is the lawful seal of the said County of Maui, and that the said instrument was signed and sealed on behalf of said County of Maui pursuant to Section 9-18 of the Charter of the County of Maui; and the said SCOTT K. TERUYA acknowledged the said instrument to be the free act and deed of said County of Maui.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

DIDI A. HAMAI Seal NOTARY 13-164 PUBLIC STATE OF HAWAII

Notary Public, State of Hawaii

Print Name: Didi A. Hamai

My commission expires: 05/17/2025

NOTARY PUBLIC CERTIFICATION			
Doc. Date:	Undated	# Pages:	31
Notary Name:	Didi A. Hamai	Judicial Circuit:	2nd
Doc. Description:	Paia Youth Council, Inc. Lease of County Recreational Space		
Notary Signature:			
Date:	JAN 21 2022		

DIDI A. HAMAI NOTARY 13-164 PUBLIC STATE OF HAWAII

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 10th day of January, 2022, before me personally appeared Susan White, Executive Director, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

DOROTHY L. GUAZZO NOTARY PUBLIC No. 08-662 STATE OF HAWAII

Notary Public, State of Hawaii

Print Name: DOROTHY L. GUAZZO

My commission expires: 10/29/2022

NOTARY PUBLIC CERTIFICATION			
Doc. Date:	Undated at time of notarization	# Pages:	30 31
Notary Name:	DOROTHY L. GUAZZO	Judicial Circuit:	Second
Doc. Description:	Paia Youth Council, Inc Lease of County Recreational Space		
Notary Signature:			
Date:	1/10/2022		

DOROTHY L. GUAZZO NOTARY PUBLIC No. 08-662 STATE OF HAWAII

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 10th day of January, 2022, before me personally appeared Elizabeth Starr, aka Lisa Starr, Vice President, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

DOROTHY L. GUAZZO NOTARY PUBLIC No. 06-662 STATE OF HAWAII

Notary Public, State of Hawaii

Print Name: DOROTHY L. GUAZZO

My commission expires: 10/29/2022

NOTARY PUBLIC CERTIFICATION			
Doc. Date:	Undated at time of notarization	# Pages:	30 31
Notary Name:	DOROTHY L. GUAZZO	Judicial Circuit:	Second
Doc. Description:	Paia Youth Council Inc. Lease of County Recreational Space		
Notary Signature:			
Date:	1/10/2022		

DOROTHY L. GUAZZO NOTARY PUBLIC [illegible] No. 06-662 STATE OF HAWAII

- Existing
- Addition

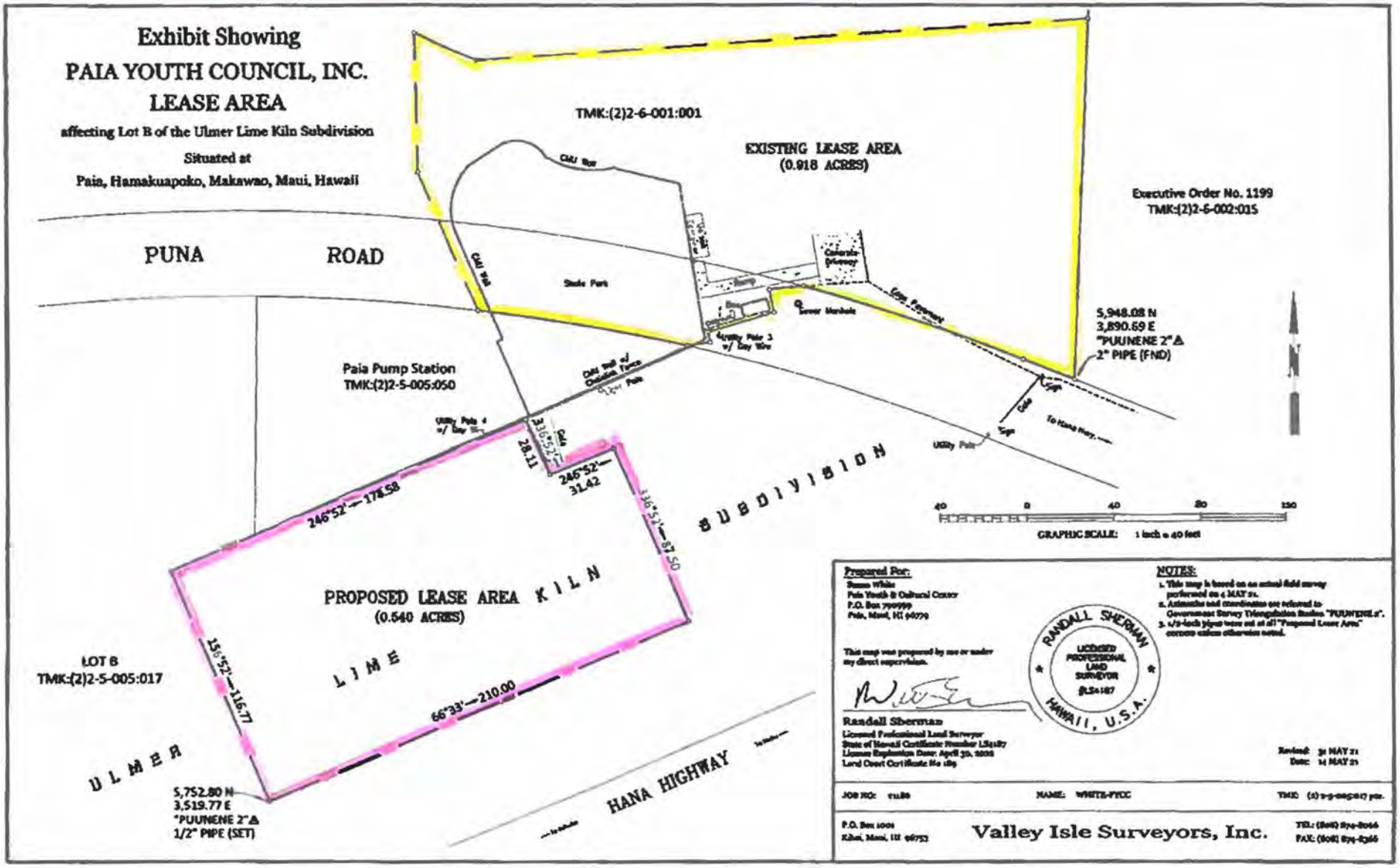

EXHIBIT "A"

PAIA YOUTH COUNCIL, INC. LEASE AREA

Being a portion of Lot B of the Ulmer Lime Kiln Subdivision and being also a portion of the land deeded by the Board of Education to the Trustees of Oahu College dated January 30, 1860 recorded in Liber 12, Page 400, being a lease area for the Paia Youth Council, Inc.

Situated at Paia, Hamakuapoko, Makawao, Maui, Hawaii
TMK: (2) 2-5-005:017 portion & TMK: (2) 2-6-001:001 portion

Beginning at a 2-inch pipe (found) at the southeasterly corner of this Lease Area, being the southeasterly corner of a portion of the land deeded by the Board of Education to the Trustees of Oahu College dated January 30, 1860 recorded in Liber 12, Page 400 [TMK: (2) 2-6-001:001], being also the southwesterly corner of Executive Order No. 1199 [TMK: (2) 2-6-002:015], and being also a point on the northerly side of Puna Road (40-ft. wide) [TMK: (2) 2-5-005:017] the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE 2" being 5,948.08 feet north and 3,890.69 feet east and running by azimuths measured clockwise from true south; thence,

1. 111° 53' 25.71 feet along the northerly side of Puna Road (40-ft. wide) [TMK: (2) 2-5-005:017]; thence,

2. Following along the same along a curve to the left with a radius of 974.93 feet, the direct azimuth and distance being,

   108° 44' 34.5" 106.82 feet; thence,

3. 84° 30' 15.74 feet along the same; thence,

4. 348° 55' 11.00 feet along the same; thence,

5. 73° 19' 31.40 feet along the same; thence,

6. 351° 48' 4.91 feet along the same; thence,

7. 81° 26' 10.42 feet along the same; thence,

8. Following along Paia Pump Station [TMK: (2) 2-5-005:050] along a curve to the left with a radius of 934.93 feet, the direct azimuth and distance being,

   99° 55' 43.5" 97.47 feet; thence,

EXHIBIT "A"

PAIA YOUTH COUNCIL, INC. LEASE AREA
TMK: (2) 2-5-005:017 portion & TMK: (2) 2-6-001:001 portion

9.	156° 52'	70.09	feet along Puna Road (40-ft. wide) [TMK: (2) 2-5-005:017] and a portion of the land deeded by the Board of Education to the Trustees of Oahu College dated January 30, 1860 recorded in Liber 12, Page 400 [TMK: (2) 2-6-001:001]; thence,
10.	178° 50'	65.40	feet along a portion of the land deeded by the Board of Education to the Trustees of Oahu College dated January 30, 1860 recorded in Liber 12, Page 400 [TMK: (2) 2-6-001:001]; thence,
11.	293° 28'	31.10	feet along the same; thence,
12.	266° 11'	282.55	feet along the same; thence,
13.	2° 29'	169.40	feet along the same to the point of beginning and containing an area of 0.918 acres.

