Draft Environmental Assessment

PROPOSED HERITAGE HALL
PA`IA, MAUI, HAWAI`I
(TMK (2) 2-5-006:019)

Prepared for:

Heritage Hall, Inc.

May 2009

MUNEKIYO HIRAGA, INC.

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Executive Summary

Project Name:	Proposed Heritage Hall
Type of Document:	Draft Environmental Assessment
Legal Authority:	Chapter 343, Hawai`i Revised Statutes
Agency Determination:	Anticipated Finding of No Significant Impact
Applicable Environmental Assessment Review "Trigger":	Community Plan Amendment, and use of County funds and lands
Location:	Maui Island Pa`ia TMK (2) 2-5-006:019
Applicant:	Heritage Hall, Inc. 95 Mahalani Street, Room 12 Wailuku, Hawai`i 96793
Approving Agency:	County of Maui Maui Planning Commission 250 South High Street Wailuku, Hawai`i 96793 Contact: Jeffrey S. Hunt, Director Telephone: (808) 270-7735
Consultant:	Munekiyo & Hiraga, Inc. 305 High Street, Suite 104 Wailuku, Hawai`i 96793 Contact: Karlynn Fukuda Telephone: (808) 244-2015
Project Summary:	Heritage Hall, Inc., a partnership between the Maui Puerto Rican Association and the Portuguese Association of Maui, proposes to construct a multi-purpose cultural and community center and office complex on property identified as TMK (2) 2-5-006:019 in Pa`ia, Maui, Hawai`i. The proposed complex will be called Heritage Hall, and will honor the history and culture of Portuguese and Puerto Rican immigrants to Maui.

The proposed facility will be constructed on a 0.68-acre parcel located off of Baldwin Avenue. The subject parcel is designated "Urban" by the State Land Use Commission, zoned "Urban Reserve" by the County of Maui, and designated "Heavy Industrial" by the Pa`ia-Haiku Community Plan. In order to construct and operate Heritage Hall, a County zoning change from "Urban Reserve" to "Public/Quasi-Public" is needed. In addition, a Pa`ia-Haiku Community Plan Amendment to designate the parcel for "Public/Quasi-Public" use will be required. It is anticipated that the Maui County Council will be initiating the Change in Zoning and Community Plan Amendment actions.

The landowner and applicant is Heritage Hall, Inc.

The proposed project includes the construction of two (2) separate structures totaling approximately 5,596 square feet. The structures will house a social hall, as well as a kitchen, cultural resource center, offices, conference rooms, classrooms, and related amenities. An open courtyard will be situated between the two (2) separate buildings.

The proposed complex will include approximately 1,025 square feet of space that can be leased to a public or non-profit organization serving the Pa`ia area. The applicant proposes that the cultural resource centers share a common lobby with separate display cases, offices, and classrooms. The intent of the classrooms is to allow people of all ages to experience hands-on learning about the two (2) separate cultures and their respective histories in Hawai`i.

The proposed action involves the change in Community Plan designation as well as the use of County funds for the proposed Heritage Hall project. In particular, Heritage Hall, Inc. received a County grant for the planning and design of the project. The project also proposes to tie-in to existing County of Maui water and sewer infrastructure facilities within Baldwin Avenue, which is a County of Maui roadway. The utility connections to these facilities, which involves work within a County roadway right-of-way, is interpreted as a use of County lands. Use of County lands is also a "trigger" for Chapter 343, Hawai`i Revised Statutes review. In light of the foregoing, an environmental assessment is being prepared pursuant to Chapter 343, Hawai`i Revised Statutes.

I. PROJECT OVERVIEW

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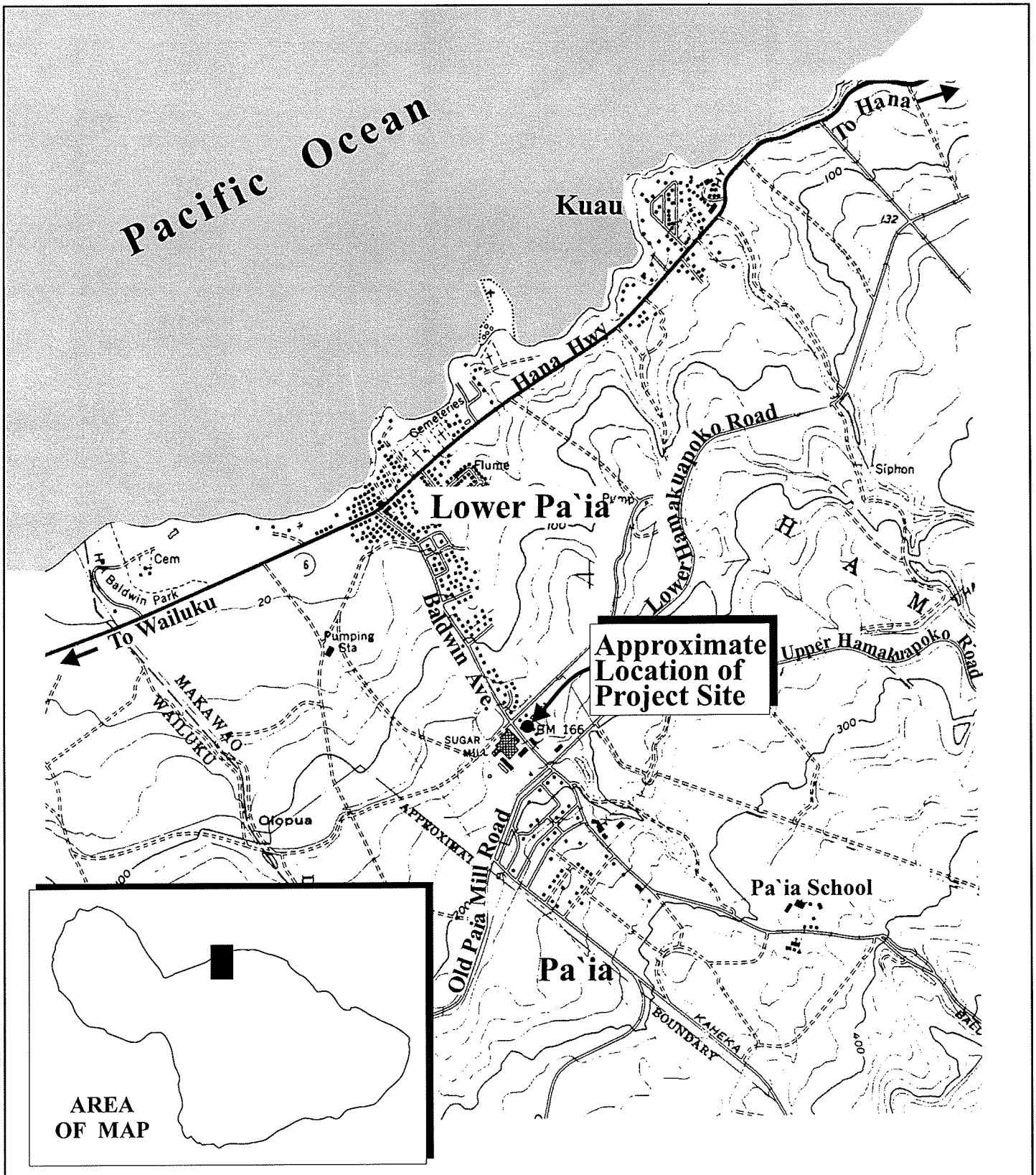
A. PROJECT BACKGROUND

Heritage Hall, Inc. ("Applicant"), a partnership between the Maui Puerto Rican Association and the Portuguese Association of Maui, proposes to construct a multi-purpose cultural and community center and office complex on property identified as TMK (2) 2-5-006:019 (hereafter referred to as "Project Site") in Pa`ia, Maui, Hawai`i. See **Figure 1** and **Figure 2**. The proposed complex will be called Heritage Hall, and will honor the history and culture of Portuguese and Puerto Rican immigrants to Maui.

The Maui Puerto Rican Association was founded in 1980 and the Portuguese Association of Maui was established in 1984. Since each association's establishment in the early 1980's, the Maui Puerto Rican Association and the Portuguese Association of Maui each raised money in hopes of having its own cultural resource center. The partnership of the two (2) associations was formed subsequently in 2003, after A&B, Inc. offered the subject property to be used jointly by the Portuguese and Puerto Rican communities. Heritage Hall, Inc. was created to develop and operate a center for both the Puerto Rican and Portuguese communities of Maui.

The proposed facility will be constructed on a 0.68-acre parcel located off of Baldwin Avenue. The subject parcel is designated "Urban" by the State Land Use Commission, zoned "Urban Reserve" by the County of Maui, and designated "Heavy Industrial" by the Pa`ia-Haiku Community Plan. In order to construct and operate Heritage Hall, a County zoning change from "Urban Reserve" to "Public/Quasi-Public" is needed, as well as, a Pa`ia-Haiku Community Plan Amendment to designate the parcel for "Public/Quasi-Public" use. To facilitate project implementation, it is anticipated that the Maui County Council will process a Council-initiated Community Plan Amendment from "Heavy Industrial" to "Public/Quasi-Public", as well as a Council-initiated Change in Zoning from the "Urban Reserve District" to the "P-1, Public/Quasi-Public District".

The landowner and applicant for the proposed action is Heritage Hall, Inc.



Source: U.S. Geological Survey

Figure 1

Entitlements Request for Proposed Heritage Hall

Regional Location Map

0 500 1000 2000 Feet

Prepared for: Heritage Hall

MUNEKIYO & HIRAGA, INC.

