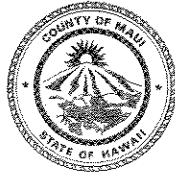


ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



SEP 23 2004

COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 7, 2004

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

RECEIVED
04 SEP 10 P2:25
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

RE: Final Environmental Assessment for the Demolition of a Single Family Residence within the National Lahaina Landmark District located at TMK: 4-5-004: 004, 1181 and 1189 Halepaka Place, Lahaina, Island of Maui, Hawaii (EA 2004/0009)

The Maui County Planning Department accepted the Final Environmental Assessment (FEA) for the subject project and issued a Finding of No Significant Impact (FONSI). Please publish the FEA in the September 23, 2004, Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the FEA. If you have any questions, please call Ms. Kivette A. Caigoy, Environmental Planner, at 270-7735.

Sincerely,

For MICHAEL W. FOLEY
Planning Director

MWF:KAC:do
Enclosures

c: Wayne A. Boteilho, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Kivette A. Caigoy, Environmental Planner
Daren Suzuki, Munekiyo & Hiraga
Project File
General File
K:\WP_DOCS\PLANNING\EA\2004\9_DemoSFRResidence\OEQCTransmitFEA_rev.wpd

2004-09-23 FONSI
LAHAINA DEMOLITION OF SINGLE FAMILY RESIDENCES
SEP 23 2004

FILE COPY

Final
Environmental Assessment

**DEMOLITION OF
SINGLE-FAMILY RESIDENCES
AT LAHAINA, MAUI**

Prepared for:

September 2004

Lahaina Enterprise, LLC


MUNEKIYO & HIRAGA, INC.

Final
Environmental Assessment

**DEMOLITION OF
SINGLE-FAMILY RESIDENCES
AT LAHAINA, MAUI**

Prepared for:

September 2004

Lahaina Enterprise, LLC


MUNEKIYOSHI & HIRAGA, INC.

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dowlinglahaina/idea.rpt

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROJECT DESCRIPTION

The project site is located at 1181 and 1189 Halepaka Place, TMK 4-5-004:004 and 4-5-004:048, Lahaina, Maui, Hawaii. See Figure 1. The properties are improved with single-family residences on each lot and related accessory improvements. The subject properties are adjacent to single-family residential uses to the south and east. The Lahaina Jodo Mission borders the properties to the north. See Figure 2.

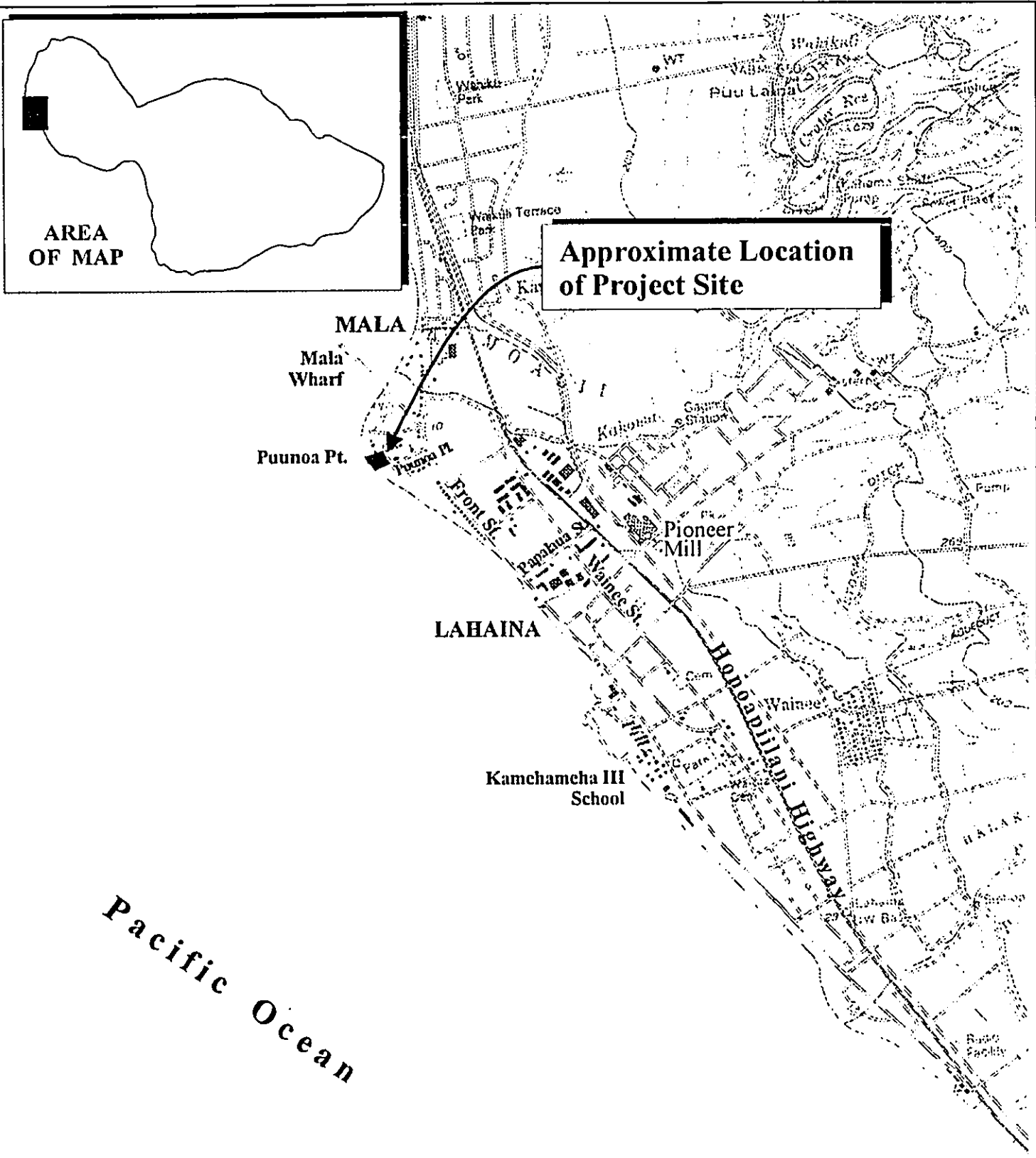
The properties are located within the Lahaina National Historic Landmark District. There are no other known historic sites as designated in the Hawaii Register on the project site. The properties are located outside of the County Historic Districts Nos. 1 and 2 boundaries.

The West Maui Community Plan designates the project site for single-family use. The County zoning is R-2, Residential.

The owner of the properties is Lahaina Enterprise, LLC.

B. PROPOSED ACTION

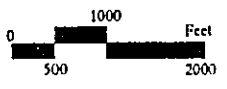
The owner proposes to demolish the existing single-family dwellings constructed in the early 1970's. The existing pool on TMK 4-5-004:048 will remain, but the pool cover structure will be demolished. The rest of the site, which is covered with approximately 4 inches of concrete underlying astro-turf, will also be removed. (See photographs attached as Appendix "A".) Although not part of this environmental assessment review, it is noted that new single-family dwellings will be constructed on each of the lots.