This description is based on an actual field survey and
was prepared by me or under my direct supervision.

24 Feb 16

Randall Sherman — Date
Licensed Professional Land Surveyor
State of Hawaii Certificate Number LS4187
License Expiration Date: April 30, 2016
Land Court Certificate Number 189

EXHIBIT "A"

PAIA YOUTH COUNCIL, INC. LEASE AREA

Being a portion of Lot B of the Ulmer Lime Kiln Subdivision, being a Lease Area for the Paia Youth Council, Inc.

Situated at Paia, Hamakuapoko, Makawao, Maui, Hawaii
TMK: (2) 2-5-005:017 portion

Beginning at a 1/2-inch pipe (set) at the southwesterly corner of this Lease Area, lying wholly within Lot B of the Ulmer Lime Kiln Subdivision [TMK: (2) 2-5-005:017] the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE 2" being 5,752.80 feet north and 3,519.77 feet east and running by azimuths measured clockwise from true south; thence,

1.	156° 52'	116.77	feet thru Lot B of the Ulmer Lime Kiln Subdivision [TMK: (2) 2-5-005:017] to a 1/2-inch pipe (set);
2.	246° 52'	178.58	feet thru the same to a 1/2-inch pipe (set);
3.	336° 52'	28.11	feet thru the same to a 1/2-inch pipe (set);
4.	246° 52'	31.42	feet thru the same to a 1/2-inch pipe (set);
5.	336° 52'	87.50	feet thru the same to a 1/2-inch pipe (set);
6.	66° 33'	210.00	feet thru the same to the point of beginning and containing an area of 0.540 acres.

This description is based on an actual field survey and was prepared by me or under my direct supervision.

14 MAY 21

Randall Sherman — Date
Licensed Professional Land Surveyor
State of Hawaii Certificate Number LS4187
License Expiration Date: April 30, 2022
Land Court Certificate Number 189

RANDALL SHERMAN
REGISTERED PROFESSIONAL
LAND SURVEYOR
LS4187
HAWAII, U.S.A.

Valley Isle Surveyors, Inc. P.O. Box 1001 Kihei, HI 96753 TEL: (808) 874-8066

EXHIBIT "A"

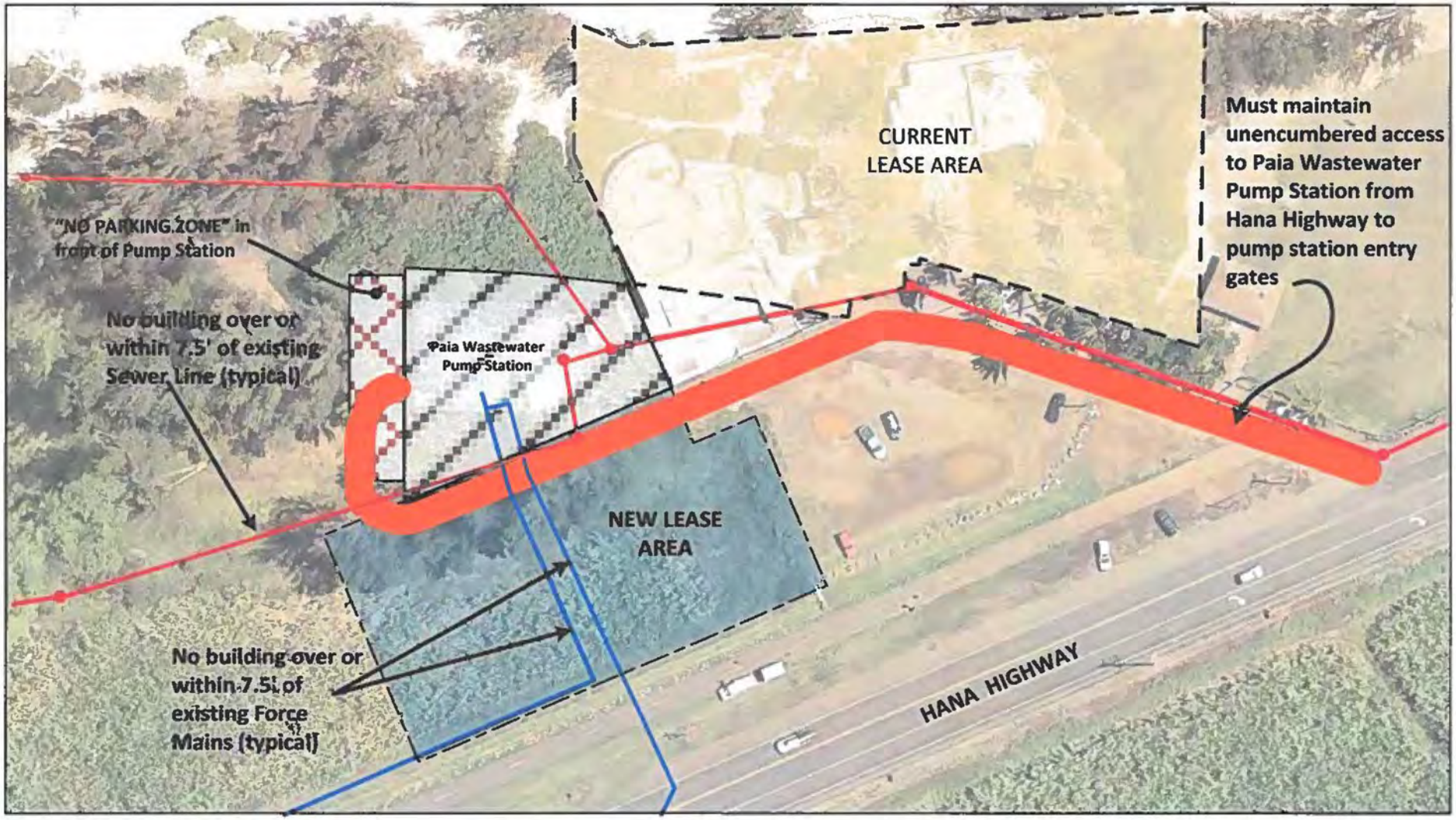
CURRENT
LEASE AREA
Must maintain unencumbered access to Paia Wastewater Pump Station from Hana Highway to pump station entry gates
"NO PARKING ZONE" in front of Pump Station
No building over or within 7.5' of existing Sewer Line (typical)
Paia Wastewater Pump Station
NEW LEASE AREA
No building over or within 7.5' of existing Force Mains (typical)
HANA HIGHWAY

EXHIBIT "B"

STANDARD RESERVATIONS, COVENANTS, TERMS AND CONDITIONS

In consideration of the foregoing grant of a lease/license to the Lessee/Licensee, the Lessee/Licensee herein agrees to the following reservations, covenants, terms and conditions. In the event any of the following conflict with any reservation, covenant, term or condition contained in the BODY of the lease/license, the reservation, covenant, term or condition contained in said BODY shall prevail. All references to the lease, the lessee or the lessor shall include and be deemed to refer to the license, the licensee or the licensor, where applicable.

A) **RESERVATIONS**. Lessee understands and agrees that the foregoing lease is subject to Lessor's reservation of the following:

1. Minerals and Waters.

A. All minerals as hereinafter defined, in, on or under the Premises and the right, on Lessor's own behalf or through persons authorized by it, to prospect for, mine and remove such minerals and to occupy and use so much of the surface of the ground as may be required for all purposes reasonably extending to the mining and removal of such materials by any means whatsoever including strip mining. "Minerals" as used herein, shall mean any or all oil, gas, coal, phosphate, sodium, sulphur, iron, titanium, gold, silver bauxite, bauxitic clay, dispore, boehmite, laterite, gibbsite, alumina, all ores of aluminum and without limitation thereon all other mineral substances and ore deposits, whether solid, gaseous or liquid, including all geothermal resources, in, on, or under the land, fast or submerged; provided that "minerals" shall not include sand, gravel, rock or other material suitable for use and used in general construction in furtherance of Lessee's permitted activities on the Premises and not for sale to others.