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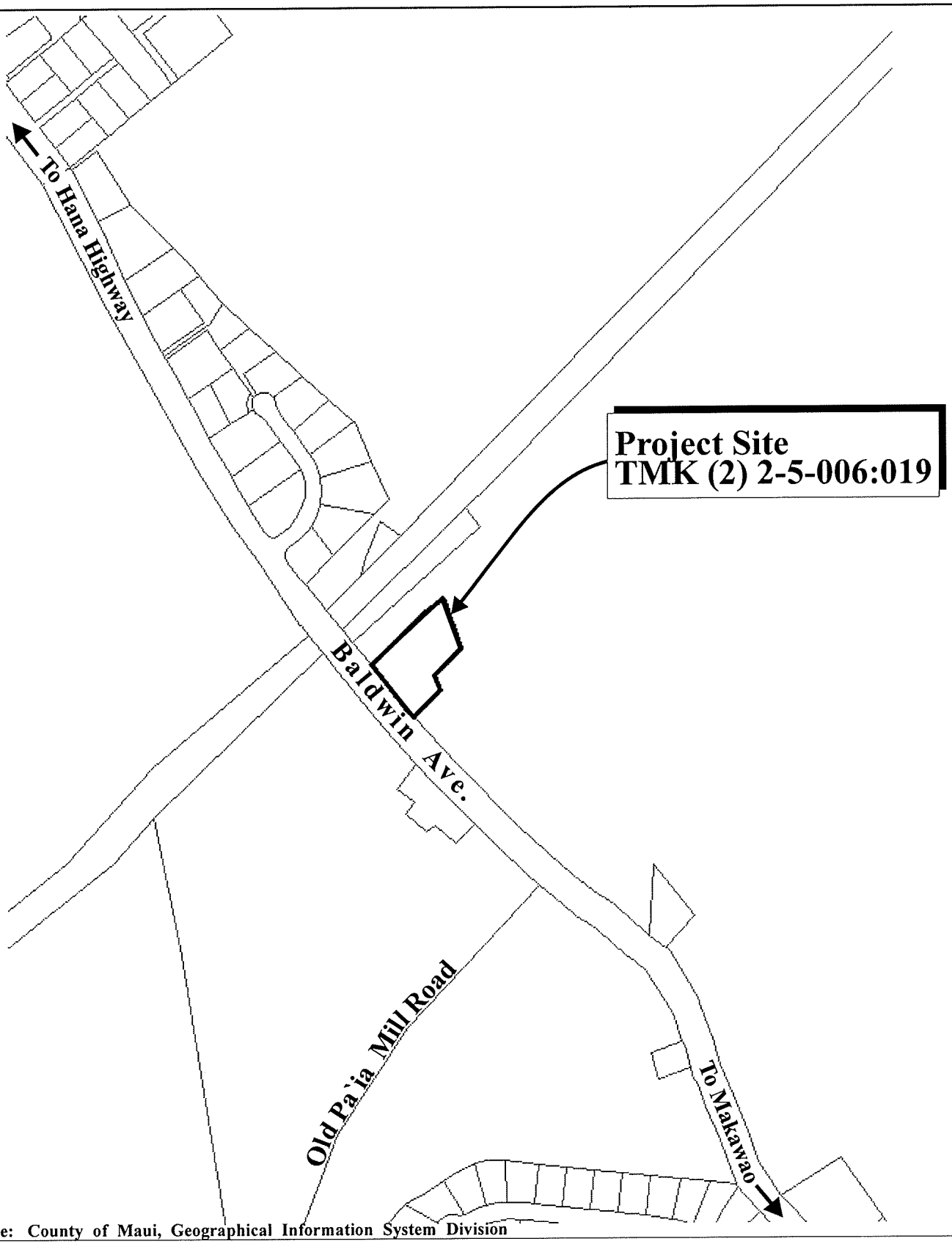

Source: County of Maui, Geographical Information System Division

Figure 2

Entitlements Request for Proposed Heritage Hall

Site Location Map

NOT TO SCALE

Prepared for: Heritage Hall, Inc.

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HeritageHall\Paia\siteloca

B. EXISTING CONDITIONS

The proposed project site is located in Upper Pa`ia Town, approximately 0.75 mile mauka (southeast) of the Baldwin Avenue-Hana Highway intersection. The subject property is located off of Baldwin Avenue, near the former Pa`ia Mill, Pa`ia Post Office, and Pa`ia Train Depot. The former Pa`ia Mill is located to the south of the project site on Baldwin Avenue. The mill has not been used since Hawaiian Commercial & Sugar Company (HC&S) ceased mill operations in the year 2000. A commercial building exists adjacent to the project site to the northwest (former Pa`ia Train Depot), while single-family homes exist to the northwest and southeast of the project site along Baldwin Avenue. The project site is currently vacant. There are remnants of the foundation and walls from the former Pa`ia Dispensary, which was located at the project site.

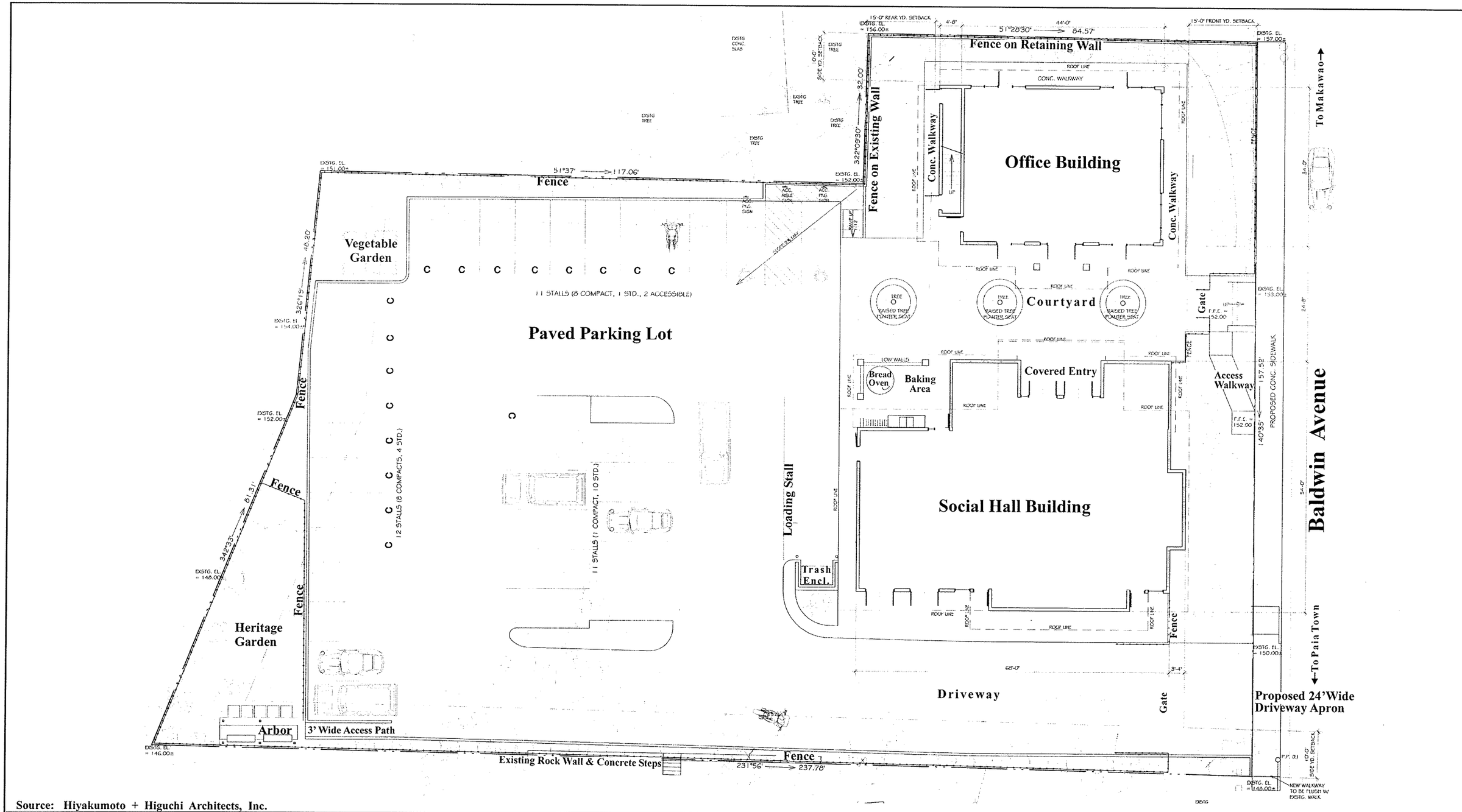
C. PROPOSED ACTION

The proposed project includes the construction of two (2) separate structures totaling approximately 5,596 square feet. The structures will house a social hall, as well as a kitchen, offices, conference rooms, classrooms, and related amenities. An open courtyard will be situated between the two (2) separate buildings. See **Figure 3**, **Figure 4**, and **Figure 5**.

The proposed complex will include approximately 1,025 square feet of space within the office building that can be leased to a public or non-profit organization serving the Pa`ia area. The applicant proposes that the cultural resource centers share a common lobby with separate display cases, offices and classrooms. The intent of the classrooms is to allow people of all ages to experience hands-on learning about the two (2) separate cultures and their respective histories in Hawai`i.

Assistance with genealogical research, including translations, are proposed offerings by both the Portuguese Association of Maui and the Maui Puerto Rican Association. Further, demonstrations including the making of *pasteles*, dancing *plenas* and *meringues* from Puerto Rico, learning the Portuguese *chamarrita* (dance from the Azores), and baking bread in an outdoor stone oven are proposed. These activities, along with Portuguese and Spanish language classes, are currently being provided to the community by the partners.

Heritage Hall is also proposed to provide space for meetings, and various other community activities. Rental fees for the hall will be comparable to fees charged by the County of Maui and other cultural centers.



Source: Hiyakumoto + Higuchi Architects, Inc.