Source: USGS Map

Figure 1

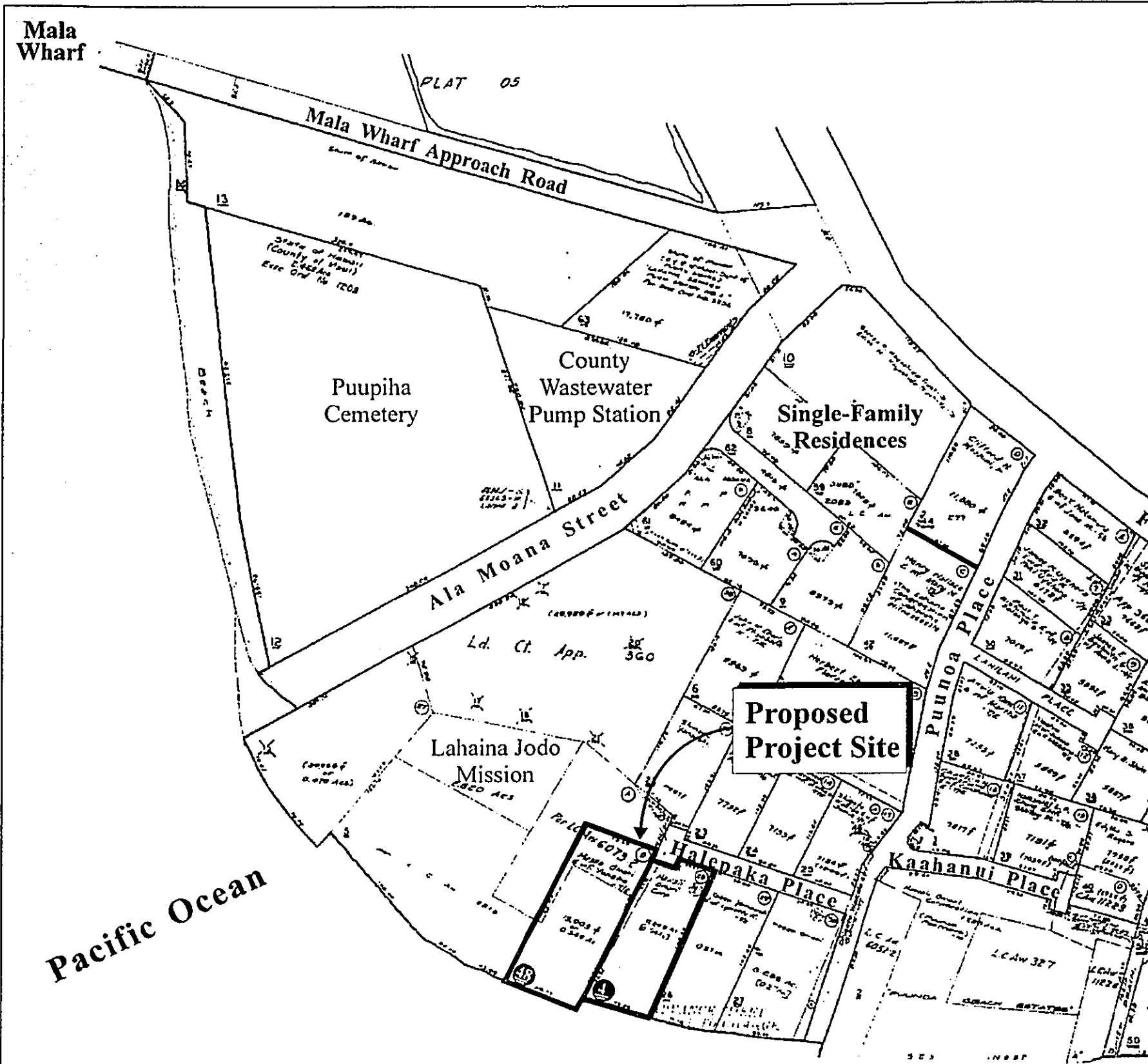
Demolition of Single-Family Residences at Lahaina, Maui
Regional Location Map



Prepared for: Lahaina Enterprise, LLC

MUNEKIYO & HIRAGA, INC.

RECEIVED AS FOLLOWS



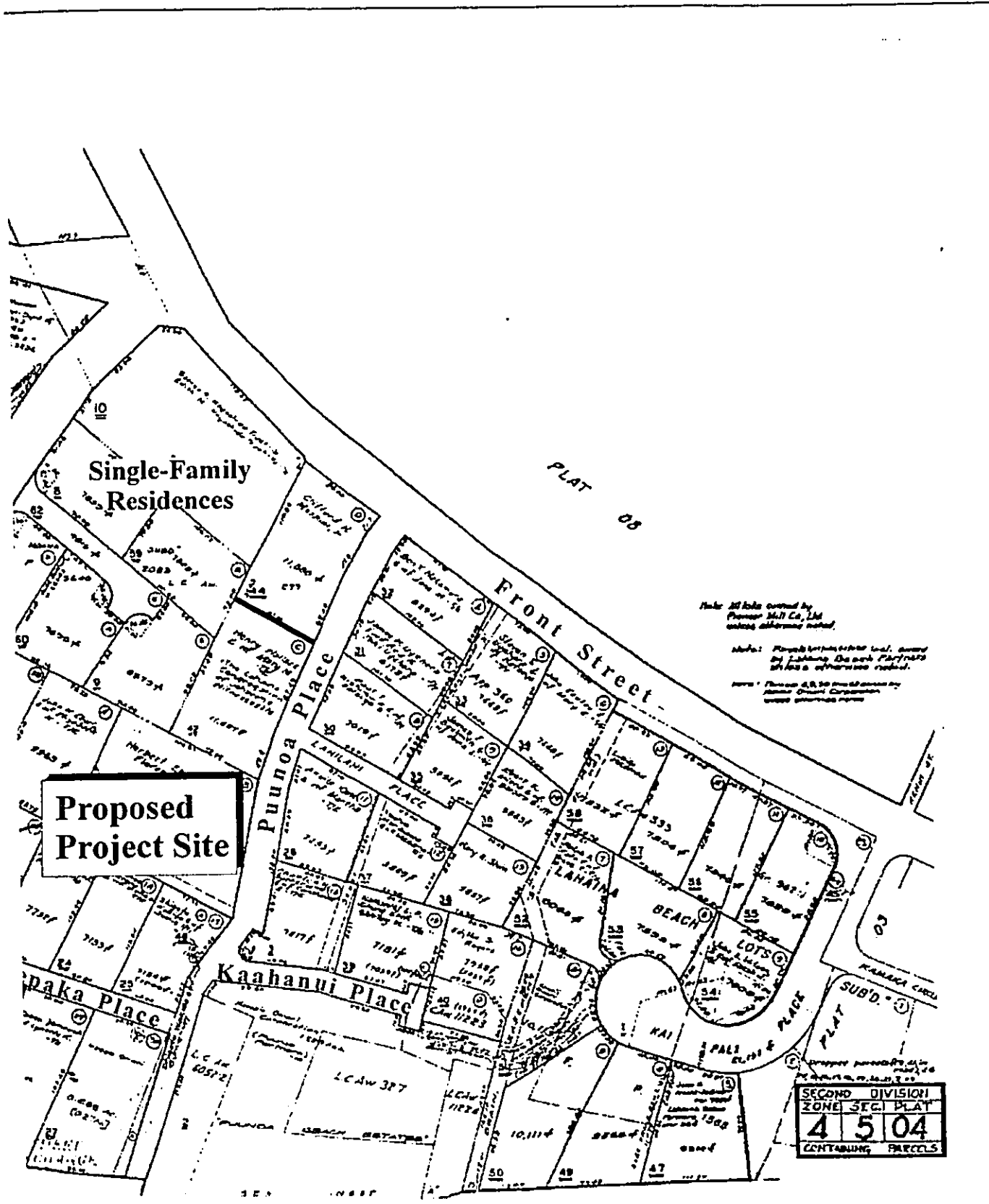
Source: Realty Atlas, 2001.

Figure 2 Demolition of Single-Family Residences at Lahaina, Site Location Map



Prepared for: Lahaina Enterprise, LLC

RECEIVED AS FOLLOWS



Single-Family Residences at Lahaina, Maui
Location Map

NOT TO SCALE

C. REGULATORY CONTEXT

The proposed project will involve the demolition of structures within the Lahaina National Historic Landmark District, as designated in the National Register of Historic Sites. Therefore, an environmental assesment (EA) has been prepared in accordance with Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 200, Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules. The final approving agency for this action would be the Maui County Department of Planning. A Findings of No Significant Impact (FONSI) is anticipated for this project.

The subject properties are also located within the limits of the County's Special Management Area (SMA). Accordingly, applications for an SMA Assessment will be submitted to the Department of Planning for the demolition of the structures and for the construction of new single-family dwellings through separate permit actions. Applications for demolition and building permits will also be submitted to the Department of Public Works and Environmental Management.

Demolition of the structures will commence upon receipt of all applicable regulatory permits and approvals. Demolition is anticipated to be carried out in September 2004. Construction of the new single-family homes are expected to commence soon thereafter. Project construction is anticipated to take approximately ten (10) months. The proposed actions will be entirely funded by private sources.

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Chapter II

***Alternatives to the
Proposed Action***

II. ALTERNATIVES TO THE PROPOSED ACTION

A. PREFERRED ALTERNATIVE

The preferred alternative represents the proposed action which involves demolishing existing single-family dwelling structures and replacing with new single-family dwelling structures on each property. This alternative is less costly than renovating the existing structures and provides for more flexibility in design.

B. RENOVATION ALTERNATIVE

The renovation of the existing dwellings were considered. However, based on structural analysis of these dwellings, repairs and renovations would be quite extensive and costly. Flexibility in design was also very limited for this alternative. Therefore, this alternative was not considered.

C. NO ACTION/DEFERRED ACTION ALTERNATIVE

The no action/deferred action alternative would result in continued dilapidation of the existing structures which would cause potential safety and health hazards. Therefore, this alternative was not considered.

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Chapter III

Significance Criteria Analysis

III. SIGNIFICANCE CRITERIA ANALYSIS

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed action will have significant impacts to the environment. Due to the limited scope of the proposed action, the analysis provided in this section is also intended to address the content requirements of an environmental assessment, pursuant to Section 10 of the Administrative Rules, Title 11, Chapter 200. The following analysis therefore provides a description of existing environment and proposed impacts and mitigation measures, if any.

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resource Would Occur as a Result of the Proposed Project**

The project site has been extensively altered and used for single-family residential purposes since the early 1970's. A structure less than 50 years old can be viewed as being relatively modern, having little or no historic value. Recognizing the project site is located within a historic area, archaeological monitoring by a qualified archaeologist will be conducted during demolition activities to ensure no loss or destruction of any natural or cultural resources will occur as a result of this project. Work will be halted should any archaeological or historic features be uncovered during demolition activities in the immediate vicinity, and the State Historic Preservation Division (SHPD) will be contacted to ensure applicable procedures relating to Chapter 6E, HRS, are implemented.