B. All surface and ground water appurtenant to the demised land and the right on its own behalf or through persons authorized by it, to capture, divert or impound the same and to occupy and use so much of the Premises as may be required in the exercise of this right reserved; provided, however, that as a condition precedent to the exercise by Lessor of the rights reserved in this paragraph, just compensation shall be paid to Lessee for any of Lessee's improvements taken.

2. Prehistoric and Historic Remains. All prehistoric and historic remains found on the Premises.

3. Ownership of Fixed Improvements. Lessor shall retain ownership of all improvements of whatever kind or nature, located on the land prior to or on the commencement date of this lease, excluding those improvements constructed during the term of this lease, provided that at the end of the lease term, any such improvements shall be the property of the Lessor.

B) **COVENANTS, TERMS AND CONDITIONS.** Lessee herein covenants and agrees with Lessor as follows:

EXHIBIT "C"

1. Payment of Rent. That the Lessee shall pay said rent to the Lessor at the times, in the manner and form aforesaid in legal tender of the United States of America.

2. Taxes, Assessments, Etc. Lessee shall pay or cause to be paid, prior to delinquency, any taxes and assessments, of every description, as to said Premises, or any part thereof, including any improvements thereon; provided, however, that with respect to any assessment made under any betterment or improvement law which may be payable in installments, Lessee shall be required to pay only such installments, together with interest, as shall become due and payable during said term. Without limiting the generality of the foregoing, Lessees shall also be responsible for the payment of any Hawaii general excise tax (or successor tax) imposed upon the payment of all sums by Lessee under this Lease. Lessee shall remain current in payment of all taxes, rents, or other obligations to the United States, the State of Hawaii, or any of its political subdivisions, including the County of Maui.

3. Utility Services. Lessee shall pay, prior to delinquency, all charges for water, sewer, gas, electricity, telephone and other services or utilities used by Lessee on the Premises during the term of the Lease unless otherwise expressly agreed in writing by Lessor.

4. No Residential Use. Lessee, its agents, employees and invitees, shall not use the Premises as temporary or permanent residence. Lessee shall not permit or allow any person to live on the Premises.

5. Indemnification. Lessee shall indemnify and save Lessor harmless against and from any and all suits, claims, damages, judgments, costs and expense, including reasonable attorney's fees, arising from the Lessee's use of the Premises or arise from the construction of Lessee's improvements, from the failure of Lessee to observe and perform any of the covenants, obligations, rules, regulations, provisions, terms and conditions of this Lease, or from any act or negligence or omission to act of Lessee, its agents, contractors, servants, employees, concessionaires or licensees in or about the demised Premises or in any connection with this Lease. In case any action or proceeding be brought against Lessor (in addition to Lessee) by reason of any such claim, even though such claim be based on alleged fault of Lessor, Lessee agrees to pay the reasonable costs and expenses thereof, counsel fees and any judgments or settlement of claim secured against Lessee by reason of such action or proceeding unless Lessor is found to be grossly negligent or guilty of willful misconduct. The obligations of Lessee under this section shall survive the expiration or earlier termination of the Lease without limitation.

6. Costs of Litigation. In case Lessor, without any fault on its part, is made a party to any litigation commenced by or against Lessee (other than condemnation proceedings), Lessee shall pay all costs and expenses, including attorneys' fees, incurred by or imposed on Lessor. Lessee shall pay all costs and expenses, including attorneys, fees, which may be incurred by or paid by Lessor in enforcing the covenants, obligations, rules, regulations, provisions, terms and conditions of this Lease, in recovering

possession of the Premises, or in the collection of delinquent rental, taxes, and any and all other charges. The obligations of Lessee under this section shall survive the expiration or earlier termination of the Lease without limitation.

7. Assumption of Risk and Liability. Lessee, as a material part of the consideration to Lessor for this Lease, does hereby assume all risk of bodily injury, wrongful death and/or property damage, business interruption or economic loss occasioned by any accident, fire, or nuisance made or suffered on the Premises, and hereby waives any and all claims against the Lessor. All inventory, property, vehicles, approved improvements and equipment of Lessee shall be kept, placed or stored at the sole risk of Lessee, and Lessor shall not be responsible or liable for any damage thereto or loss or theft thereof, including subrogation claims by Lessee's insurance carriers.

8. Inspection of Premises. That the Lessee will permit the Lessor and its agents, at all reasonable times during the said term, to enter the Premises and examine the state of repair and condition thereof.

9. "As Is" Condition. Lessor has not made and shall not make, any representation or warranty, implied or otherwise, with respect to the condition of the premises, including but not limited to (a) any express or implied warranty of merchantability or fitness for any particular purpose or (b) any dangerous or defective conditions existing upon the premises, whether or not such conditions are known to Lessor or reasonably discoverable by Lessee. Lessee accepts the Premises in a completely "as is" condition, with full assumption of the risks, and consequences of such conditions.

10. Mortgage. Lessee may mortgage or create a security interest in the demised premises or any portion thereof with the prior written approval of the Director, provided that, in the case of default the leasehold interest may be foreclosed only by judicial action pursuant to Chapter 667, Hawaii Revised Statutes, and the leasehold interest shall be transferred to the purchaser by assignment of lease for the remainder of the lease term only.

11. Liens. Lessee shall not commit or suffer any act of neglect whereby the Premises, or any part thereof, or the estate of Lessee in the same, shall become subject to any attachment, judgment, lien, charge, or encumbrance (hereinafter collectively called "Lien"), whatsoever. In the event that any Lien shall attach to or encumber the Premises, or if an application for a Lien is filed in any court of competent jurisdiction, Lessee shall bond against or discharge the same within ten (10) days after written request by Lessor. Lessee shall indemnify and hold harmless the Lessor from and against all attachments, liens, charges and encumbrances and all expenses resulting therefrom, including attorney's fees.

12. Rules and Regulations. Lessor excepts and reserves the right, from time to time, to adopt reasonable rules and regulations pertaining to Lessee's use of the Premises, which rules and regulations shall be binding upon Lessee upon notice thereof to Lessee. For enforcement of such rules and regulations, if any, Lessor shall have all remedies in this Agreement and any other remedies allowed by law.

13. Alterations and Improvements. Lessee shall make no alterations to any structure on the Premises or construct any building or make any other improvements on the Premises without the prior written approval of the Director. Alterations or improvements on the Premises approved by the Director made by and paid for by Lessee, with the exception of fixtures which cannot be removed without damage to the Premises, shall, unless otherwise provided by written agreement between the Parties, be the property of Lessee.

14. Fixed Improvements. Lessee shall not at any time during the term construct, place, maintain or install on the premises any building, structure or improvement of any kind or description except with the prior written approval of Lessor and upon those conditions the Lessor may impose, including any adjustment of rent, unless otherwise provided in this Lease. All improvements of whatever kind or nature located on the Premises prior to, or on the commencement date of this Lease shall be, and at all times remain, the property of the Lessor.

15. Repair and Maintenance. Lessee will at its own expense and at all times during the term of this Lease, well and substantially repair and maintain, and keep all improvements now or hereafter built or made on the Premises in good and safe repair, order and condition, reasonable wear and tear excepted. At the discretion of the Lessor, such repair and maintenance may include, but not be limited to, private and/or common area restroom facilities, and ground maintenance.

16. Breach. That time is of the essence of this agreement and if the Lessee shall fail to pay such rent or any part thereof at the times and in the manner aforesaid within thirty (30) days after delivery by the Lessor of a written notice of such breach or default, or if the Lessee shall become bankrupt, or shall abandon the said Premises, or if this lease and said Premises shall be attached or otherwise be taken by operation of law, or if any assignments be made of the Lessee's property for the benefit of creditors, or shall fail to observe and perform any of the covenants, terms and conditions herein contained and on its part to be observed and performed, and such failure shall continue for a period of more than thirty (30) days after delivery by the Lessor of a written notice of such breach or default, by personal service, registered mail or certified mail to the Lessee at its last known address and to each mortgagee or holder of record having a security interest in the Premises, the Lessor may at once re-enter the Premises or any part thereof, and upon or without such entry, at its option, terminate this lease without prejudice to any other remedy or right of action for arrears of rent or for any preceding or other breach of contract; and in the event of such termination, all buildings and improvements thereon shall remain and become the property of the Lessor; furthermore, Lessor shall retain all rent paid in advance as damages.