Figure 3

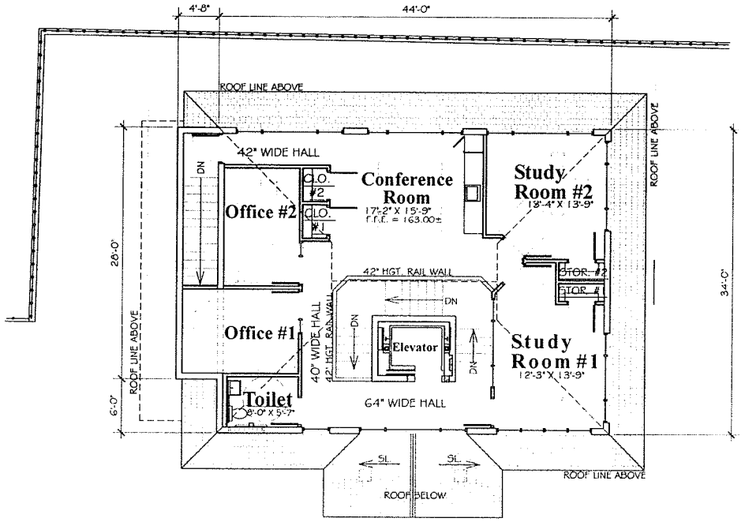
Entitlements Requests for Proposed Heritage Hall

Conceptual Site Plan

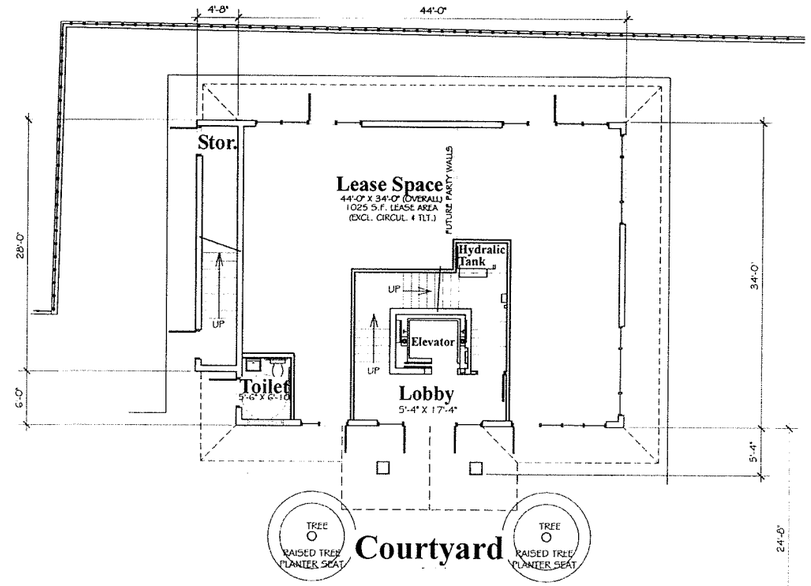
NOT TO SCALE

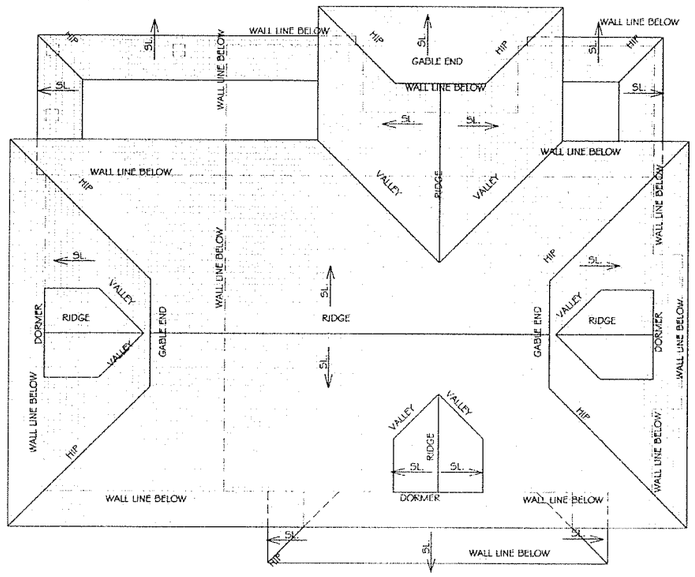
Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

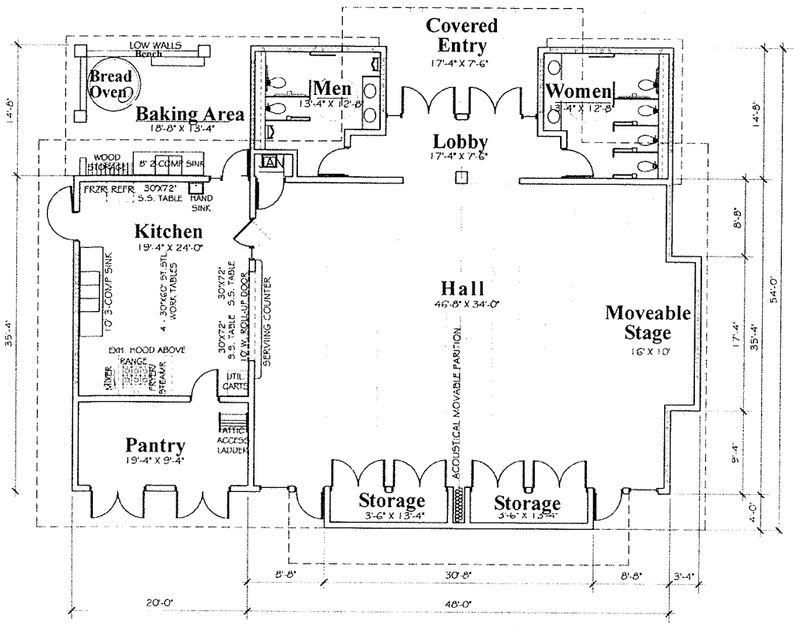


Office Building Conceptual Second Floor Plan





Social Hall Building Conceptual Roof Plan



Conceptual First Floor Plan @ Social Hall Bldg., Courtyard, & Office Bldg.

Source: Hiyakumoto + Higuchi Architects, Inc.

Figure 4

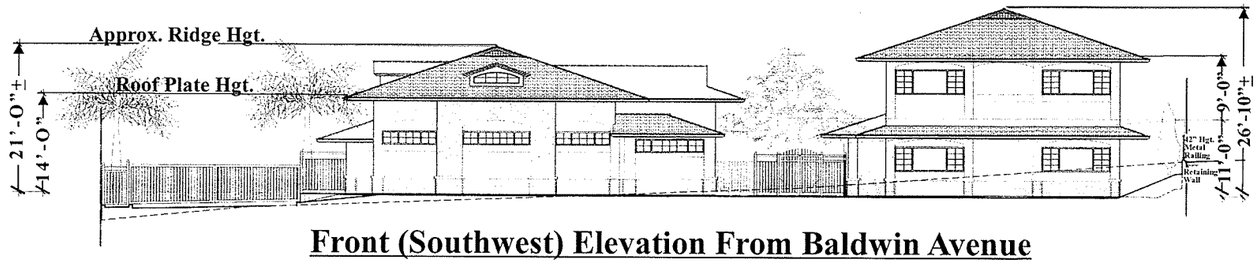
Entitlements Requests for Proposed Heritage Hall

Conceptual Building Plans

NOT TO SCALE

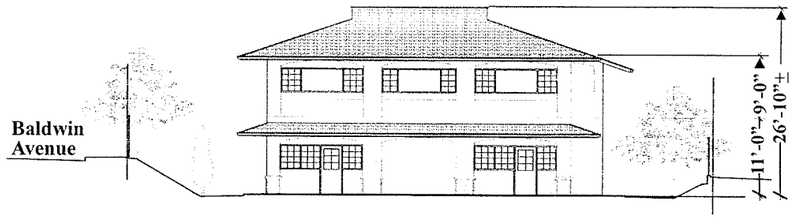
Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

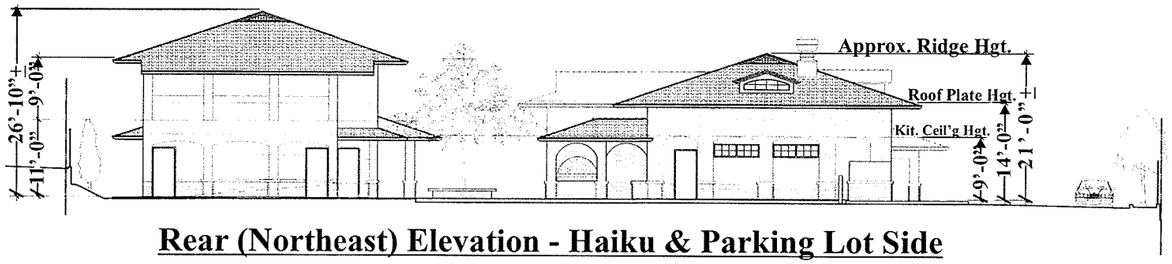


Front (Southwest) Elevation From Baldwin Avenue

Courtyard Elevation - Office Building

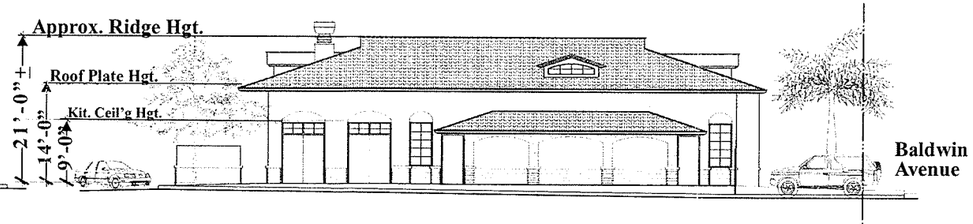


Mauka (Southeast) Elevation of Office Building - Makawao Side



Rear (Northeast) Elevation - Haiku & Parking Lot Side

Courtyard Elevation - Social Hall



Makai (Northwest) Elevation of Social Hall - Paia Town Side

Source: Hiyakumoto + Higuchi Architects, Inc.