By incorporating this mitigation measure, no adverse environmental impacts are anticipated as a result of this project.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

Existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property. The proposed demolition action is not anticipated to curtail the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, HRS, and were reviewed in connection with the proposed action. The purpose of this chapter is to establish a state policy, which will encourage productive and enjoyable harmony between people and their environment, promote efforts which will prevent or eliminate damage to the environment and biosphere, and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawaii.

The subject properties have been in active residential use since the early 1970's. Since existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property, no long-term environmental impacts are anticipated beyond the previous and existing conditions. Therefore, the proposed action is in keeping with the State's long-term environmental policies and goals of Chapter 344, HRS.

4. **The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected**

Since existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property, the economic or social welfare of the community would not be substantially affected.

5. **The Proposed Action Does Not Affect Public Health**

Appropriate vector control requirements will be implemented during demolition of structures and clearing of sites, in accordance with Department of Health standards. Also, any asbestos, lead based paints, or other hazardous materials found in the structures will be removed by a qualified environmental consultant in accordance with Department of Health and Occupational Safety and Health Administration (OSHA) standards prior to demolition. No long-term impacts on public health are anticipated.

6. **No Substantial Secondary Impacts Such as Population Changes or Effects on Public Facilities are Anticipated**

Since existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property, no secondary impacts are anticipated relative to population changes, police and fire protection, recreational facilities, medical facilities, and educational facilities. In addition, no impacts are anticipated on public infrastructure relative to roadways, wastewater, water, drainage, and electrical and communication systems.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

The existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property. No substantial long-term impacts on environmental quality are anticipated. Short-term air and noise quality impacts relative to demolition and construction activities will be mitigated through standard construction practices. Site preparation and construction activities will require the design and implementation of Best Management Practices to mitigate other construction activity impacts, as applicable.

8. **The Proposed Project Does Not Involve a Commitment to Larger Actions, Nor Would Cumulative Impacts Result in Considerable Effects on the Environment**

Since existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property, there will be no commitment for larger actions, nor considerable effects on the environment.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Action**

There are no known rare, threatened or endangered species located on the project site. The majority of the properties are covered with concrete with minimal pervious surfaces.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected by the Proposed Project**

No substantial long-term impacts on air, water, or noise quality are anticipated. Short-term impacts relative to demolition and construction activities will be mitigated through standard construction practices (i.e., dust screen as appropriate, silt fences, and limiting construction to normal

daylight hours). Site preparation and construction activities will require the design and implementation of Best Management Practices to mitigate other construction activity impacts, as applicable.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters**

A shoreline survey was accepted by the Department of Land and Natural Resources (DLNR) on May 11, 2004, and is expected to be certified in late June 2004. (See Appendix "A-1"). Should DLNR certify the shoreline, the subject properties would not abut the shoreline and would not be subject to the County's shoreline setback rules. A copy of the certified shoreline survey will be included in the Final EA, if approved. It is noted that shoreline accretion rates fronting the subject properties are calculated between 0.2 to 1.4 feet per year (Maui Shoreline Atlas). The properties are located within flood hazard zone area "V". There will be full compliance with the County's Flood Hazard District Ordinance. It is noted that the new single-family homes may have to be elevated on pilings should the existing grade (determined after demolition) be under the required base flood elevation. The proposed action will not affect other environmentally sensitive areas.

12. **The Proposed Action Would Not Substantially Affect Scenic Views and Viewplanes Identified in County Plans or Studies**

The project site is not part of an identified scenic view corridor or viewplane. It is noted that the Open Space designated area along the shoreline is not located on the subject properties. Therefore, views along the shoreline will remain unaffected.

13. *The Proposed Action Would Not Require Substantial Energy Consumption*

Since existing single-family dwelling structures will be demolished and replaced by new single-family dwelling structures on each property, no substantial energy consumption is anticipated.

Based on the foregoing findings, and proposed mitigation measures, it is anticipated that the proposed demolition action will result in a Findings of No Significant Impact.

Chapter IV

Agency Consultation During the Preparation of the Draft Environmental Assessment

**IV. AGENCY CONSULTATION DURING THE PREPARATION OF
THE DRAFT ENVIRONMENTAL ASSESSMENT**

The following agency was consulted during the preparation of the Draft Environmental Assessment.

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



June 10, 2004

Ms. Kivette Caigoy
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: Pre-consultation in Preparation of a Draft Environmental Assessment for
the Demolition of Single-Family Residences Located at
TMK 4-5-004:004 and 048, Lahaina, Maui

Dear Ms. Caigoy:

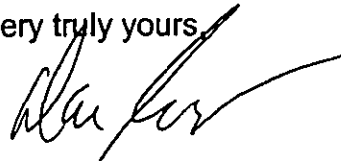
As part of the pre-consultation process for the preparation of a Draft Environmental Assessment, the following is a summary of a meeting held on May 20, 2004 with you and Planning Director Michael Foley.

- The department confirmed that the preparation of an Environmental Assessment is required for the demolition of existing structures on the subject properties, since the proposed action is located within the Lahaina National Historic Landmark District as designated in the National Register of Historic Sites.
- After compliance with Chapter 343, HRS requirements, a Special Management Area Assessment application and Demolition Permit application can be processed by the Planning Department. When construction plans are completed for the new single-family dwellings, a Special Management Area Assessment application must be filed with the Planning Department for consideration.
- Since final permit actions are considered and approved by the Planning Department, the Planning Department would also be the final approval agency for the Chapter 343, EA document.

Ms. Kivette Caigoy
June 10, 2004
Page 2

If the above summary needs corrections or additions, please contact me at 244-2015.

Very truly yours,



Daren Suzuki, Planner

DS:yp

cc: Brian Ige, Dowling Company, Inc.
dowling\ahainsfkcaigoy.presonsulttr

Chapter V

Agency Consultation During the Preparation of the Final Environmental Assessment

V. AGENCY CONSULTATION DURING THE PREPARATION OF THE FINAL ENVIRONMENTAL ASSESSMENT

The following agencies were consulted during the preparation of the Final Environmental Assessment. Letters received and responses to substantive comments are included in this section.

1. P. Holly McEldowney, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
2. Clyde Namu'o, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813
3. Genevieve Salmonson
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

August 25, 2004

Mr. Michael Foley, Planning Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

Log No: 2004.2589
Doc No: 0408CD38

Dear Mr. Foley:

**SUBJECT: Chapter 4E-42 Historic Preservation Review - Draft Environmental Assessment for the Proposed Demolition of Single-Family Residences at Lahaina, Maui (Subject LD.: EA 2004/0009) [County/Planning] Pu'unoa Ahupua'a, Lahaina District, Island of Maui
TMK: (2) 4-5-004: 004 & 048**

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (Draft EA) for the proposed Demolition of Single-Family Residences at Lahaina, Maui, which our staff received July 13, 2004. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was conducted of the subject property.

Based on the submitted Draft EA, we understand the proposed undertaking consists of the demolition of existing single-family dwellings constructed in the early 1970s. The existing pool on TMK: (2) 4-5-004:048 will remain, but the pool cover will be demolished. The rest of the site, which is covered in approximately 4 inches of concrete overlain by astro-turf, will also be removed. Although not included as part of the environmental assessment, plans for these properties include the construction of new single-family residences on each of the lots.

A search of our records indicates an archaeological inventory survey has not been conducted of the subject property. The proposed project area is located within the boundaries of the Historic Lahaina District (State Site 50-50-03-3001). This area comprises the port town of the 1800s and is likely to have once been the location of pre-Contact farming, perhaps with scattered houses, during the pre-Contact period. In addition, our records indicate a human burial (State Site 50-50-03-3550) was identified on a property located approximately 350 meters south of the subject property. Although the subject property has undergone previous development related ground altering

Mr. Michael Foley, Planning Director
Page 2

activities, given the location of the subject property, we believe it is possible that historic sites and/or previously disturbed site remnants may be present in the subsurface deposits. Ground altering activities associated with the proposed undertaking may have an effect on any sites, which are present in the subsurface deposits. We believe that any effect caused by demolition may be mitigated through a program of precautionary monitoring.

Therefore, we recommend the following conditions be attached to the subject SMX, should it be approved.

1) A qualified archaeological monitor shall be present during all ground-altering activities in order to document any historic properties which may be encountered during the proposed undertaking and to provide mitigation measures as necessary. An acceptable archaeological monitoring plan will need to be submitted to the State Historic Preservation Division for review, prior to the commencement of any ground-altering activities. An archaeological monitoring plan must contain the following nine specifications: (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found; (2) How the remains and deposits will be documented; (3) How the expected types of remains will be treated; (4) The archaeologist conducting the monitoring has the authority to halt the construction in the immediate area of the find in order to carry out the plan; (5) A coordination meeting between the archaeologist and construction crew is scheduled, so that the construction team is aware of the plan; (6) What laboratory work will be done on remains that are collected; (7) A schedule of report preparation; (8) Details concerning the archiving of any collections that are made; and (9) An acceptable report documenting the findings of the monitoring activities shall be submitted to the State Historic Preservation Division for review upon 180 days following the completion of the proposed undertaking.