17. Funding of Improvements. The Lessee shall be solely responsible for the funding of its improvements, maintenance, and operation of the Premises and shall hold the Lessor and the State of Hawaii harmless from any and all claims whatsoever arising in connection with said activities.

18. Right to Enter. The Lessor and the agents or representatives thereof shall have the right to enter and cross any portion of said demised land for the purpose of performing any public or official duties; provided, however, in the exercise of such rights, the Lessor shall not interfere unreasonably with the Lessee or Lessee's use and enjoyment of the Premises.

19. Acceptance of Rent Not a Waiver. That the acceptance of rent by the Lessor shall not be deemed a waiver of any breach by the Lessee of any term, covenant or condition of this lease, nor of the Lessor's right to re-entry for breach of covenant, nor of the Lessor's right to declare and enforce a forfeiture for any such breach, and the failure of the Lessor to insist upon strict performance of any such term, covenant or condition, or to exercise any option herein conferred, in any one or more instances, shall not be construed as a waiver or relinquishment of any such term, covenant, condition or option.

20. Extension of Time. That notwithstanding any provision contained herein to the contrary, wherever applicable, the Lessor may for good cause shown, allow additional time beyond the time or times specified herein to the Lessee, in which to comply, observe and perform any of the terms, conditions and covenants contained herein; provided, however, that this provision shall not be construed to permit any extension of the initial term of this lease.

21. Justification of Sureties. Such bonds as may be required herein shall be supported by the obligation of a corporate surety organized for the purpose of being a surety and qualified to do business as such in the State of Hawaii, or by not less than two personal sureties, corporate or individual, for which justification shall be filed as provided in section 78-20, Hawaii Revised Statutes; provided, however, the Lessee may furnish a bond in like amount, conditioned as aforesaid, executed by it alone as obligor, if, in lieu of any surety or sureties, it shall also furnish and at all times thereafter keep and maintain on deposit with the Lessor security in certified checks, certificates of deposit (payable on demand or after such period as the Lessor may stipulate), bonds, stocks or other negotiable securities properly endorsed, or execute and deliver to said Lessor a deed or deeds of trust of real property, all of such character as shall be satisfactory to said Lessor and valued in the aggregate at not less than the principal amount of said bond. It is agreed that the value at which any securities may be accepted and at any time thereafter held by the Lessor under the foregoing provision shall be determined by the Lessor, and the Lessee may, with the approval of the Lessor, exchange other securities or money for any of the deposited securities or money and shall be at least equal in value to those withdrawn. It is further agreed that substitution of sureties or the substitution of a deposit of security for the obligation of a surety or sureties may be made by the Lessee, but only upon the written consent of the Lessor and that until such consent be granted, which shall be discretionary with the Lessor, no surety shall be released or relieved from any obligation hereunder.

22. Quiet Enjoyment. The Lessor hereby covenants and agrees with the Lessee that upon payment of said rent at the times and in the manner aforesaid and the observance and performance of the

covenants, terms and conditions hereof on the part of the Lessee to be observed and performed, the Lessee shall and may have, hold, possess and enjoy the Premises for the term hereby demised, without hinderance or interruption by the Lessor or any other person or persons lawfully claiming by, through or under it.

23. Non-Warranty. The Lessor does not warrant the Premises, any or all existing improvements on the Premises, or the condition of said improvements to be satisfactory or fit for any specific or particular purpose, the same being herein leased in its existing "as is" condition.

24. Sanitation. Lessee shall keep the Premises and improvements in a strictly clean, sanitary and orderly condition.

25. Assignability, Etc. Unless the prior written consent of Lessor and the State of Hawaii through its Board of Land and Natural Resources is obtained, Lessee shall not transfer, assign, sublet or permit any other person or entity to occupy or use the Premises or any portion thereof, or transfer or assign this lease or any interest therein, either voluntarily or by operation of law, and any such transfer or assignment so made shall be null and void.

26. Definitions. As used herein, unless clearly repugnant to the context:

A. "Lessee" shall mean and include the Lessee named herein, its heirs, devisees, personal representatives, successors or any permitted assigns, according to the context thereof.

B. "Lessor" shall mean and include the County of Maui, its officers, agents and assigns. Unless otherwise indicated, wherever the prior written consent or approval of the "Lessor" is required in this lease, such consent or approval shall include, but is not limited to, the consent or approval of the Mayor, the Director of Finance, and, where applicable, the Directors of Housing and Human Concerns, Parks and Recreation, or Economic Development.

C. "Premises" shall be deemed to include the land hereby demised and all buildings and improvements now or hereinafter constructed and installed thereon.

D. "Waste" shall be deemed to include, but not limited to:

1. Permitting the Premises or any portion thereof to become unduly eroded and/or failure to take proper precautions or make reasonable effort to prevent or correct same;

2. Permitting any material increase in weeds in uncultivated portions thereof; and

3. Failure to employ all of the usable portions of the Premises.

27. Waste and Unlawful, Improper or Offensive Use of Premises. Lessee shall not commit, suffer, or permit to be committed any waste or nuisance, or unlawful, improper or offensive use of the Premises, or any part thereof, nor, without the prior written consent of the Director, cut down, remove or destroy, or suffer to be cut down, removed or destroyed, any trees growing on the Premises at the commencement of this Lease, as well as any trees that are growing on the Premises during the duration of this Lease.

Lessee shall not allow the Premises to become unduly eroded or subject to any material increase in weeds or litter, and Lessee shall make reasonable efforts to prevent or correct same.

28. Hazardous Materials. Lessee shall at all times, at its own cost and expense, comply with all federal, state and local laws, ordinances, regulations and standards relating to the use, analysis, production storage, sale, disposal or transportation of any hazardous materials, including oil or petroleum products or their derivatives, solvents, PCB's, explosive substances, asbestos, radioactive materials or waste, and any other toxic, ignitable, reactive, corrosive, contaminating or polluting materials which are now or in the future subject to any governmental regulation (hereinafter collectively referred to as "hazardous substances"). Prior to commencing use of the Premises for any activity involving the storage, use, or distribution of (a) any hazardous substance, or (b) products or materials which (I) include any hazardous substance as a component and (ii) which, if an accident occurred, might result in the release or discharge of any hazardous substance, Lessee shall give written notice of such proposed use to Lessor. Such notice shall set forth (a) the proposed use and the hazardous substance involved, (b) a hazardous substance management plan describing the actions taken or proposed to be taken by Lessee to assure Lessee's compliance with the requirements of this Lease, and (c) evidence of insurance or other financial resources available to Lessee sufficient to assure Lessee's ability to comply with its obligations. Upon the expiration or earlier termination or revocation of this Lease, Lessee shall (a) cause all hazardous substances previously owned, stored, or used by Lessee to be removed from the Premises and disposed of in accordance with applicable provisions of law; (b) remove any storage tanks or containers installed or used by Lessee to store any hazardous substances and repair any damage caused by such removal; (c) cause any soil or other portion of the Premises which has become contaminated by any hazardous substances stored or used by Lessee to be decontaminated, detoxified or otherwise cleaned up in accordance with the requirements of cognizant governmental authorities; and (d) surrender possession of the Premises to Lessor free of the presence or effects of any hazardous substances generated or used by Lessee in, on, or about the Premises during the term of this Lease. Lessee shall indemnify and hold harmless Lessor from and against any and all claims relating to hazardous materials arising from this Lease. The obligations of Lessee under this section shall survive the expiration or earlier termination of the Lease without limitation.

29. Rights of Way and Easements. Lessor reserves the right to issue rights of way and easements for lines, transmission facilities and appurtenances for utilities, electricity, gas, telephone, pipes, water, sewers, drainage, flowage, and any other purposes, whatsoever, without limitation, including the right to enter to construct, reconstruct, operate and maintain such facilities; provided that all such reserved rights shall be reasonably exercised so as to cause the least practicable interference with Lessee's operations; provided further, that, in any such event, any improvements made by Lessee which were damaged as a result of such entry shall be restored to a condition as near as

practicable prior to such entry. Lessor further reserves the right to authorize public access over, across, under and through the Premises.