Figure 5

Entitlements Requests for Proposed Heritage Hall
Conceptual Elevations

NOT TO SCALE

MUNEKIYO & HIRAGA, INC.

Prepared for: Heritage Hall, Inc.

D. CHAPTER 343, HAWAI`I REVISED STATUTES

As previously noted, the proposed project will involve an amendment to the Pa`ia-Haiku Community Plan which is a trigger to Chapter 343, Hawai`i Revised Statutes. Further, the proposed project will involve the use of County funds and lands. In the County of Maui Fiscal Year 2008 budget, Heritage Hall received a grant of funds for the planning and design of the project. Additionally, the proposed improvements include connections to existing utility infrastructure (water, sewer, relocation of Maui Electric Company utility lines and/or poles, etc.), in the Baldwin Avenue right-of-way. The connections to County service and work within Baldwin Avenue have been deemed a use of County lands. As such, an Environmental Assessment (EA) is being prepared pursuant to Chapter 200 of Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules. This document addresses the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the significance of the proposed action. The approving agency will be the Maui Planning Commission.

E. PROJECT COSTS AND SCHEDULE

The estimated construction cost for the proposed project is $4 million to $4.5 million. Construction of the proposed project will commence upon the receipt of all necessary regulatory permits and approvals and upon project funding. Construction is estimated to take approximately eight (8) months.

F. LAND USE ENTITLEMENTS PROCESSING SUMMARY

As previously noted, the Maui County Council has agreed to initiate the Community Plan Amendment and Change in Zoning actions needed in order to allow the proposed Heritage Hall project to proceed. In preliminary discussions with the Maui County Council and the County of Maui, Planning Department, it was agreed that the Chapter 343, HRS EA document would be processed through the Maui Planning Commission. Upon completion of the Chapter 343, HRS EA process, the Maui County Council would prepare and transmit bills for the Community Plan Amendment and Change in Zoning to the Council Land Use Committee. In turn, the Land Use Committee would transmit the draft bills to the Maui Planning Commission for review and recommendations. Upon receipt of the Planning

Commission's recommendations, the Council Land Use Committee would further deliberate on the proposals and advance the Committee's recommendations to the full Council. The Council would then take formal action on the bills for ordinances.

II. DESCRIPTION OF THE EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

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A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

a. Existing Conditions

In general, Pa`ia Town is noted for its plantation-era architecture and small town ambiance. The business/commercial establishments of Pa`ia are primarily located along Hana Highway and Baldwin Avenue, with the area in the vicinity of the Hana Highway-Baldwin Avenue intersection serving as a focal point of business/commercial activity. Existing town businesses include retail shops, restaurants, boutiques, and real estate offices. Interspersed between business/commercial uses are existing residential uses, vacant lots, and public uses.

Typical commercial establishments in Pa`ia Town are one-story in height with occasional two-story buildings adding variety to the streetscape. Building frontages are typically located at or near the front property line. Parking is available along the main roadway frontage with additional interior parking often accessed by an alleyway or adjacent interior street.

The subject property is located in Upper Pa`ia Town, approximately 0.75 mile mauka (southeast) of the Baldwin Avenue-Hana Highway intersection. The former Pa`ia Mill is located to the southwest of the project site on Baldwin Avenue. The mill has been unused since Hawaiian Commercial & Sugar Company (HC&S) ceased operation in 2000. A commercial building (former Pa`ia Train Depot) exists adjacent to the site to the northwest while single-family homes exist beyond to the northwest and southeast of the project site along Baldwin Avenue.

b. Potential Impacts and Mitigation Measures

The requested land use action is in keeping with the existing land use character of Pa`ia Town. No adverse impacts to surrounding land uses are anticipated as a result of the proposed land use amendments. Further, the development of Heritage Hall along Baldwin Avenue will be designed to complement the existing design character of Pa`ia Town.

2. Climate

a. Existing Conditions

Like most of the State of Hawai`i, Maui experiences a relatively uniform year-round climate with mild temperatures, moderate humidity and consistent northeasterly tradewinds. However, local terrain can greatly influence the climate in different areas. The region experiences a relatively even climate with little seasonal and day-night temperature variation. Cool tradewinds from the northeast help keep the warm summer months pleasant.

The average annual temperature at the Kahului Airport in 2006 was 75.9 degrees, and the airport reported an annual average of 18.65 inches of rainfall (Maui County Databook 2007).

b. Potential Impacts and Mitigation Measures

The proposed project is not anticipated to adversely affect climatic conditions in the area.

3. Topography and Soils

a. Existing Conditions

The topography of Pa`ia Town slopes gently upward from 145 feet to an elevation of about 156 feet above mean sea level (amsl). The parcel slopes approximately four (4) percent in a southerly to northerly direction. See **Appendix "A"**, Preliminary Engineering Report. The town of Pa`ia is located on a lower sloping plain, with development generally clustered around Hana Highway and Baldwin Avenue.

The soils underlying the subject area are of the Pulehu-Ewa-Jaucas association. See **Figure 6**. These deep, nearly level to moderately sloping, well to excessively drained soils occur on alluvial fans and basins. The subsoil is moderately fine to coarse textured.

The specific soil type underlying the project site is the Pa`ia silty clay, 3 to 7 percent (PcB). See **Figure 7**. These soils are typically found on nearly level areas, noted for moderate permeability, slow runoff, and a slight erosion hazard.

b. Potential Impacts and Mitigation Measures

The proposed project is not anticipated to have any significant impacts to the existing topography in the area. The existing grades in the project site are relatively level and any proposed grading will not significantly alter the existing topography. As previously noted, the soil type underlying the site has moderate permeablity. Refer to **Appendix "A"**.

4. Flood and Tsunami Hazard

a. Existing Conditions

According to Flood Insurance Rate Maps (FIRM) for the region, the project site is located in Zone C, an area of minimal flooding. See **Figure 8**. In addition, the County of Maui Tsunami Evacuation Maps indicate the project site is located mauka of the evacuation boundary.

b. Potential Impacts and Mitigation Measures

The subject property is located within Zone C, areas of minimal flooding, and located beyond the reaches of the tsunami inundation zone. The proposed project will not alter flood hazard conditions at or around the subject parcel.

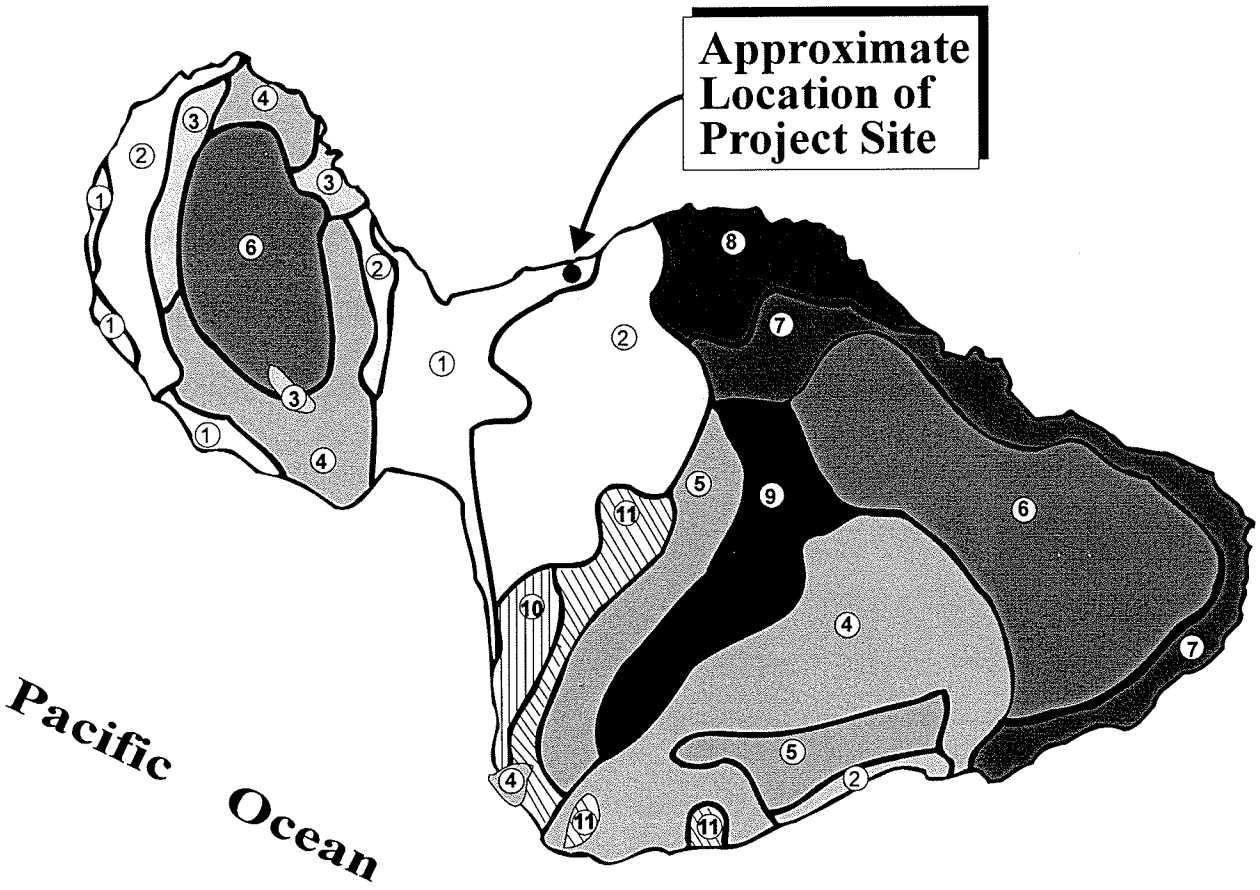
5. Flora, Fauna, and Avifauna

a. Existing Conditions

The project site is undeveloped and primarily vegetated with weeds and grasses. As reported in the archaeological inventory survey, vegetation