2) The State Historic Preservation Division (Maui and O'ahu offices) shall be notified via facsimile upon the on-set and completion of the proposed undertaking.

If you have any questions, please call Cathleen A. Dagher at 692-8023.

Aloha,

P. Holly McEldowney

P. Holly McEldowney, Administrator
Historic Preservation Division

CD: sky

c: Maui Cultural Resources Commission, Dept of Planning, 250 S. High Street, Wailuku, HI
96793
Chair, Maui/Lana'i Islands Burial Council
Kana'i Kapeliela, Burial Sites Program

AUG 26 2004



September 7, 2004

Ms. P. Holly McEldowney, Administrator
Department of Land and Natural Resources
State Historic Preservation Division
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

SUBJECT : Demolition of Single-Family Residences at Lahaina, Maui,
TMK 4-5-004:004 and 048, Lahaina, Maui

Dear Ms. McEldowney:

Thank you for your letter dated August 25, 2004 providing comments to Michael Foley, Planning Director for the above-mentioned project.

On behalf of the applicant, Lahaina Enterprises, LLC, we acknowledge your recommended condition that archaeological monitoring be attached to subsequent SMA Permits issued for the project. We confirm that an archaeological monitoring plan will be submitted for your review and approval prior to commencement of any demolition activity.

Should you have any questions, please contact me at 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read "Daren Suzuki", written over a white background.

Daren Suzuki, Planner

DS:yp

cc: Brian Ige, Dowling Company, Inc.
Kivette Caigoy, Department of Planning

dowlinglahaina@shpd.deares

PHONE (808) 594-1888

FAX (808) 594-1885



04 JUL 19 12:36

STATE OF HAWAII DEPT OF PLANNING
OFFICE OF HAWAIIAN AFFAIRS COUNTY OF MAUI
711 KAPI'OLANI BOULEVARD, SUITE 500 RECEIVED
HONOLULU, HAWAII 96813

HRD04-1479

June 15, 2004

Kivette A. Caigoy, Staff Planner
for Michael W. Foley, Planning Director
County of Maui
Department of Planning
250 South High Street
Wailuku, HI 96793

Subject: Draft Environmental Assessment, Demolition of Single-Family Residences within National Lahaina Landmark District, EA 2004/0009, TMK: (2) 4-5-04: Parcel 4

Dear Ms. Caigoy:

Thank for your letter dated July 8, 2004 regarding the Draft Environmental Assessment (DEA) for the demolition of single-family residences within National Lahaina Landmark District, EA 2004/0009, located at Lahaina, Maui, TMK: (2) 4-5-04: Parcel 4. Your letter requests that the Office of Hawaiian Affairs (OHA) review and comment on the proposed project.

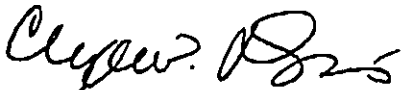
Project Scope

The project description notes the "owner proposed to demolish the existing single-family dwellings constructed in the early 1970's. The existing pool on TMK: 4-5-004:048 will remain, but the pool cover structure will be demolished. The rest of the site, which is covered with approximately 4 inches of concrete astro-turf will also be removed." The house that the owners are proposing to demolish is located at TMK: (2) 4-5-04: Parcel 4. The DEA notes the owners are proposing to construct two new single-family residences on each of the subject lots.

Despite the previous construction activities on the property, it is still important to note, as the project proceeds, in accordance with Hawaii Revised Statutes (HRS), §6E-43.6 and Hawaii Administrative Rules (HAR), Title 13, Subtitle 13, Chapter 300, Rules of Practice and Procedure Relating to Burial Sites and Human Remains, if any significant cultural deposits or human burials are encountered on the site¹, work will cease in this particular area and the SHPD will be contacted.

If you have questions or concerns please contact Matthew Myers, Policy Advocate at 594-1945 or matthewm@oha.org.

'O wau iho nō,



Clyde W. Namu'o
Administrator

¹OHA staff notes that during the trenching, digging, grading, grubbing for the proposed project burials sites may be found on (subsurface) portions of the parcel.



August 24, 2004

Mr. Clyde Namu`o, Administrator
Office of Hawaiian Affairs
711 Kapi`olani Boulevard, Suite 500
Honolulu, Hawai`i 96813

SUBJECT: Demolition of Single-Family Residences Located at
TMK 4-5-004:004 and 048, Lahaina, Maui

Dear Mr. Namu`o:

Thank you for your comments received by the Department of Planning on July 19, 2004 commenting on the subject project.

On behalf of the applicant, Lahaina Enterprise, LLC, we acknowledge that if any significant cultural deposits or human burials are encountered on the site, work will cease in the immediate area and the Department of Land and Natural Resources, Historic Preservation Division will be contacted in accordance with applicable laws and rules.

Again, thank you for your comments. Should you have any questions, please contact me at (808) 244-2015.

Very truly yours,

Daren Suzuki, Planner

DS:yp
cc: Brian Ige, Dowling Company, Inc.
Kivette Caigoy, Department of Planning
dowlinglahainsoha.res

LINDA LINGLE
GOVERNOR OF HAWAII



AUG 24 2004

GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

August 23, 2004

Mr. Brian Ige
Lahaina Enterprise, LLC
2005 Main Street
Wailuku, Hawai'i 96793

Mr. Michael Foley
Department of Planning - County of Maui
250 S. High Street
Wailuku, Hawai'i 96793

Mr. Daren Suzuki
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Messrs. Ige, Foley and Suzuki:

The Office of Environmental Quality Control (OEQC) has reviewed the draft environmental assessment entitled "Demolition of Single Family Residences at Lahaina, Maui" dated June 2004, situated at 1181 and 1189 Halepaka Place in the judicial district of Lahaina, Tax Map Keys No. 4-5-004, parcels 4 and 48. OEQC offers the following comments for your consideration and response.

1. **Multiple or Phased Actions Under Section 11-200-7, Hawai'i Administrative Rules:** The action details the demolition of structures situated within the above two parcels, with mention on Page 1 of the DEA that new structures, *not a part of the current DEA*, will be constructed on each of the lots. Section 11-200-7, Hawai'i Administrative Rules notes in pertinent part that "[a] group of actions proposed by an agency or applicant shall be treated as a *single action* when: (1) [t]he component actions are phases or increments of a larger total undertaking..." [Emphasis supplied]. The non-disclosure of the construction aspect of this project does not permit meaningful assessment of direct, indirect and cumulative impacts under Chapter 343, Hawaii Revised Statutes. Please include disclosure details in the environmental setting and impact analysis of the applicant's proposed construction activities to follow the demolition of the structures on the above parcels.

Thank you for the opportunity to comment. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".
GENEVIEVE SALMONSON
Director



September 3, 2004

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

SUBJECT : Draft Environmental Assessment (EA) Demolition of
Single-Family Residences at 1181 and 1189 Halekapa Place,
TMK 4-5-004:004 and 4-5-004:048, Lahaina, Maui

Dear Ms. Salmonson:

Thank you for your letter dated August 23, 2004 providing comments on the above-mentioned project. We would like to offer the following response to your comments.

The Draft EA was structured to distinguish between the action that is declared to be subject to Hawaii Revised Statutes (HRS), Chapter 343, "*Demolition of Structures Within Any Historic Site or District as Designated in the National or Hawaii Register*" and the action that is declared to be exempt from HRS, Chapter 343, "*Construction of a Single Family Residence Less than 3,500 Square Feet.*"

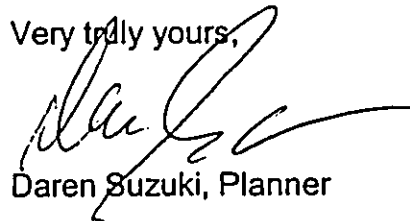
Although we acknowledge that at first glance, it may appear that the Draft EA did not include disclosure details of the construction of each single-family residence, it is noted that said construction was mentioned throughout the entire document. Notwithstanding, it is realized that further disclosure is important to better assess the direct, indirect and cumulative impacts of the entire project. Further disclosure is as follows:

The plans for each residence are currently in the conceptual design phase and are not complete at this time. Each residence will be designed to be less than 3,500 square feet.

Ms. Genevieve Salmonson
September 3, 2004
Page 2

Thank you for the opportunity to respond. Your letter and this response will be incorporated in the Final EA document. We would also like to thank Leslie Segundo of your staff who provided assistance and guidance in this matter by way of phone conference on August 27, 2004.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Daren Suzuki', with a long horizontal flourish extending to the right.