30. Access to Information. Lessee shall provide Lessor with access to Lessee's books, records, assets, facilities, and all other information relative to the use of the Premises, as deemed necessary in the judgment of Lessor.

31. Liability Insurance, Required Coverage. Lessee shall obtain, pay for, and keep in force throughout the period of this Lease comprehensive liability insurance issued by an insurance company (the "Carrier") authorized to do business in the State of Hawaii (an "Admitted Carrier"), or by a company not authorized to do business in the State of Hawaii (a "Non-Admitted Carrier") only though a general insurance agent or broker licensed in the State of Hawaii. The Carrier shall be rated no less than "A-" as established by "AM Best" or "Standard and Poor" ratings.

The insurance policy, as evidenced by issuance of a "Policy Endorsement", shall name Lessor and its officers, employees and agents as "Additional Named Insured", and shall include a duty to defend Lessor and its officers, employees and agents against any loss, liability, claims, and demands for injury or damage, including but limited to, claims for property damage, personal injury, or wrongful death, arising out of, or in connection with Lessee's actions and/or use of Premises.

Unless otherwise agreed to through the joint decision and discretion of the Director of the Department of Finance and the Director, the insurance policy shall contain the following minimum requirements:

1) No less than a Combined Single Limit ("CSL") of liability coverage of $1,000,000;
2) No erosion of limit by payment of defense costs; and
3) Minimum annual aggregate limit of $2,000,000.

Prior to or upon the execution of this Agreement, Lessee shall furnish the Lessor with a copy of the insurance policy certificate together with the required endorsements verifying such insurance coverage. If the scheduled expiration date of a current insurance policy is sooner than the specified termination date of this Lease, the Lessee shall, upon renewal of the insurance policy, provide the County with a copy of the renewed insurance policy certificate together with the required endorsements.

Unless waived by Lessor, the insurance policy shall expressly state that the coverage provided under such policy shall not be cancelled or terminated, unless the Carrier has first given Lessor thirty (30) calendar days prior written notice of the intended cancellation or termination.

If at any time, and from time to time, a higher limit or other requirements shall be deemed appropriate, customary, or necessary, in the reasonable discretion of the Director, Lessee shall obtain and maintain such coverage.

32. Property Insurance. Lessee shall, unless otherwise agreed to through the joint decision and discretion of the Director of the Department of Finance and the Director, procure and, during the entire term of this Lease, keep in force and effect special form

property insurance covering all of Lessee's leasehold improvements, trade fixtures, inventory, equipment and personal property from time to time in, on or upon the Premises, in an amount less than the full replacement cost thereof without deduction for depreciation, providing protection against all risks of loss not otherwise excluded for the Premises, together with insurance against sprinkler damage, vandalism, and malicious mischief, including demolition and debris removal and extended coverage, hurricane/wind coverage, and with inflation guard endorsement, if available in any insurance company qualified to do business in the State of Hawaii and shall, from time to time, deposit promptly with Lessor the policy and premium receipts therefor or a current certificate that such insurance is in full force and effect and shall not be cancelled without written notice to Lessor sixty (60) days prior to the effective date of such cancellation. All such policies shall be made payable to Lessor and Lessee as their interests may appear (it being understood and agreed that Lessor's interest shall be limited to permanent fixtures and other installations which are not removable by Lessee upon the termination of this Lease), and shall provide for a deductible of not more than $5,000.00. All policy proceeds shall be used for the repair or replacement of the property damaged or destroyed unless this Lease shall cease and terminate in accordance with the provisions of this Lease.

33. Fire Insurance. Lessee shall, unless otherwise agreed to through the joint decision and discretion of the Director of the Department of Finance and the Director, procure, at its own cost and expense, and maintain during the period of this Lease, a policy or policies of fire insurance, on all buildings and improvements on the Premises, against loss or damage by fire in an amount equal to one hundred percent (100%) of the replacement value of the Premises as established by the insurance appraiser and as approved by the Director of Finance, and shall pay premiums thereon at the time and
place the same are payable. The policy or policies of insurance shall be made payable in the case of loss to the County of Maui, as its interest may appear, and shall be deposited with the County. Any proceeds derived therefrom in the event of total or partial loss shall be immediately available to, and as soon as reasonably possible be used by Lessee for rebuilding, repairing, or otherwise reinstating the same buildings in a good and substantial manner according to the plans and specifications approved in writing by the County; provided, however that with the approval of the County, Lessee may surrender this Lease and Lessee shall then receive that portion of said proceeds which constitute the proportionate value of permanent improvements made by Lessee, if any, in relation to the unexpired term of this Lease and useful life of the improvements at the time of the loss, if any, with the County retaining the remaining proceeds of said proceeds.

34. Condemnation. If at any time during the term of this Lease any portion of the leased Premises should be condemned or required for public purposes by the State of Hawaii or the United States, Lessee shall be entitled to receive from the condemning authority the proportionate value of Lessee's permanent improvements so taken in the proportion that it bears to the unexpired term of this

Lease; provided that Lessee may, in the alternative, remove and relocate Lessee's improvements to the remainder of the Premises occupied by Lessee. Lessee shall not by reason of the condemnation be entitled to any claim against Lessor for condemnation or indemnity for its interest in this Lease and all compensation payable or to be paid for or on account of this Lease by reason of the condemnation, except as aforesaid as to Lessee's improvements, shall be payable to and be the sole property of Lessor. Where the portion taken renders the remainder unsuitable for the use or uses for which the land was leased, Lessee shall have the option to surrender this Lease and be discharged and relieved from any further liability therefor; provided that Lessee may remove the permanent improvements constructed, erected and placed by it within such reasonable period as may be allowed by Lessor. The foregoing right of Lessor shall not be exclusive of any other to which Lessor may be entitled by law.

35. Lessor's Lien. Lessor shall have a lien on all the buildings and improvements placed on the Premises by Lessee, on all property kept or used on the Premises, whether the same is exempt from execution or not, and on the premises, whether the same is exempt from execution or not, and on the rents of all improvements and buildings situated on the Premises for all costs, attorney's fees, rent reserved, taxes, and assessments paid by Lessor on behalf of Lessee and for the payment of all money as provided in this Lease to be paid by Lessee, and such lien shall continue until the amounts are paid.

36. Lessee's Right to Terminate. If Lessee is not in default of the terms of this Lease to be observed and performed, Lessee may terminate this Lease by giving Lessor at least sixty (60) days prior written notice of such termination.

37. Surrender of Premises. At the expiration, revocation, cancellation or termination of this Lease, Lessee shall peaceably surrender the Premises, together will all improvements existing or constructed thereon, unless provided otherwise. On or before the last day of the term or the sooner termination thereof, Lessee, if not then if default, shall remove all trade fixtures, operating equipment and other personal property of Lessee from the Premises and repair any damage occasioned by any such removal. Property not so removed shall be deemed abandoned by Lessee.

38. Termination. If Lessee becomes bankrupt, dissolves, becomes inactive, or abandons the leased Premises for a period of four (4) consecutive months, or if this Lease and the leased Premises shall be attached or otherwise taken by operation of law, or if any assignment be made of Lessee's property for the benefit of creditors, or shall fail to observe and perform any of the covenants, obligations, rules, regulations, provisions, terms and conditions, and such failure shall continue for a period of more than thirty (30) days after delivery by Lessor of a written notice of such breach or default, by personal service, registered mail or certified mail to Lessee at Lessee's last known address, all rights granted hereunder to Lessee shall cease and this Lease shall terminate without prejudice to any other remedy or right of action for arrears of rent or damages or for any preceding or other breach or contract; and in the event of such termination, all buildings and improvements there on shall

remain and become the property of Lessor, subject to any valid mortgages against the property.

39. Covenant Against Discrimination. The use and enjoyment of the Premises shall not be in support of any policy which discriminates against anyone based upon race, sex, sexual orientation, age, religion, color, ancestry, national origin, disability, marital status, arrest and court record, assignment of income for child support obligations and National Guard participation.