LEGEND

- ① Pulehu-Ewa-Jaucas association
- ② Waiakoa-Keahua-Molokai association
- ③ Honolua-Olelo association
- ④ Rock land-Rough mountainous land association
- ⑤ Puu Pa-Kula-Pane association
- ⑥ Hydrandepts-Tropaquods association
- ⑦ Hana-Makaalae-Kailua association
- ⑧ Pauwela-Haiku association
- ⑨ Laumaia-Kaipoipoi-Olinda association
- ⑩ Keawakapu-Makena association
- ⑪ Kamaole-Oanapuka association



Source: USDA Soil Conservation Service

Figure 6

Entitlements Request for Proposed Heritage Hall
Soil Association Map

NOT TO SCALE

Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

HeritageHall\Paia\soils

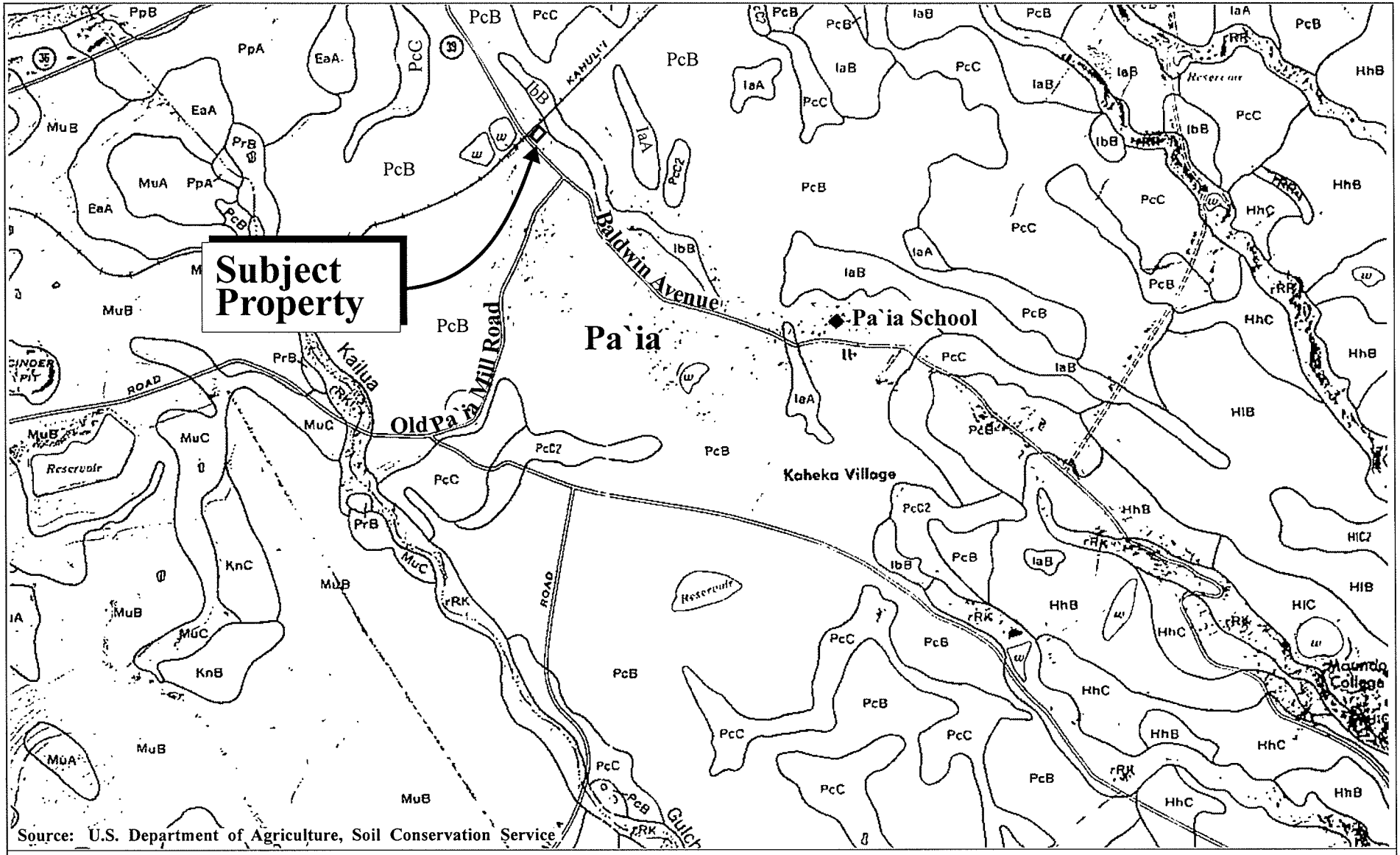


Figure 7 Entitlements Requests for Proposed Heritage Hall

Soils Classification Map

0 1,000 Feet
500 2,000

Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

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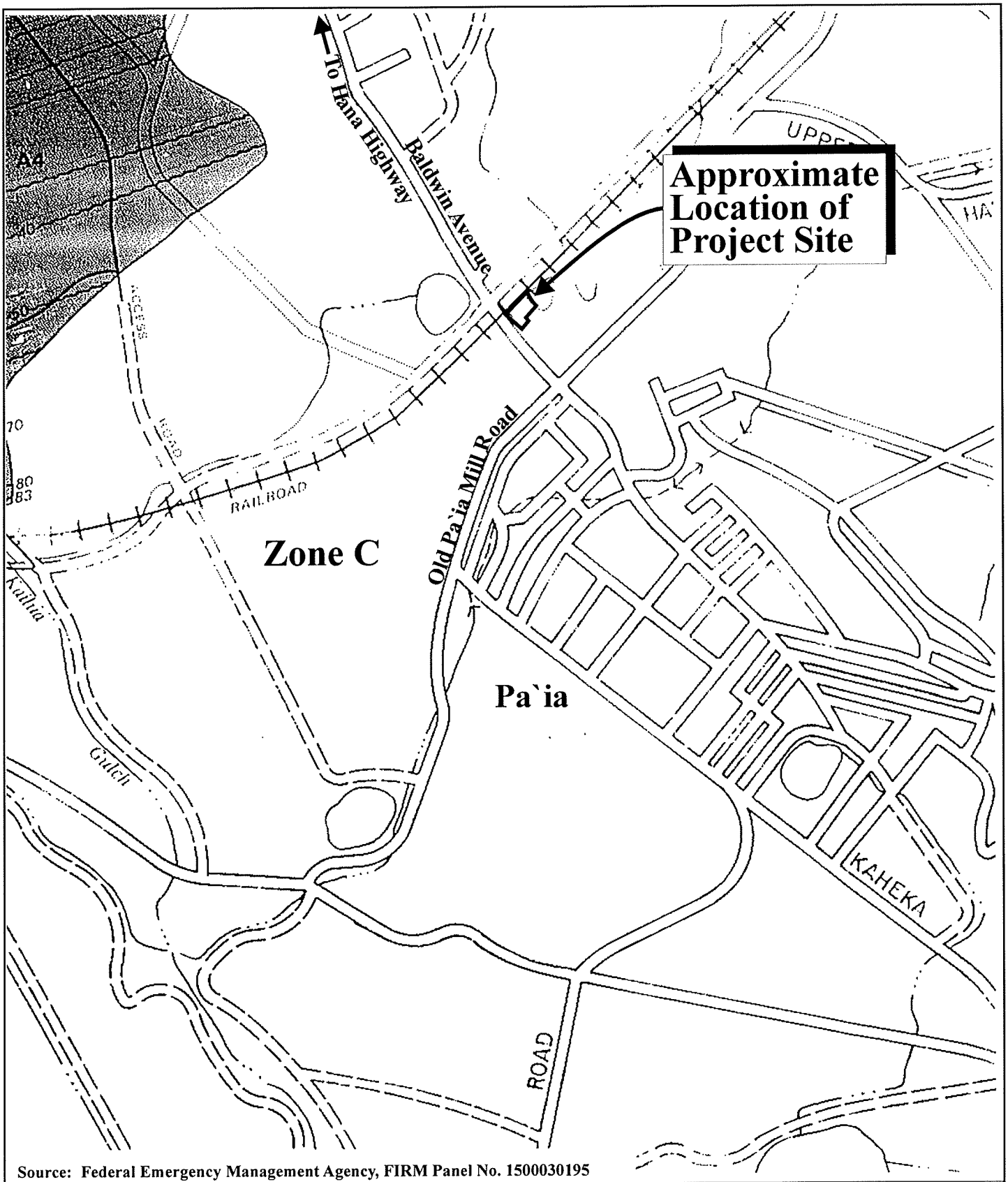


Source: Federal Emergency Management Agency, FIRM Panel No. 1500030195

Figure 8

Entitlements Requests for Proposed Heritage Hall

Flood Insurance Rate Map

NOT TO SCALE

Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

HeritageHall\Paia\firm

consists entirely of alien invasive species that are typical of disturbed areas. Vegetation includes a grassland of mostly giant guinea grass (*Panicum maximum*) and other weedy invasive species including lion's ear (*Leonotis nepetifolia),* Chinese violet (*Asyswtasia gangetica*), koa haole (*Leucaena leucocephala*), castor bean (*Ricinis communis*), spiny amaranth (*Amaranthus spinosus*), sticky foxtail (*Setaria verticillata*), swollen finger grass (*Chloris barbata*), slender mimosa (*Desmanthus virgatus*), beggar's tick *(Bidens sp.*), and cherry tomato *(Lycopersicon pimpinellifolium*). See **Appendix "B"**. Most likely associated with an old abandoned shack located just outside the project boundary, the northern portion of the site is thickly vegetated with bamboo (*bambusa* sp.), Java plum (*Syzgium cumini*), and night blooming cereus (*Hylocereus undatus*). Along the southeast edge of the property are ironwood (*Casuarina* sp.), several varieties of palm and pine trees, and domestic turk's cap hibiscus (*Malvaviscus arboreus*). Near the driveway are a large banyan (*Ficus* sp.), siris tree (*Albezia lebbek*) and palm tree. A large monkeypod (*Samanea saman*) is in the southern corner of the property. The vegetation is limited to the perimeters of the lot. No native species were observed on the property.