Daren Suzuki, Planner

DS:yp

cc: Kivette Caigoy, Department of Planning

dowling\ahainsfoeqc.deares

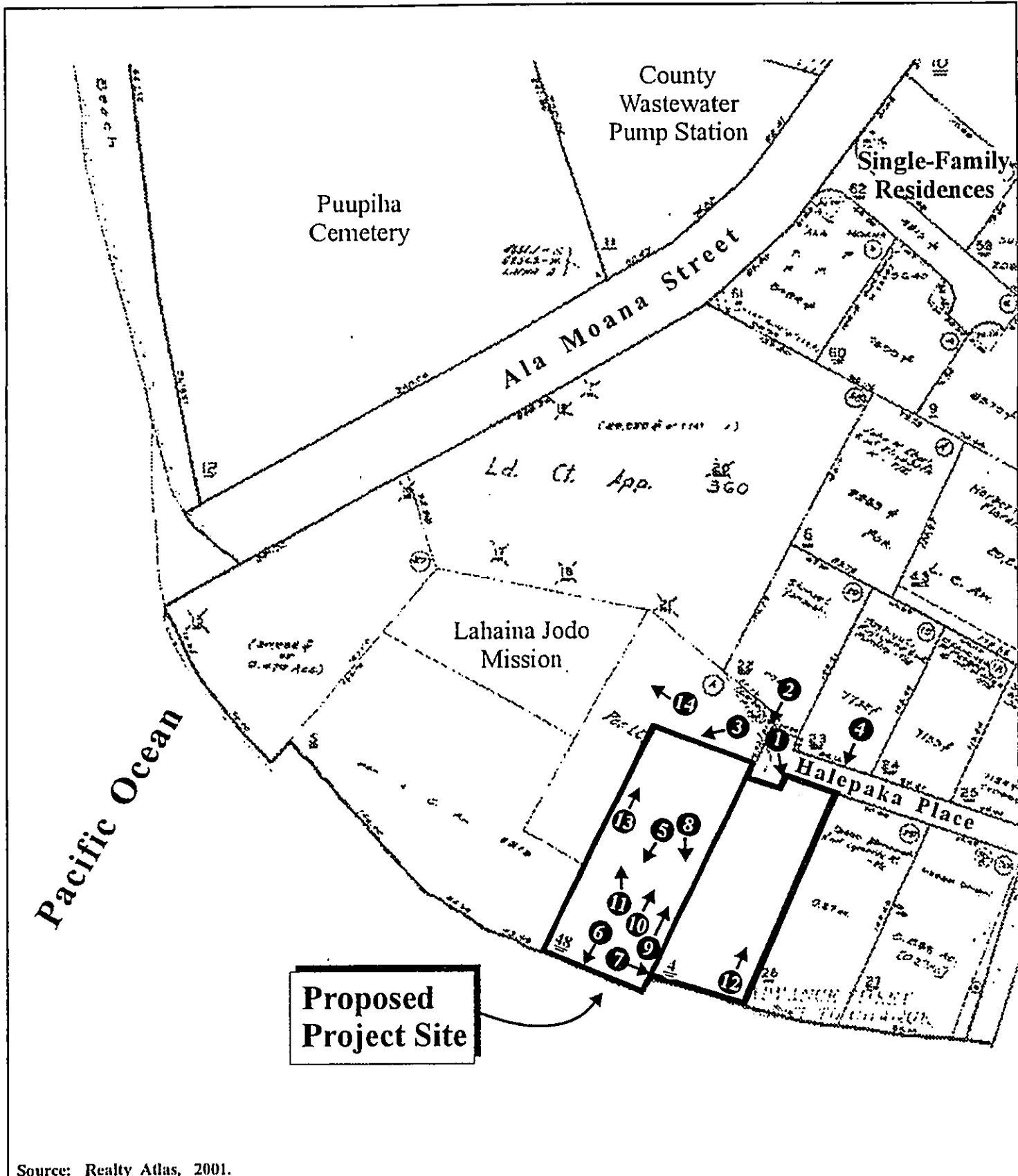
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Appendices

Appendix A

Photographs

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Source: Realty Atlas, 2001.

Demolition of Single-Family Residences at Lahaina, Maui

Photographic Reference Map

NOT TO SCALE



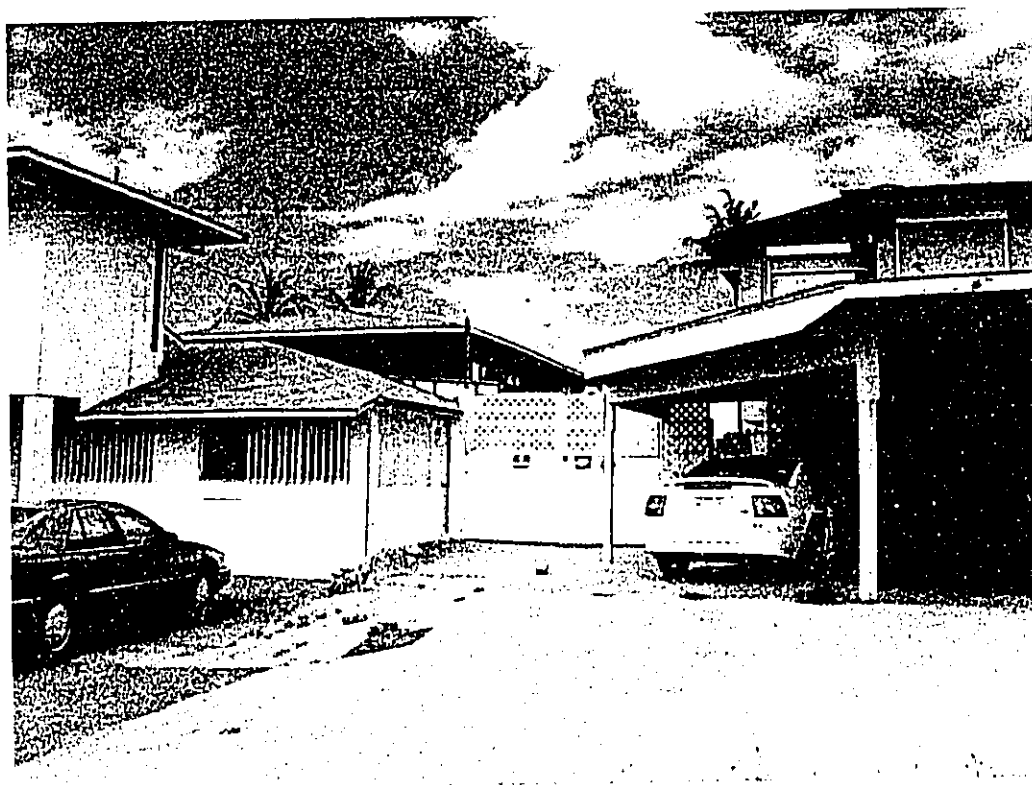
Prepared for: Lahaina Enterprise, LLC

MUNEKIYO & HIRAGA, INC.