40. ADA Compliance. Lessor makes no representations or warranties, express or implied, as to the Premises or any existing improvements thereon, regarding compliance with the Americans with Disabilities Act of 1990 ("ADA"), 42 U.S.C. §§12101-12213 (2000). Lessee shall be responsible for complying with the ADA and Lessee shall defend, indemnify and hold harmless Lessor against any and all claims regarding non-compliance with any requirement of the ADA. All costs relating to any required improvements or modifications to the Premises, and any existing improvements thereon, shall be borne by Lessee. Notwithstanding any other provision of this Lease to the contrary, any improvements to the Premises constructed by Lessee shall be in compliance with the ADA.

41. Compliance with Laws. Lessee shall comply with all federal, state, and county laws pertaining to the Premises and activities conducted on the Premises, now in force or which may hereinafter be in force.

42. Interpretation Under Hawaii Law. This Lease is made and entered into in the State of Hawaii, and shall in all respects be interpreted, enforced, and governed under the laws of the State of Hawaii.

43. Gender. The use of any gender shall include all genders, and if there be more than one Lessee or Lessor, then all words used in the singular shall extend to and include the plural.

44. Paragraph Headings. The paragraph headings throughout this lease are for the convenience of Lessor and Lessee and are not intended to construe the intent or meaning of any of the provisions thereof.

45. Time of the Essence. Time is of the essence of this Lease and all of the terms, provisions, covenants, and conditions hereof.

46. Notices. All notices or demands that are required or may be given under this Lease by one party to another party, or that are required by law, shall be in writing and shall be deemed to have been validly given or served in the following manner: (a) by delivery to the intended addressee; or (b) by depositing the notice with a reputable private courier service for next business day delivery to the intended recipient at its address set forth on the first page of this Lease or at such other address as a party shall have designated for such purpose by notice to the other party or parties; or (c) by depositing the notice with the United States Postal Service for delivery, postage prepaid, registered or certified mail, return receipt requested, to the intended recipient at its address set forth on the first page of this Lease or at such other address as a party

shall have designated for such purpose by notice to the other party or parties.

A notice shall be deemed received upon personal delivery to the designated address or three days after being deposited with a private courier service or with the United States Postal Service as described, supra. Rejection of or refusal to accept a notice or the inability to give notice because a notice of a change in address was not given as required by this Paragraph shall be deemed to be receipt of the notice sent when tendered as provided by this Paragraph.

If a party has designated an agent for service of process, notice to the agent shall conclusively be deemed service on the party. A party shall have the right from time to time to change its address for receipt of notice and to specify any other address within the United States of America by giving written notice of the change in address to the other party or parties at least fifteen (15) days in advance. A notice of change of address is effective under this Lease only when actually received.

47. Assistance of Legal Counsel. The Parties represent and certify to each other that they have been advised to seek the advice of legal counsel and have done so. The Parties have carefully read and fully understand all of the provisions of this Lease, and have thoroughly discussed all aspects of this Lease with their respective counsel. The parties are voluntarily entering into this Lease and no party or its agents, representatives, or attorneys have made any representations concerning the terms or effects of this Lease other than those contained herein.

GENERAL CONDITIONS FOR GRANT OF LEASE
TO OCCUPY COUNTY REAL PROPERTY

In consideration of a grant of lease to occupy County real property, the Grantee shall:

1. Not discriminate either in the hiring of staff, use of volunteers, or delivery of client services on the basis of sex, sexual orientation, national origin, age, race, color, religion or handicap;

2. Comply with all provisions of the rules and regulations relating to Chapter 3.36 of the Maui County Code, as amended;

3. Provide written reports on forms specified by the Grantor to provide adequate monitoring of Grantee's use of the leased premises, to the Department of Parks and Recreation, as required by Chapter 3.36 of the Maui County Code, as amended.

4. Implement a system of accounting in conformance with generally accepted accounting practices in order to insure the effective administration of the grant. Such accounts shall be kept separate from other financial management accounts of the Grantee;

5. The County has a right to audit Grantee to determine compliance with the terms of the grant agreement. Grantee will cooperate fully and assist the County in such audit.

6. Comply with all terms and conditions as specified in the lease document.

7. In the event the Grantee fails to adhere to any of the conditions listed here, the County may terminate the lease.

EXHIBIT "D"

DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2G, Wailuku, Hawaii 96793

ANNUAL REAL PROPERTY GRANT REPORT

Report Period Fiscal Year : _____

ORGANIZATION: _____

Tax Map Key Number(s): _____

Department of Parks and Recreation's Mission: The purpose of the Department of Parks and Recreation is to provide safe, satisfying and cost-effective recreational opportunities for the residents of and visitors to Maui County.

INSTRUCTIONS

Provide a **narrative** response to each question below for **each quarter and fiscal year.**

I. Program Data/Status Summary

a. List each program goal/benchmark for the leased/licensed site and how it contributes towards the Parks Department's mission (noted above).
b. What objectives/action steps were completed this fiscal year for each goal?
c. What measurable outcomes were achieved this fiscal year?
d. Were your organization's programs/activities open to the public? If so, how were they promoted to residents and visitors?
e. Give actual number of attendees at activities, programs and events on property for each quarter of the fiscal year.
f. What are your goals for next year? Please provide action steps and a timeline.

II. Narrative Report

a. What program challenges occurred this fiscal year and how were they addressed and/or resolved?
b. Describe any staff changes in your organization.
c. Were there any fundraising activities on leased/licensed property? If so, please indicate how many, type of activity, primary beneficiary of the fundraising, and how your organization participated and benefited from the activity.
d. Describe improvements on the property, its condition, and your risk evaluation program. How often are site inspections done and by who? Any future improvements planned?
e. Disclosure of any organizational conflict of interest and criminal violations.
f. Were audits done this fiscal year? If so please provide report. When is the next audit planned for your organization?

Please submit the following information with this report:

a. Board of Directors' Minutes.
b. Updated list of Board of Directors
c. Financial status report including but not limited to the total revenue generated on the property leased/licensed.
d. Update Tenant Contact Information Form.
e. Current Liability Insurance Certificate naming the County of Maui as additional insured.

Report Prepared by: _____ _____ _____

Print Name/Title Signature Date

EXHIBIT "E"

Appendix E

Early Consultation Comment Letters with Responses

Rory Frampton Consulting Inc.
Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790

cell 808 298 4956
rory@roryframpton.com

August 29, 2025

Ms. Mary Alice Evans, Director
State of Hawaii Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, HI 96804

Dear Ms. Evans,

RE: Chapter 343 Early Consultation for the proposed Paia Youth and Cultural Center (PYCC) located in Paia, Maui, Hawaii at TMK: (2) 2-5-005:017 (Por.) **DTS202402271609NA**

Thank you for your comment letter dated March 28,2024. The following response is provided.

1. The EA shall discuss all triggers of preparation of an EA set forth in Hawaii Revised Statutes (HRS) Chapter 343, and list all required permits and approvals for the proposed PYCC expansion project.

Response: The DEA trigger for the proposed project is the use of County Land. The Draft EA will contain a list of all anticipated required permits and approvals for the proposed PYCC project.

2. The State of Hawaii Coastal Zone Management (CZM) Area encompasses the entire state. The Hawaii CZM Law, HRS Chapter 205A, requires all state and county agencies to enforce the CZM objectives and policies. The subject EA should include an assessment with mitigation measures, if needed, as to how the proposed development conforms to each of the CZM objectives and supporting policies set forth in HRS Chapter 205A-2, as amended.

Response: The Draft EA includes an assessment of potential project impacts and provides mitigation measures, if needed. The Draft EA will contain an analysis on how proposed development conforms to each of the CZM objectives and supporting policies set forth in HRS Chapter 205A-2, as amended**.**

3. To assess potential impacts of sea level rise on the property area, the OPSD suggests the EA refer to the findings of the Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017, accepted by the Hawaii Climate Change Mitigation and Adaptation Commission. The Report, and Hawaii Sea Level Rise Viewer at https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/ particularly identifies a 3.2-foot sea level rise exposure area across the main Hawaiian Islands which may occur in the mid to latter half of the 21st century. The EA should provide a map of the 3.2-foot sea level rise exposure area in relation to the property

area and discuss site-specific mitigation measures to respond to potential impacts of 3.2-foot sea-level rise, storm surges, high wave flooding, and shoreline erosion on the proposed PYCC building and related improvements.

Response: The Draft EA will contain a map of the sea level rise exposure area and discuss the proposed project in relationship to seas level rise and include any site-specific mitigation measures that may be implemented.