Introduced terrestrial fauna in the region include rats, mice, feral cats, and mongoose. Introduced avifauna include the Mynah, Spotted Dove, Barred Dove, Japanese White-eye, and House Sparrow.

b. Potential Impacts and Mitigation Measures

The property was previously developed and utilized as the Pa`ia Dispensary. The slab foundation remnants occupy the majority of the site. There are no identified significant habitats of rare, endangered, or threatened species of flora, fauna, or avifauna located within the vicinity of the subject property. The removal of flora and displacement of fauna or avifauna in conjunction with the development of Heritage Hall are not considered to be significant negative impacts to the environment.

6. Archaeological Resources

a. Archaeological Resources Background

An Archaeological Inventory Survey (AIS) was conducted on January 3, 9,

and 14, 2008 by Scientific Consultant Services, Inc. Refer to **Appendix "B"**. The project site is located in the ahupua`a of Hamakua Poko, Makawao District.

The AIS summarizes that during traditional times, the division of Maui into districts (*moku*) and subdistricts was performed by a *kahuna* (priest) named Kalaiha`ohia during the time of the *ali`i* (chief) Kaka`alaneo. *Ahupua`a* were further land divisions within the *moku* that ideally incorporated all the terrestrial and marine resources needed for traditional subsistence strategies. Traditionally, Wailuku and Lahaina were the main population centers on Maui.

According to the report, few details could be located pertaining to settlement during pre-Contact times near the project area. Oral histories and ethnohistoric accounts point out that while primary activities occurred within the Wailuku area, coastal reaches, such as Pa`ia, supported smaller scale agricultural endeavors such as sweet potato cultivation. The report indicated that the gulches in the Hamakua Poko Ahupua`a contained good soil and were most likely used for sweet potato cultivation. Areas such as Lower Pa`ia were also a primary source of a variety of marine resources. Oral histories also specify that battles between polities of Maui and Hawai`i Island transpired in the coastal sands of Wailuku and in the upland valleys.

As described in the AIS, separate from references to battles and the archaeological evidence of burials in the sand dunes, the region of Pa`ia does not appear to have had significant population centers. Many religious sites associated with chiefs were located in Wailuku. No *heiau* or any other major archaeological features are documented in the vicinity of Pa`ia.

The AIS indicates that from the early to mid-1800s, missionaries began growing sugar, which began in East Maui in 1857. HC&S and Alexander and Baldwin developed most of the flat lands of central and eastern Maui, including land in Pa`ia. In January 1880, the Alexander and Baldwin plantation embarked on the production of a new mill for Pa`ia. Through major improvements and remodeling, Pa`ia Mill became one of the best equipped sugar factories in Hawai`i by the mid-1920s. The growth of the sugar industry was furthermore augmented by the importation of labor from

foreign countries. Lower Pa`ia was settled with the immigrant workers and their families who opened businesses. Upper Pa`ia was secured by the Maui Agricultural Company and was characterized by plantation-owned businesses and employee housing camps.

The post-war years after World War I became increasingly difficult for the sugar industry in Hawai`i, which resulted in the closures of many Hawaiian sugar companies. The closure of Pa`ia Mill came when the price of sugar fell 20 percent in the United States. After nearly a century of operations, HC&S closed the mill in 2000.

b. <u>Potential Impacts and Mitigation Measures</u>

As indicated in the survey report, majority of the subject property is covered by a concrete slab foundation. The survey report indicates that the foundation is the remains of the former Pa`ia Dispensary building. According to local informants, the building was also used by the Pa`ia Sugar Mill as an occasional office and an after hours meeting hall. The Pa`ia Dispensary was constructed in 1930 by the Maui Agricultural Company and served as a clinic/dispensary and medical support for the employees of the Pa`ia Sugar Mill until the merger between HC&S and Maui Agricultural Company in 1948. Subsequently, the Pu`unene Hospital provided medical services to employees and the Pa`ia Dispensary closed for a short time and was later reopened as the Pa`ia Community Center until the early 1970's. For the next thirty years until the Pa`ia Mill closure in 2000, the building functioned as a storage facility/warehouse for the mill.

Survey and excavation ultimately led to the documentation of one site, State Site Number 50-50-05-6427 (Site 6427). This site represents the site of the demolished historic building, the Pa`ia Dispensary, with features containing historic to modern construction.

As noted in the AIS, the lack of traditional cultural deposits in the project area can be attributed to intensive landscape alterations on the site that occurred during the historic period. During the late nineteenth to the early twentieth century, sugar cane was extensively cultivated in the project area. At the same time, related HC&S sugar cane production infrastructure was developed and continued to operate until the Pa`ia Sugar Mill closed in 2000.

According to the report, these activities may have impacted traditional or historic sites on the property. Further, the project area has been cleared of surface debris.

The archaeological inventory survey report notes that Site 50-50-05-6427 is considered significant under Criterion D; all information has been gained through inventory survey and no further work is indicated due to the current documentation. Based on the findings, the report indicates that further archaeological research would not return any significant findings; therefore, the report recommends that no further work is required.

In a letter dated February 5, 2009, the State Historic Preservation Division (SHPD) accepted the AIS prepared for the subject project. See **Exhibit "B-1"**. The SHPD indicated in their letter that Site 50-50-05-6427 is subject to review under Act 228, which requires owners of historic buildings to submit archival quality photographs to the SHPD prior to issuance of a building related permit. As such, further coordination will be carried out by the applicant and the SHPD.

7. Cultural Resources

a. Existing Conditions

In February 2008, a Cultural Impact Assessment (CIA) was prepared for the subject property by Scientific Consultant Services, Inc. See **Appendix "C"**. According to the report, Pa`ia is located on the north side of Haleakala in a region of sloping *kula* lands that are intersected by small stream gulches. The report also notes that there is little direct information about the ahupua`a of Pa`ia. Traditionally, there were trails that extended along the coast and from the coast to the mountains, linking the two for economic as well as social reasons. It can also be confidently assumed that there was a trail near or perhaps from Pa`ia Town. The *Alaloa*, or the around-the-island road built by Kiha-a-pi`ilani, extended along the coastal region from Waiehu, passing Pa`ia and extending on, crossing streams where the gulches emerged along the shore.

(1) Cultural Assessment

To assess cultural impacts associated with the proposed project, an interview was conducted with two (2) former area residents. See **Appendix "C-1"**. Summaries of the interviews with Alfredo Tabaco and Alfred Boteilho, Jr. are presented below.

Interview with Alfredo Tabaco

Mr. Alfredo Tabaco was born in the old Pa`ia Hospital, which once stood near Pa`ia School on April 8, 1932. Pa`ia was then divided into Upper Pa`ia and Lower Pa`ia; the old railroad tracks, or 'Track 9', split Pa`ia in two. Mr. Tabaco spent his early years growing up in the Pa`ia plantation camps; first 'Store Camp' named after a camp store built by the plantation that sold an assortment of dry goods and groceries; then 'Kaheka' which was located near the Holy Rosary Church; and lastly 'Orpheum Camp' where Mr. Tabaco spent most of his childhood years. Today, Mr. Tabaco described, the only camp that remains is 'Skill Camp' or 'Skill Village'.

When asked of his memories of the site for the proposed Heritage Hall, Mr. Tabaco recollected that aside from his father's retirement party in 1967, the building which once stood on the lot served as the Pa`ia Dispensary. The old Pa`ia Dispensary was owned by M.A. Company and used by any M.A. employee who had medical coverage. Mr. Tabaco recalled that he had occasionally visited the dispensary growing up. Although he could not remember exactly when, the dispensary later moved to Kahului, and the facility was converted into a community center and eventually torn down. It was at that time when the facility was used as a community center that they held his father's retirement party. Mr. Tabaco remembered that before the dispensary was constructed, there was a cemented area on the property that may have been used as a pavilion for dancing or other similar get-togethers.

In the interview, Mr. Tabaco expressed his desire to see the Heritage Hall constructed. He explained that he is looking forward to using

the facility. When asked if he knows of any cultural practices that have been or are still carried out on or the near the project site, Mr. Tabaco said he knows of none.

Interview with Alfred Boteilho, Jr.

Mr. Alfred Boteilho, Jr., originally from Hamakuapoko, spent eight (8) years of his life growing up in Skill Village, and the majority thereafter in a house his parents bought not two (2) miles away along Baldwin Avenue in Pa`ia, Maui. Born in 1948 to Alfred Boteilho Sr. and Laura Rocha-Boteilho, Mr. Alfred Boteilho Jr. was the youngest of four children.

Mr. Boteilho remembered that there was once a dispensary on the site of the proposed Heritage Hall; he remembered having gone there as a child. At some point the dispensary had turned into a community hall. From his memory, Mr. Boteilho gathered that the area in the vicinity of the project site was primarily a business section. Adjacent to the proposed project site, to the west, was the old train depot and the post office and behind the old post office was a house. Traveling up Baldwin Avenue, Mr. Boteilho remembered Pa`ia Store, or A&B Store, that sold a variety of things including clothes, food, canned goods, and bicycles. There was even a counter at which someone could sit and order a bite to eat.