RECEIVED AS FOLLOWS



Photograph No. 1

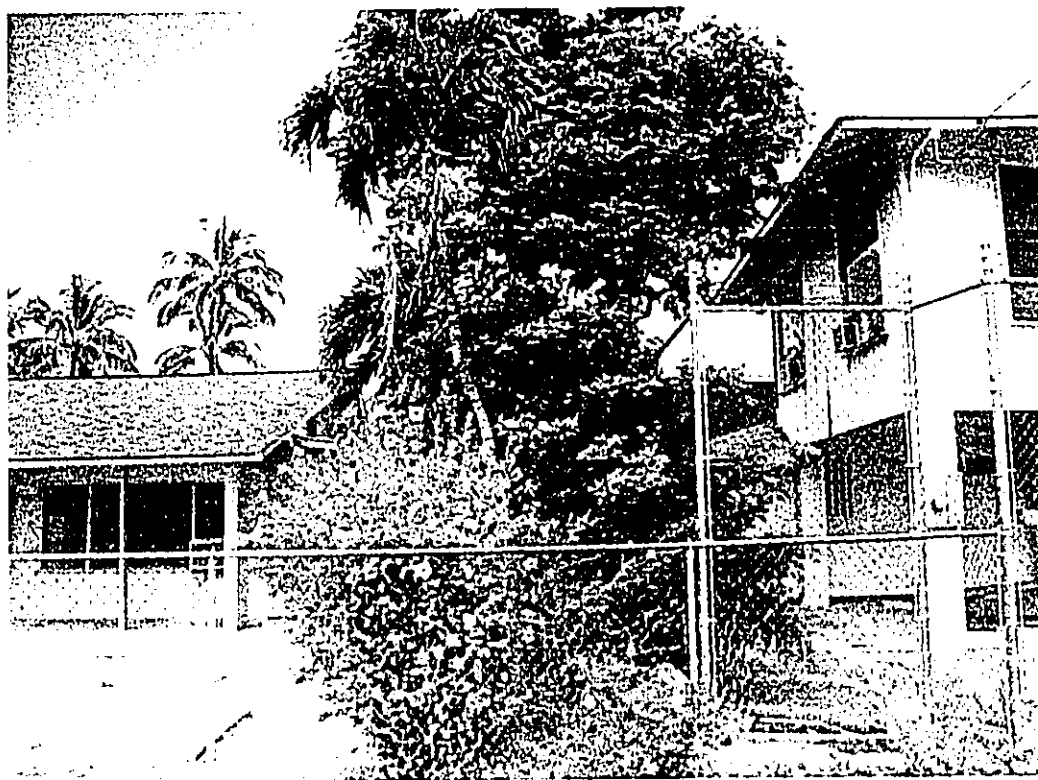


Photograph No. 2

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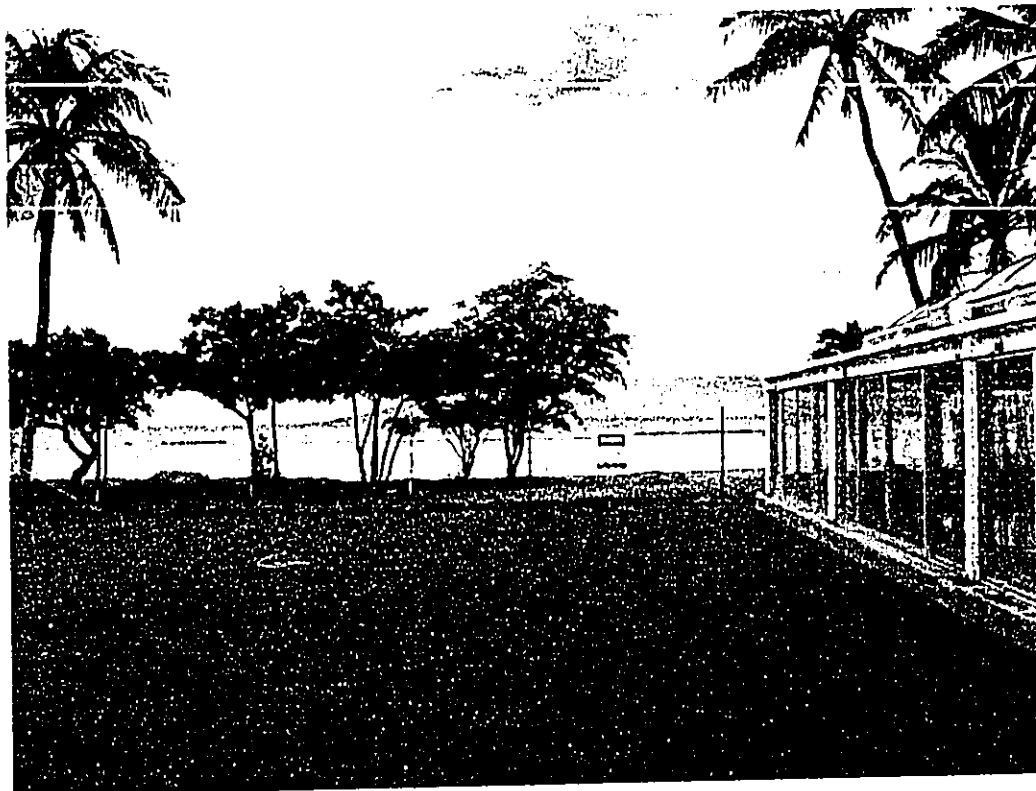


Photograph No. 3



Photograph No. 4

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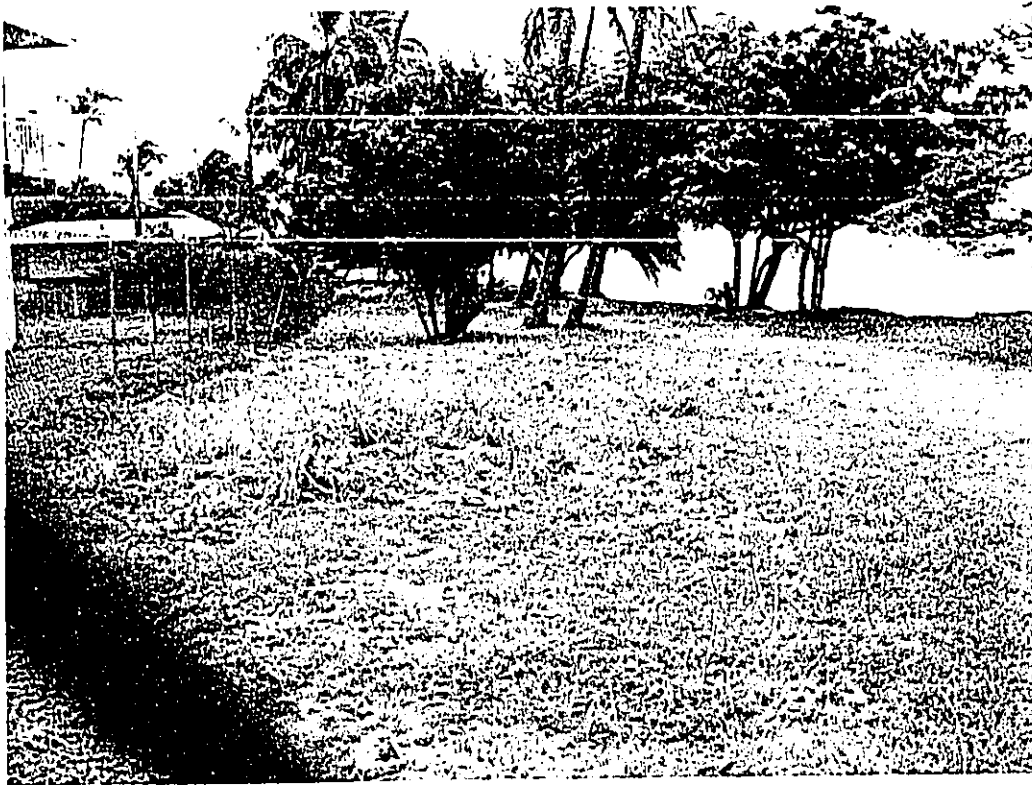