4. Given that the proposed project is located with the County of Maui designated Special Management Area (SMA), the County of Maui Planning Department should be consulted for the requirements of SMA Permitting. The subject EA should discuss the site-specific measures to restore and maintain the sand dunes and native dune vegetation after relocation of the existing PYCC building.

Response: The applicant has and will continue to consult with the Planning Department on requirements for SMA permitting. The Draft EA will discuss the ongoing sand dune restoration and maintenance work that the PYCC is involved with.

5. In enacting Act 224, Session Laws of Hawaii 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. The exterior lighting and lamp posts associated with the proposed project shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

Response: The exterior lighting and lamp posts associated with the proposed project will comply with all State and County regulations and requirements to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes.

The applicant acknowledges that no artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

6. Pursuant to Hawaii Administrative Rules (HAR) § 11-200.1-18(d), the EA needs to consider alternatives and assess their potential impacts. The OPSD recommends that the site-specific Best Management Practices shall be developed and implemented to prevent any runoff, sediment, soil and debris potentially resulting from associated construction activities from adversely impacting the coastal ecosystems and the State waters as specified in HAR Chapter 11-54.

Response: The Draft EA will include alternatives as required, and an assessment of potential project impacts. Best Management Practices will be developed and

implemented to prevent any runoff, sediment, soil and debris potentially resulting from associated construction activities from adversely impacting the coastal ecosystems and the State waters as specified in HAR Chapter 11-54.

Thank you for participating in the review process. Please feel free to email or call should you have any questions.

Sincerely,

Rory Frampton

Cc: Mr. Benjamin Rachunas, PYCC (via email)
Mr. Alika Romanchak, Romanchak Architecture (via email)

Brett Davis

From: Robert Schmidt <Robert.Schmidt@co.maui.hi.us>
Sent: Friday, March 1, 2024 11:02 AM
To: Brett Davis; rory@roryframpton.com
Cc: Scott Rollins; Shayne Agawa; Nadine Orikasa
Subject: Re: Paia Youth and Cultural Center (PYCC) Draft EnvironmentalAssessment
Attachments: Paia Pump Station II.pdf

Aloha
These are our comments for the Early consultation:

DEMD2024-00001 Paia Youth and Cultural Center (PYCC)

1. Estimated wastewater flows for the project were not included in the current request. They will be required during the project review stage. We projected that the development could produce approximately 4,000 gpd of wastewater. At the current time, the WWRF has adequate capacity to accept and treat these expected flows from the project.
2. Connection to the County wastewater system would be on the subject property to the existing 8" line. The wastewater will flow to the Paia Wastewater Pump Station (WWPS) to be conveyed downstream and eventually discharged to the Wailuku/Kahului WWRF.
3. Capacity in the collection system and affected pump stations (Paia, Spreckelsville, Kaa) is currently available for this project.
4. Wastewater treatment for the subject project would be provided by the Wailuku/Kahului Wastewater Reclamation Facility (WWRF). This facility is owned and operated by the County of Maui and currently processes approximately 5.8 million gallons per day (mgd) of wastewater. To date the County has allocated 6.9 mgd of the plants 7.9 mgd capacity.
5. The project will be required to construct a sewer service manhole on the property prior to connection to the County system.
6. No building or roof overhang shall be constructed over the existing sewer or force mains.
7. Any kitchen facilities within the project may be required to install pretreatment devices (grease interceptor etc.) and will be reviewed with the building permit application.
8. Further information on the activities within the building will be required to fully assess the impact on the wastewater system.
9. The existing access to the Paia Wastewater Pump station needs to be maintained at all times. This is the only access to this critical system infrastructure. Attached is an exhibit previously provided to the Dept. of Parks and Recreation.
10. Note that wastewater capacity cannot be guaranteed until building permits are issued. There is always a possibility that adequate capacity may not be available if construction is delayed, a significant number of other projects are developed, or regulatory conditions change.

Please direct any follow up questions to Scott Rollins. (CC'd on this email)Thank you Bob

Bob Schmidt
Deputy Director
County of Maui

Department of Environmental Management
2145 Kaohu Street, Suite 102
Wailuku, HI 96793
Phone: (808)270-8230
Fax: (808)270-8234

>>> Brett Davis <BDavis@chpmaui.com> 2/27/2024 12:11 PM >>>
Aloha, Please see the attached Early Consultation letter with site plans for the proposed expansion project.

We request that you provide any written comments regarding issues or concerns you would like to see addressed in the DEA for this project by **Friday, March 28, 2024**. Please provide your written comments to the following email addresses to ensure the project team has received your comments.

rory@roryframpton.com
BDavis@chpmaui.com

Mahalo,

Brett Davis

Mr. Brett Davis, Senior Planner
CHP MAUI INC.
Landscape Architecture & Planning
2200 MAIN STREET
SUITE #527
WAILUKU, HI 96793
PH. 808-270-1561
www.chpmaui.com

Rory Frampton Consulting Inc.
Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790

cell 808 298 4956
rory@roryframpton.com

August 29, 2025

Mr. Bob Schmidt, Deputy Director
County of Maui, Department of Environmental Management
2200 Main Street, Suite 546
Wailuku, HI 96793

Dear Mr. Schmidt,

RE: Chapter 343 HRS Early Consultation for the proposed Paia Youth and Cultural Center (PYCC) located in Paia, Maui, Hawaii at TMK: (2) 2-5-005:017 (Por.) **DEMD2024-00001 Paia Youth and Cultural Center (PYCC)**

Thank you for your comment email of February 28,2024. The following responses are provided.

1. Estimated wastewater flows for the project were not included in the current request. They will be required during the project review stage. We projected that the development could produce approximately 4,000 gpd of wastewater. At the current time, the WWRF has adequate capacity to accept and treat these expected flows from the project.

   Response: The applicant acknowledges that the WWRF has adequate capacity currently. The forthcoming Draft EA will include the anticipated wastewater flow calculations for the proposed project.

2. Connection to the County wastewater system would be on the subject property to the existing 8" line. The wastewater will flow to the Paia Wastewater Pump Station (WWPS) to be conveyed downstream and eventually discharged to the Wailuku/Kahului WWRF.

   Response: The applicant acknowledges that the connection to the County wastewater system would be on the subject property to the existing 8" line.

3. Capacity in the collection system and affected pump stations (Paia, Spreckelsville, Kaa) is currently available for this project.

   Response: The applicant acknowledges that capacity is currently available in the collection system and affected pump stations.

4. Wastewater treatment for the subject project would be provided by the Wailuku/Kahului Wastewater Reclamation Facility (WWRF). This facility is owned and operated by the County of Maui and currently processes approximately 5.8 million

gallons per day (mgd) of wastewater. To date the County has allocated 6.9 mgd of the plants 7.9 mgd capacity.

Response: The applicant acknowledges that capacity is currently available.

5. The project will be required to construct a sewer service manhole on the property prior to connection to the County system.

   Response: The project will comply with the requirement prior to connection to the County System.

6. No building or roof overhang shall be constructed over the existing sewer or force mains.

   Response: The applicant acknowledges this requirement and will comply.

7. Any kitchen facilities within the project may be required to install pretreatment devices (grease interceptor etc.) and will be reviewed with the building permit application.

   Response: The applicant acknowledges this requirement and will comply.

8. Further information on the activities within the building will be required to fully assess the impact on the wastewater system.

   Response: The Draft EA will provide a more detailed description of the proposed activities within the building.

9. The existing access to the Paia Wastewater Pump station needs to be maintained at all times. This is the only access to this critical system infrastructure. Attached is an exhibit previously provided to the Dept. of Parks and Recreation.

   Response: The applicant acknowledges this requirement and will maintain access at all times.

10. Note that wastewater capacity cannot be guaranteed until building permits are issued. There is always a possibility that adequate capacity may not be available if construction is delayed, a significant number of other projects are developed, or regulatory conditions change.

    Response: The applicant acknowledges that capacity cannot be guaranteed for the project until building permits are issued.

Thank you for participating in the review process. Please feel free to email or call should you have any questions.