When asked if the project proceeds, what cultural concerns should be considered in the development plans, Mr. Boteilho responded that the sidewalks in the vicinity of the project site should be preserved. He added that should the need for road widening arise, the Pa`ia Mill (directly across the street from the project site) should provide the additional space. Mr. Boteilho said that the architectural character of the proposed building for Heritage Hall captures the character of the Portuguese and Puerto Ricans cultures in Hawai`i. Mr. Boteilho concluded that the project is a statement of two separate groups of people who left their native homes a long time ago; it is a statement of their struggle; and their story of being here in Maui.

b. Potential Impacts and Mitigation Measures

The CIA states that the project area has not been used for traditional cultural purposes within the recent past. The CIA summarizes that based on organizational response and archival research, it is reasonable to conclude that pursuant to Act 50, enacted by the Legislature of the State of Hawai`i (2000) with House Bill 2895, relating to Environmental Impact Statements, the exercise of native Hawaiian rights or any ethnic group, related to gathering, access, or other customary activities, will not be affected by development activities on the subject property. The CIA notes that because there were no specific cultural activities identified within the project area, there are no adverse effects anticipated. Additionally, interviews with former area residents did not reveal any current cultural activities occurring on the property.

8. Air Quality

a. Existing Conditions

There are no point sources of airborne emissions in proximity of the project site. Air quality in the vicinity of the property may be affected by a variety of sources, including smoke and dust from sugar cane harvesting and cultivation operations which are adjacent to Pa`ia Town. Although minimal, airborne pollutants are largely attributable to vehicular exhaust from traffic along the region's roadways. However, sources are intermittent and prevailing winds quickly disperse the particulates generated by these temporary sources.

b. Potential Impacts and Mitigation Measures

The approval of the proposed entitlements request for the project site is not anticipated to adversely impact air quality standards. Future construction activities for Heritage Hall may temporarily impact the ambient air quality in the vicinity. However, potential impacts will be mitigated through use of appropriate Best Management Practices (BMPs), including dust barriers, silt fences, waterwagons and/or sprinklers to control dust, and watering graded areas.

On a long-term basis, the proposed land use amendments and proposed

Heritage Hall are not anticipated to adversely impact air quality standards in the project vicinity.

9. Noise

a. Existing Conditions

Vehicular traffic traveling along Baldwin Avenue and the Hana Highway are the primary sources of noise at the subject property. Other noise sources are attributable to agricultural operations and natural conditions such as wind and rain.

b. Potential Impacts and Mitigation Measures

Approval of the proposed entitlements request for the project site will not result in adverse impacts to ambient noise levels. Construction activities related to Heritage Hall may result in temporary adverse impacts to ambient noise levels. These potential impacts will be mitigated by proper use of BMPs, including use of equipment mufflers or other noise attenuating devices. Further, all construction activities will be limited to daylight working hours. Upon project completion, ambient noise levels in the project vicinity are not anticipated to be adversely impacted.

10. Scenic and Open Space Resources

a. Existing Conditions

Scenic and open space resources at the subject parcels include views of the Upcountry area and Mount Haleakala to the southeast. Views of the West Maui Mountains are also provided from this vicinity of Pa`ia Town. The property is not part of a scenic corridor.

b. Potential Impacts and Mitigation Measures

The requested entitlements and proposed Heritage Hall are not anticipated to have an adverse effect on the visual landscape of Pa`ia. The proposed Heritage Hall buildings are designed to complement the existing architecture in the area.

11. Traditional Beach and Mountain Access

a. Existing Conditions

The project site is not located within known traditional mauka and makai routes. The property is located approximately 4,500 feet away from the shoreline. Further, the project site is located within the boundaries of Pa`ia Town, a significant distance away from mountain resources.

b. Potential Impacts and Mitigation Measures

The project site is not located within the immediate vicinity of historic mauka/makai routes. The proposed development of Heritage Hall is not anticipated to adversely impact any traditional beach or mountain access routes.

12. Use of Chemical Fertilizers

a. Existing Conditions

The project site was formerly used by the Pa`ia Sugar Mill as the Pa`ia Dispensary, and later as an occasional office and meeting hall. The project site is currently vacant and primarily vegetated with weeds and grasses.

b. Potential Impacts and Mitigation Measures

The use of herbicides will be limited to the initial plant establishment periods for the landscaping within the plan area. Pesticides are expected to be used only as a treatment and not as a preventative measure. As a treatment, application will be minimal and will be conducted by a licensed commercial service provider, as required.

No adverse effects to surface, underground, and marine resources by use of chemical fertilizers are anticipated.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Land Use and Community Character

a. Existing Conditions

The Pa`ia-Haiku Community Plan region is largely agricultural and rural in character. Although Pa`ia is a primary urban center within the region, it retains a "small town" scale and character. The Pa`ia commercial town core is situated around the intersection of Hana Highway and Baldwin Avenue. Existing residential development is generally concentrated around the commercial core, between Pa`ia Town and Kuau, and along Baldwin Avenue to Skill Village, above the old Pa`ia Mill.

The primary agricultural activity in the Pa`ia region is sugar cane. Sugar cane grown in the area was processed at the HC&S Pa`ia Sugar Mill, until the mill permanently closed in September of 2000. Today, all sugar cane from the Pa`ia region is processed at the HC&S Puunene Sugar Mill. Although Pa`ia's identity and character can be traced back to its agricultural past, the town character has evolved over the last decade, reflecting its proximity to the North Shore. Today, ocean sporting enthusiasts from around the world travel to Pa`ia to experience Maui's world class ocean resources, with many opting to take both temporary and permanent residence in the area.

b. Potential Impacts and Mitigation Measures

The proposed entitlements request and Heritage Hall are in keeping with the existing land use and community character of Pa`ia Town. The Heritage Hall facility will enhance Pa`ia Town by providing a cultural center and community center. The center will also provide the community the opportunity to study the history of the Portuguese and Puerto Rican immigrants to Maui, thereby perpetuating their linkages to the plantation era which was an integral part of Pa`ia's history. In addition, the proposed architecture of the complex has been designed to complement the existing architecture in the area.

2. Population

a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade with the 2000 population estimated to be 128,241, a 27.6 percent increase over the 1990 population of 100,504 (Maui County Data Book, December 2007). Growth in the County is expected to continue, with resident population projections in the year 2010 estimated to be 151,300 (Maui County Planning Department, June 2006).

The Pa`ia-Haiku region follows the County-wide pattern of population growth, with the region's 2000 population at 11,866 and 2010 population estimated at 12,525 (Maui County Planning Department, June 2006).

b. Potential Impacts and Mitigation Measures

The proposed development of Heritage Hall is not considered to be a population generator. Therefore, it is not anticipated that development of the site will have an adverse effect on or increase to the population of the region.

3. Economy

a. Existing Conditions

The economy of Pa`ia Town is primarily supported by small business/commercial establishments located along Hana Highway and Baldwin Avenue. Retail shops, restaurants, cafes, galleries and boutiques, and real estate companies represent the town businesses in the area. While Pa`ia does not attract as many tourists as other major resort destinations on Maui, the area is popular among many surfers and windsurfers. Since windsurfing became popular in the 1980s, the region has experienced significant growth with the Pa`ia-Haiku population increasing by 52 percent between 1990 and 2000 (Maui County Planning Department, June 2006).

b. Potential Impacts and Mitigation Measures

The proposed Heritage Hall is not anticipated to adversely affect the local economy. In the short term, the proposed Heritage Hall will support the local

economy through the construction industry and related services. From a long-term perspective, the cultural museum will serve as an added attraction to visitors and customers in Pa`ia Town. The proposed rental space in Heritage Hall will help to meet the needs of existing or new non-profit and/or community organizations seeking leasable areas.

C. PUBLIC SERVICES

1. Police and Fire Protection

a. Existing Conditions

The County of Maui's Police Department is headquartered at its Wailuku Station on Mahalani Street. There are three (3) patrol divisions on the island of Maui, serving the Wailuku, Lahaina, and Hana regions. The Wailuku division services Central Maui, Pa`ia-Haiku, Upcountry, and the Kihei-Makena areas.

Fire prevention, suppression, and protection services for the Pa`ia-Haiku region is provided by the County Department of Fire and Public Safety's Pa`ia Station, located along Hana Highway in Pa`ia Town.

b. Potential Impacts and Mitigation Measures

The proposed entitlements request and Heritage Hall are not anticipated to significantly impact police and fire protection and will not extend the existing service area limits for emergency services.

2. Medical Facilities

a. Existing Conditions

Maui Memorial Medical Center, the only major medical facility on the island, services the Pa`ia-Haiku region. Acute, general, and emergency care services are provided by the 231-bed hospital. Private medical and dental clinics and practices which are located predominantly in the Wailuku-Kahului area also serve residents of Pa`ia-Haiku.

b. Potential Impacts and Mitigation Measures

Existing medical services and facilities are not expected to be impacted by the proposed project.

3. Recreational Resources

a. Existing Conditions

There are several County recreational resources in the Pa`ia area, including H.A. Baldwin Park, Lower Pa`ia Park, Pa`ia Community Center, Pa`ia Gymnasium and Ball Field, Rainbow Park, and Hookipa Beach Park. Surfing and windsurfing are popular ocean-based activities along Maui's north shore. In addition, the privately owned Maui Country Club golf course is located on Hana Highway, west of Pa`ia Town.

b. Potential Impacts and Mitigation Measures

The proposed entitlements request and Heritage Hall development are not anticipated to generate significant new demands for existing recreational facilities. Upon completion, the proposed Heritage Hall will provide new community recreational facilities for the Pa`ia area, including meeting rooms and a community center.