Photograph No. 5

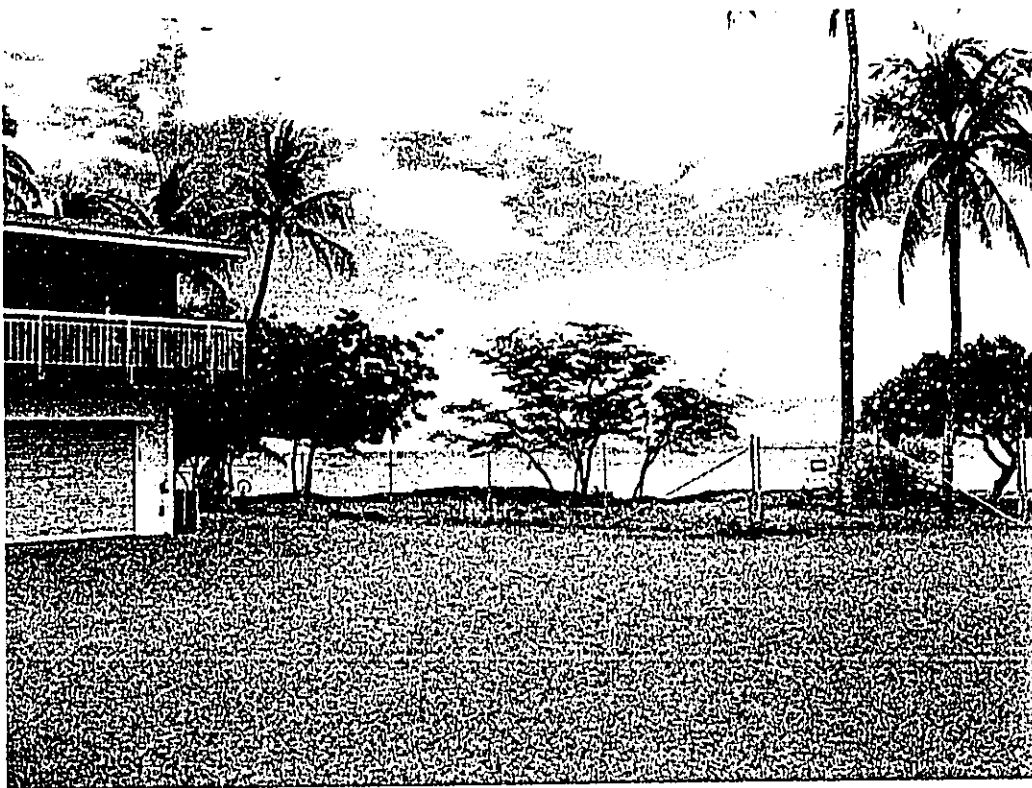


Photograph No. 6

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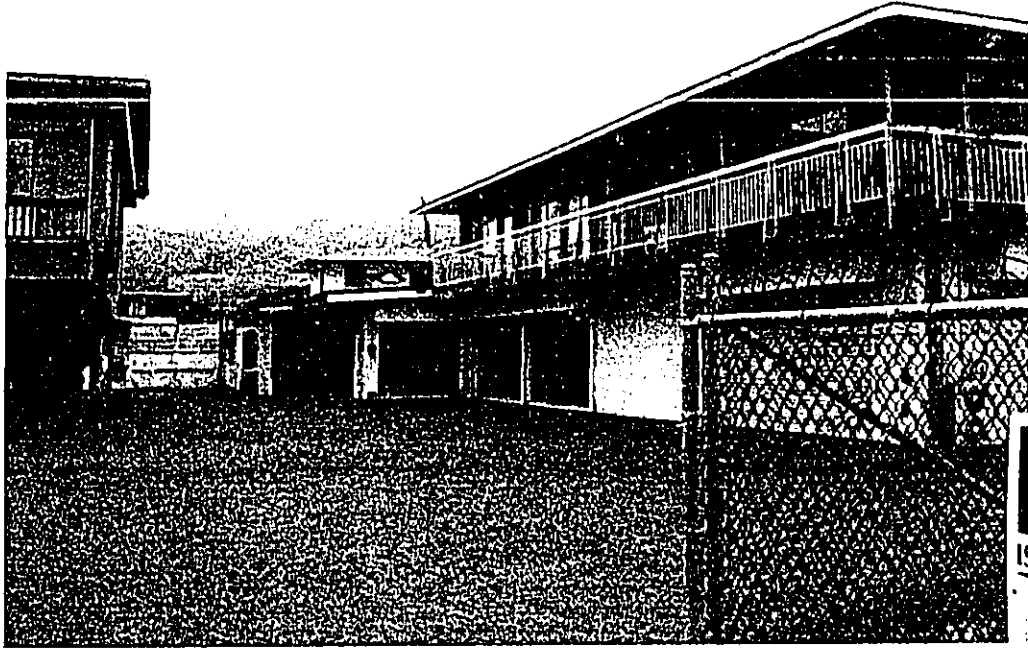


Photograph No. 7



Photograph No. 8

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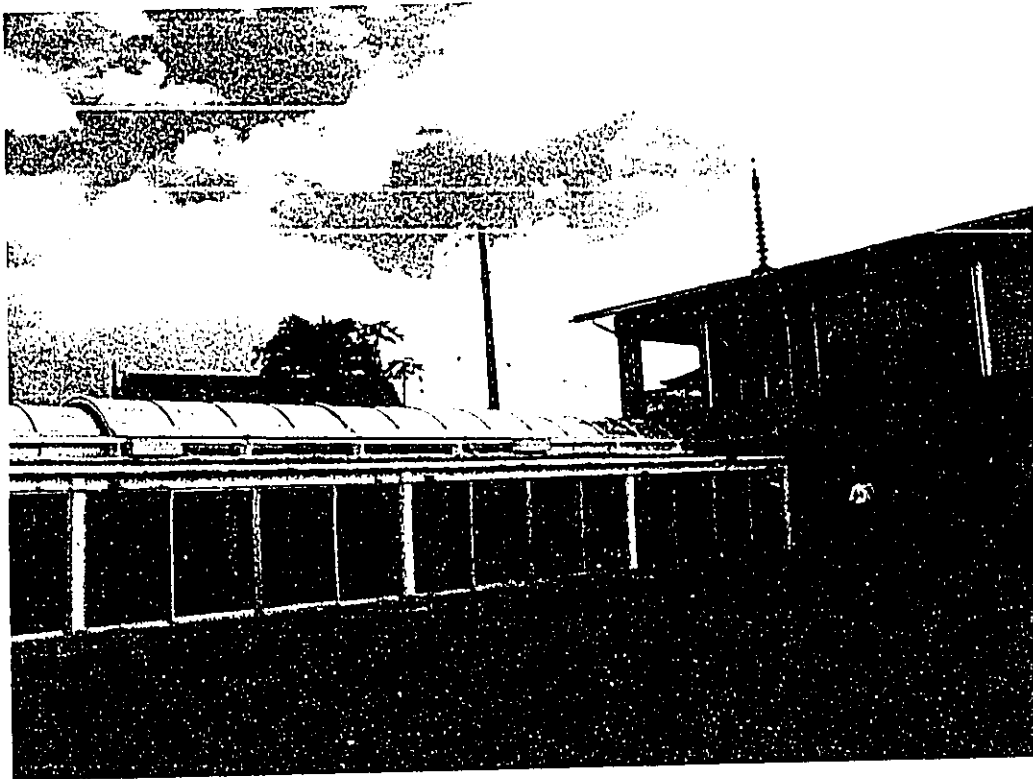


Photograph No. 9



Photograph No. 10

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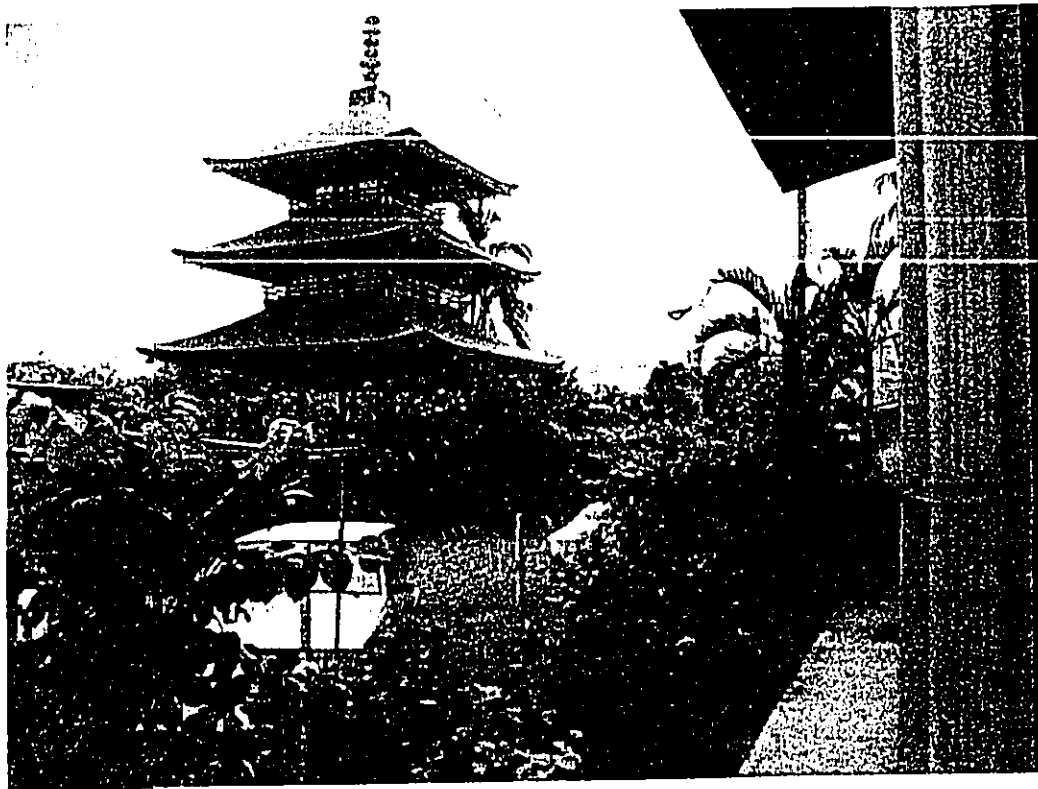