Sincerely,

Rory Frampton

Cc: Mr. Benjamin Rachunas, PYCC (via email)
Mr. Alika Romanchak, Romanchak Architecture (via email)
Mr. Scott Rollins, Maui DEM (via email)

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793

September 18, 2024

Mr. Rory Frampton
Rory Frampton Consulting Inc.
rory@roryframpton.com

Mr. Brett Davis
CHP Maui Inc.
BDavis@chpmaui.com

Dear Mr. Frampton and Mr. Davis:

SUBJECT : REQUEST FOR HRS CHAPTER 343, EARLY CONSULTATION FOR THE PROPOSED PĀ'IA YOUTH AND CULTURAL CENTER (PYCC), LOCATED AT HĀNĀ HIGHWAY IN PĀ'IA, MAUI, HAWAI'I; TMK: (2) 2-5-005:017 (RFC2024-00013)

On February 27, 2024 the Maui County Planning Department (Department) recieved the subject early consultation request for the Pā'ia Youth Cultural Center (PYCC) project. The proposed project includes construction of a new building and parking lot on the makai side of Hānā Highway in Pā'ia near the existing PYCC on a parcel that is owned by the County of Maui. The proposed use of County lands and public funding triggers Chapter 343, HRS, and a Draft Environmental Assessment (DEA) is being prepared to examine potential impacts and mitigation measures resulting from the implementation of the proposed project.

The property is also located in the County's Special Management Area (SMA). Pursuant to Chapter 205A-22, HRS, the proposed action is considered to be a "development" and does not qualify for an SMA exemption. For any development in the SMA that has a valuation over $500,000, an SMA Use Permit (SM1) is required. The SM1 involves a public hearing and the approving authority is the Maui Planning Commission (MPC). Please be aware that the MPC authority over the SM1 approval would cause the MPC to be the presumed Approving Authority for the HRS 343 document, and that the Department would function as the Accepting Authority on behalf of the Commission.

The shoreline setback for the project site is the erosion hazard line (EHL) that corresponds with 3.2 feet of sea level rise. Since the project site is located mauka of the EHL, the project is not subject to the Shoreline Rules for the MPC. However, please note that the existing PYCC is located within the shoreline setback area, and any work on that building including demolition would require appropriate shoreline approvals.

Should you have any questions, please contact Staff Planner Wesley Bradshaw at wesley.bradshaw@mauicounty.gov or (808) 463-3867.

Sincerely,

DANNY A. DIAS
Planning Program Adminsitrator

for KATE L. K. BLYSTONE
Planning Director

xc: Wesley Bradshaw, Staff Planner (PDF)
Rory Frampton, (PDF)
Brett Davis, (PDF)
KLKB:DAD:WCB:lp
K:\WP_DOCS\Planning\RFC\2024\00013_PaiaYouthCenterExpansion\Response.docx

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790

cell 808 298 4956
rory@roryframpton.com

August 29, 2025

Ms. Kate Blystone, Director
County of Maui, Planning Department
2200 Main Street, One Main Plaza, Suite 315
Wailuku, Hawaii 96793

Dear Ms. Blystone,

RE: Chapter 343 Early Consultation for the proposed Paia Youth and Cultural Center (PYCC) located in Paia, Maui, Hawaii at TMK: (2) 2-5-005:017 (Por.)

Thank you for your comment letter dated September 18,2024. The following response is provided.

> **Response:** The applicant acknowledges that a DEA and SM1 will be required for the proposed project. The Applicant acknowledges the existing buildings proximity to the shoreline and any work that occurs on that building requires appropriate shoreline approvals.
>
> Thank you for providing guidance that the MPC authority over the SM1 approval would cause the MPC to be the Approving Authority and that the Planning Department would function as the Accepting Authority on behalf of the MPC.

Thank you for participating in the review process. Please feel free to email or call should you have any questions.

Sincerely,

Rory Frampton

Cc: Mr. Benjamin Rachunas, PYCC (via email)
Mr. Alika Romanchak, Romanchak Architecture (via email)
Mr. Danny Dias, Planning Program Administrator (via email)

RICHARD T. BISSEN, JR.
Mayor

LORI TSUHAKO
Director

SAUMALU MATA'AFA
Deputy Director

DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAI'I 96793
PHONE: (808) 270-7805

February 28, 2024

Mr. Rory Frampton
Rory Frampton Consulting Inc.
340 Napoko Place
Kula, Hawaii 96790

Dear Mr. Frampton:

SUBJECT: REQUEST FOR HRS CHAPTER 343, EARLY CONSULTATION FOR THE PROPOSED PAIA YOUTH AND CULTURAL CENTER (PYCC) PROJECT LOCATED IN PAIA ON THE MAKAI SIDE OF HANA HIGHWAY AND IDENTIFIED BY TMK: (2) 2-5-005:017 (POR.)

The Department has reviewed the information submitted for the above subject project. Based on our review, we have determined that the project is not subject to Chapter 2.96, Maui County Code, and does not require a residential workforce housing agreement. At the present time, the Department has no additional comments to offer.

Please contact Mr. Buddy Almeida, Housing Administrator, at (808) 270-7351 if you have any questions.

Sincerely,

Lori Tsuhako

LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

cc: Buddy Almeida, Housing Administrator
Brett Davis, CHP Maui

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790

cell 808 298 4956
rory@roryframpton.com

August 29, 2025

Mr. Richard E. Mitchell, Director
County of Maui, Department of Housing
2200 Main Street, Suite 546
Wailuku, HI 96793

Dear Mr. Mitchell,

RE: Chapter 343 Early Consultation for the proposed Paia Youth and Cultural Center (PYCC) located in Paia, Maui, Hawaii at TMK: (2) 2-5-005:017 (Por.)

Thank you for your comment letter of February 28,2024. The Applicant acknowledges that the proposed project is not subject to Maui County Code Chapter 2.96, and the Department has no additional comments at this time. The Applicant will distribute the Draft EA to the Department at a future publication date to be determined.

Thank you for participating in the review process. Please feel free to email or call should you have any questions.

Sincerely,

Rory Frampton

Cc: Mr. Benjamin Rachunas, PYCC (via email)
Mr. Alika Romanchak, Romanchak Architecture (via email)
Ms. Lori Tsuhako, DHC

POLICE DEPARTMENT
COUNTY OF MAUI
55 MAHALANI STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 244-6400
FAX: (808) 244-6411

RICHARD T. BISSEN, JR.
MAYOR

OUR REFERENCE

YOUR REFERENCE

JOHN PELLETIER
CHIEF OF POLICE

WADE M. MAEDA
DEPUTY CHIEF OF POLICE

March 22, 2024

Mr. Rory Frampton
Rory Frampton Consulting, Inc.
340 Napoko Place
Kula, Hawaii 96790

Re: Request for HRS Chapter 343, Early Consultation for the Proposed Paia Youth and Cultural Center (PYCC) Project located in Paia on the makai side of Hana Highway and identified by TMK: (2) 2-5-005:017 (por.)

Dear Mr. Frampton:

This is in response to your letter dated February 27, 2024 requesting comments on the PYCC Youth Center expansion project.

In review of the submitted documents, we have no objections to the upcoming construction project if it meets the minimal standards set forth by county codes and state laws. We suggest Crime Prevention Through Environmental Design (CPTED) principals be considered in the design and layout of the expansion project. Efforts should be made to minimize, noise, dust, and debris so not to inhibit those whose health and well-being may be affected. It is also important to consider where the heavy construction equipment will be stored or parked during the night time hours or when the contractors are not working. Thank you for giving us the opportunity to comment on this project.

Sincerely,

Assistant Chief Keola Tom
for: JOHN PELLETIER
Chief of Police

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790

cell 808 298 4956
rory@roryframpton.com

August 29, 2025

Assistant Chief Keola Tom
County of Maui, Police Department
55 Mahalani, Maui, Hawaii 96793
Wailuku, HI 96793

Dear Mr.Tom,

RE: Chapter 343 Early Consultation for the proposed Paia Youth and Cultural Center (PYCC) located in Paia, Maui, Hawaii at TMK: (2) 2-5-005:017 (Por.)

Thank you for your comment letter dated March 22,2024. The following response is provided.

> **Response:** The applicant's design team will consider CPTED principles when creating the final building design.
>
> Best management practices (BMP's) will be implanted during the project to minizines noise dust and debris. During construction equipment will be staged and secured in appropriate areas.

Thank you for participating in the review process. Please feel free to email or call should you have any questions.

Sincerely,

Rory Frampton

Cc: Mr. Benjamin Rachunas, PYCC (via email)
Mr. Alika Romanchak, Romanchak Architecture (via email)