Photograph No. 11

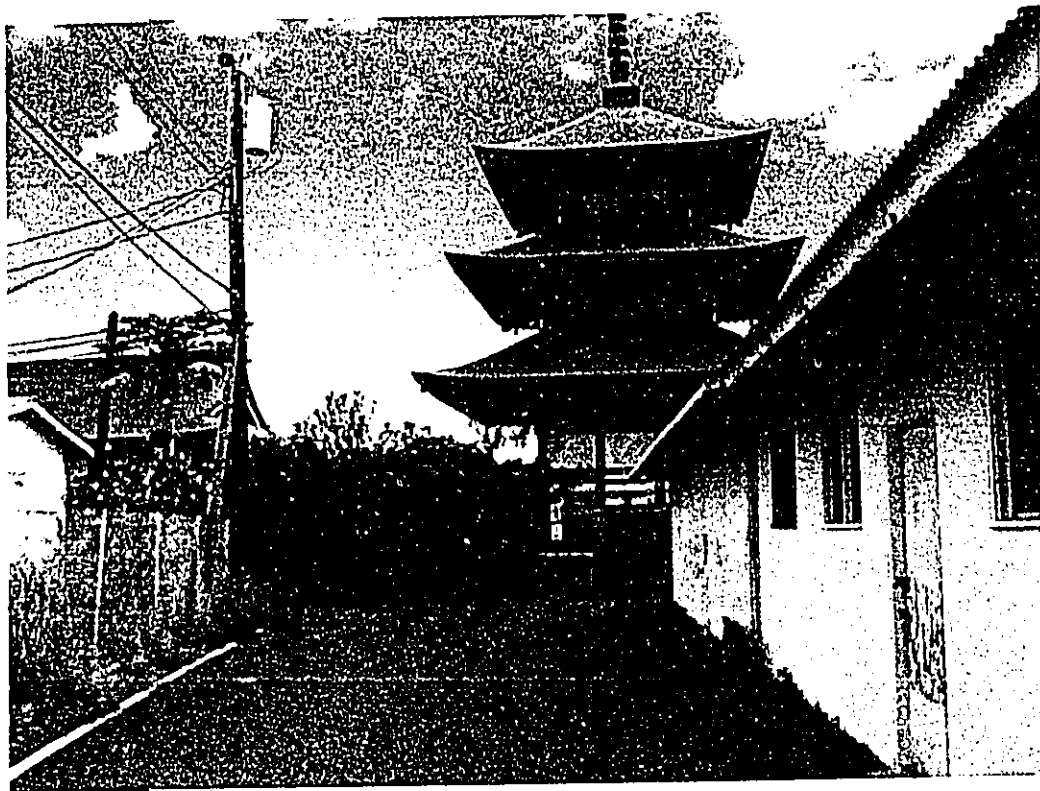


Photograph No. 12

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Photograph No. 13



Photograph No. 14

Appendix A-1

Shoreline Survey

LINDA LINGLE
GOVERNOR OF HAWAII



May 11, 2004
MA-300AUSTINA-P



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCE ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS
LD-NAV

Mr. Erik Kaneshiro
Austin, Tsutsumi & Associates, Inc.
501 Summer Street, Suite 521
Honolulu, Hawaii 96817
Wailuku, Hawaii 96793-1966

Dear Mr. Kaneshiro:

Subject: ACCEPTANCE OF APPLICATION FOR SHORELINE CERTIFICATION
Applicant: Austin, Tsutsumi & Associates, Inc.
Owner: Hawaii Omori Corporation
Island: Maui - District: Lahaina - TMK: 2nd/4-5-04: 04 & 48

The State Land Surveyor has recommended certification of the subject shoreline certification application. We have submitted this proposed certification for publication in May 23, 2004 OEQC Environmental Notice to allow for appeals. Any person wishing to file an appeal shall have twenty (20) days from the publication. If no appeals are received, the Chairperson will certify the shoreline and we will send you the signed maps.

Please note that the following costs were incurred in processing this shoreline application:

Travel Cost (DAGS Survey)	\$33.68
Total reimbursement due	\$33.68

Please remit a check payable to the Department of Land and Natural Resources for the total amount due. If we do not receive payment, we will be unable to release the signed maps.

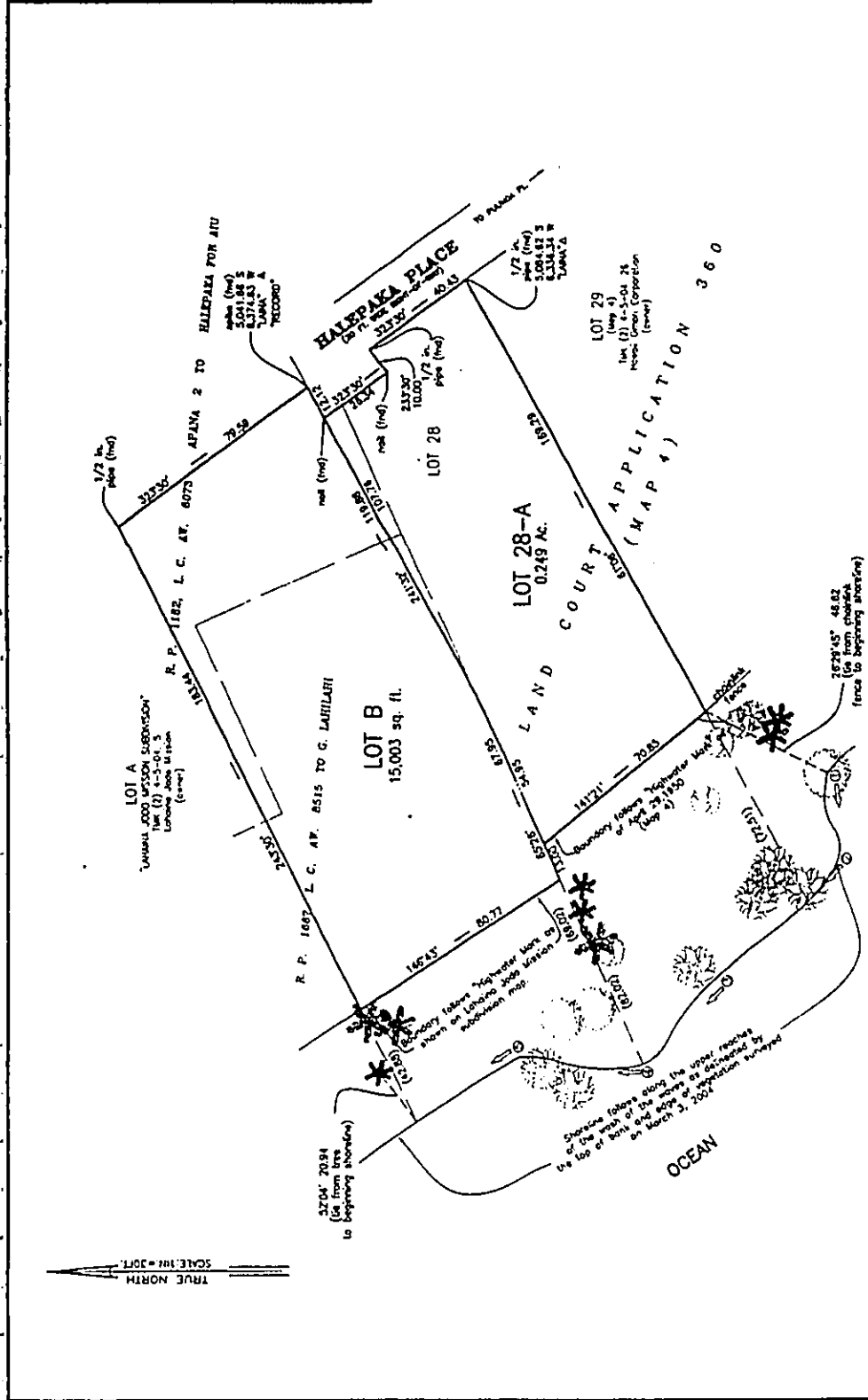
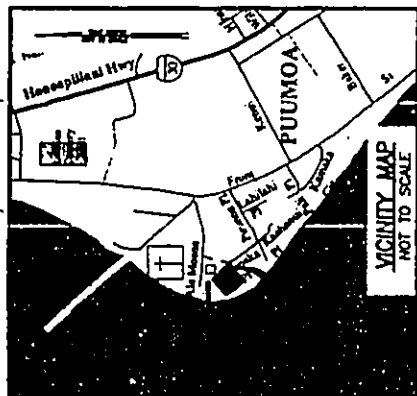
If you have any questions, please feel free to contact Mr. Nicholas Vaccaro at (808) 587-0384. Thank you.

Sincerely,

DIERDRE S. MAMIYA
Administrator

cc: District Branch
Central Files

RECEIVED AS FOLLOWS



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION.
S. S. Keli
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 9826

REVISED: MARCH 11, 2004
DECEMBER 10, 2003
JOB NO.: 03-372

**SHORELINE CERTIFICATION MAP
FOR BUILDING SETBACK PURPOSES**
LOT B OF

"LAHAINA JODO MISSION SUBDIVISION"
AND LOT 28-A OF
"HALEPAKA PLACE CONSOLIDATION NO. 1"
BEING ALL OF LOT 28 (MAP 4) OF LAND COURT APPLICATION 360
AND PORTIONS OF ROYAL PATENT 1667, LAND COMMISSION AWARD 8515,
TO G. LAHILAH, AND ROYAL PATENT 1182, LAND COMMISSION AWARD 6073
APANA 2, TO HALEPAKA FOR A/U
SITUATED AT PUUNOA AND ALIO, LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-004: 004 AND 048

- NOTES:
1. THIS MAP IS BASED ON A FIELD SURVEY PERFORMED ON 3/3/04.
 2. AZIMUTHS AND COORDINATES ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LAHAINA".
 3. SITE IS LOCATED AT 1181 (LOT 28-A) AND 1189 (LOT B) HALEPAKA PLACE, LAHAINA, HI 96761.
 4. SHORELINE CERTIFICATION IS FOR SETBACK PURPOSES.
- ⊙⇨ DENOTES APPROXIMATE LOCATION AND DIRECTION OF PICTURE TAKEN.

OWNER:
HAWAII OMORI CORPORATION
P.O. BOX 1570
LAHAINA, HI 96767

Z:\SURVEY\2003\03-372\03-372-48_A.DWG