4. Schools

a. Existing Conditions

The State Department of Education operates one (1) school in the Pa`ia area. Pa`ia Elementary School covers grades K to 5. Public school students from the Pa`ia area would then be serviced by Samuel Kalama Intermediate School in Makawao which covers grades 6 to 8. King Kekaulike High School in Pukalani serves as the region's high school, for grades 9 through 12.

The Doris Todd Memorial Christian School is a private educational facility located southeast of the project site on Baldwin Avenue, covering grades K to 6.

b. Potential Impacts and Mitigation Measures

The proposed Heritage Hall is not anticipated to adversely impact educational services and facilities. The proposed facility will allow for classroom and learning spaces. Such spaces will be available for use by the public, including school organizations.

5. Solid Waste

a. Existing Conditions

Single-family residential solid waste collection service is provided by the County of Maui on a weekly basis. Residential solid waste collected by County crews is disposed at the County's Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

b. Potential Impacts and Mitigation Measures

Upon completion of the project, solid waste service for Heritage Hall will be provided by a private refuse collector. Additionally, Heritage Hall will work with the contractor, once selected, to ensure that demolition and remaining construction materials are recycled, to the extent possible. Options include recycling concrete at the Pohakulepo Recycling facility in Waikapu or donating unused construction materials to a charitable organization for reuse. The proposed action is not anticipated to adversely affect the County's solid waste collection and disposal facilities and systems.

D. INFRASTRUCTURE

1. Roadways

a. Existing Conditions

The major roadway serving the Pa`ia region is Hana Highway, which extends from Kahului to Hana. In the Pa`ia area, Hana Highway is a two-way, two-lane arterial. Fronting the project site is Baldwin Avenue, a two-way, two-lane major collector which links the rural towns of Makawao and Pa`ia.

Access to the project site will be provided via a new driveway off of Baldwin Avenue.

Northwest of the project site, Baldwin Avenue intersects the Pa`ia Mini Bypass near the Pa`ia Post Office. At this unsignalized T-intersection, both approaches of Baldwin Avenue have one (1) through lane. The Pa`ia Mini Bypass provides an alternate route to Pa`ia from Hana Highway during the afternoon peak hours of 1:00 PM and 6:30 PM.

Southeast of the project site, Baldwin Avenue intersects Mahiko Street. The northbound approach of Baldwin Avenue has one lane that serves left-turn and through traffic movements while the southbound approach has one lane that serves through and right-turn traffic movements. Mahiko Street is a two-way, two-lane roadway that provides access to an adjacent residential area.

A field investigation was conducted on November 18 and 19, 2008 by Wilson Okamoto Corporation and a Traffic Impact Report (TIR) was later prepared in December, 2008. See **Appendix "D"**. The turning movement count surveys were conducted between the morning peak hours (6:00 AM and 9:00 AM) and between the afternoon peak hours (3:00 PM and 6:00 PM) at the Baldwin Avenue and the Pa`ia Mini Bypass intersection and the intersection of Baldwin Avenue and Mahiko Street. Further, a 24-hour mechanical count survey was conducted along Baldwin Avenue, north of the project site.

The analysis of traffic conditions is based on the concept of Level of Service (LOS). The LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined as LOS "A" through LOS "F". LOS "A" represents ideal or free-flow traffic operating conditions and LOS "F" represents unacceptable or potentially congested traffic operating conditions. LOS "B", "C", "D", and "E" represent the intermediate traffic operational characteristics between LOS "A" and LOS "F".

According to the TIR, the morning peak hour of traffic (AM peak) along Baldwin Avenue generally occurs between 7:15 AM and 8:15 AM in the vicinity of the project site. The peak hour of traffic in the afternoon (PM peak) generally occurs between the hours of 4:15 PM and 5:15 PM.

Baldwin Avenue and the Pa`ia Mini Bypass

The TIR indicates that at the intersection with the Pa`ia Mini Bypass, Baldwin Avenue carries 281 northbound and 182 southbound vehicles during the AM peak period. Traffic volumes during the afternoon peak are slightly less with 219 northbound and 151 southbound vehicles.

The Pa`ia Mini Bypass approach, which is only open to traffic during the PM peak, carries 263 eastbound vehicles. The left-turn and right-turn traffic movements on this approach operate at LOS "B" during the PM peak period. The TIR notes that traffic queues periodically formed on the bypass approach of the intersection with average queue lengths of 1-2 vehicles and maximum queue lengths of 5-7 vehicles during the PM peak period.

Baldwin Avenue and Mahiko Street

Baldwin Avenue carries 205 northbound vehicles at the intersection with Mahiko Street, and 180 southbound vehicles during the AM peak period. During the PM peak period, the overall traffic volume is similar with 152 vehicles traveling northbound and 241 vehicles southbound. The TIR notes that the critical movement on the Baldwin Avenue approach is the northbound left-turn and through traffic movement which operates at LOS "A" during both peak periods.

The Mahiko Street approach of the intersection carries 62 vehicles and 51 vehicles eastbound during the AM and PM peak periods, respectively. The TIR indicates that this approach operates at LOS "B" during both peak periods.

b. Potential Impacts and Mitigation Measures

The TIR provides an analysis of traffic volumes with the proposed project in place by the year 2013. Refer to **Appendix "D"**. According to the report, traffic operations in the vicinity of the project are expected to remain similar to existing conditions and Year 2013 without project conditions despite the addition of site-generated traffic to the surrounding roadway network. The eastbound approach of the intersection of Baldwin Avenue with the Pa`ia Mini Bypass is expected to continue to operate at LOS "B" during the PM

peak period. Similarly, the eastbound and northbound approaches of the intersection with Mahiko Street are expected to continue operating at LOS "B" and LOS "A", respectively, during both peak periods.

The TIR offers recommendations based upon the analysis of the traffic data. The recommendations are listed below.

1. Maintain sufficient sight distance for motorists to safely enter and exit the project driveway.

2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.

3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.

4. Provide sufficient turning radii at the project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

According to the TIR, the proposed Heritage Hall is not expected to have a significant impact on traffic operations in the project vicinity. The report notes that the critical traffic movements at the study intersections are anticipated to continue operating at levels of service similar to existing without project conditions. Additionally, the total traffic volumes entering the intersections along Baldwin Avenue are expected to increase by less than two (2) percent during both peak periods as a result of the proposed project. These increases in the total traffic volumes are in the range of daily volume fluctuations along the roadway and represent a minimal increase in the overall traffic volumes.

2. Water

a. Existing Conditions

Iao Tunnel and Kepaniwai Well, supplemented by treatment of surface water from Wailuku Water Company's Iao/Waikapu Ditch, are the main sources of water for this system. Further, water is also drawn from Iao Aquifer via Shaft 33 which is owned by Stanford Carr Development.

Located at the project site is an existing 3/4-inch water meter that is connected to the existing County water system located within Baldwin Avenue. Fronting the project site are 6-inch and 8-inch waterlines along Baldwin Avenue.

A series of water storage tanks and 19-, 16-, 12-, and 3-inch waterlines extend to the existing system on Baldwin Avenue. The storage for the project is provided by an existing 100,000 gallon steel tank.

b. Potential Impacts and Mitigation Measures

A Preliminary Engineering Report (PER) was prepared for the project by Warren S. Unemori Engineering, Inc. in March 2009. Refer to **Appendix "A"**.

According to the PER, the domestic and landscape irrigation water demand is anticipated to be approximately 100 gallons per minute (gpm). According to the report, the applicant submitted a request to the Department of Water Supply for consideration to upgrade the existing 3/4-inch water meter to a 2-inch water meter that would serve the proposed project. In a letter dated February 4, 2009, the Department of Water Supply indicated that there are no current restrictions on obtaining a larger water meter for commercial projects.

Heritage Hall will work with its project team to review options for the use of non-potable water for construction activities. Options may include the transport of non-potable water to the site or reviewing possible non-potable (including brackish) water sources in the area which may be utilized.

Additionally, a Best Management Practices plan (BMPs) will be prepared and adhered to during construction, to insure protection of the Paia aquifer, which is in proximity to the project site.

As such, no adverse impacts are anticipated to existing water utilities.

3. Wastewater

a. Existing Conditions

A County-owned gravity sewer collection system is located within Baldwin Avenue fronting the project site. The sewerline connects to an existing gravity sewerline along Hana Highway and is conveyed to the Pa`ia sewer pump station located west of Pa`ia town along Puna Road. The wastewater is transported to the Wailuku-Kahului Wastewater Reclamation Facility (WKWRF) via a series of gravity sewerlines, force mains, and pump stations.

The design capacity of the WKWRF is 7.9 million gallons per day (mgd). The current daily flow is approximately 4.6 mgd. The estimated total allocation to date for potential new projects is approximately 6.8 mgd.

b. Potential Impacts and Mitigation Measures

According to the PER, wastewater generated from the proposed project will be directed to the existing County sewer system along Baldwin Avenue. The project is estimated to generate approximately 2,900 gallons per day (gpd) of wastewater based on land use and percentage of water use.

4. Drainage

a. Existing Conditions

A Preliminary Drainage Report (PDR) was prepared by Warren S. Unemori Engineering in March 2009. See **Appendix "E"**. According to the PDR, offsite runoff from lands southeast of the project site currently sheet flows in a northwesterly direction, where it is diverted around the project site by means of an existing earth berm.

The onsite surface runoff generated by the parcel is approximately 2.0 cfs, based on a 50 year recurrence interval, one hour duration storm. The majority of the onsite surface runoff sheet flows in a northerly direction and into the adjacent cane fields. The remainder of the onsite surface runoff sheet flows in a northwesterly direction and into the adjoining parking lot downstream of the property.

b. Potential Impacts and Mitigation Measures

According to the PDR, the total onsite runoff expected to be generated by the development of the project site is approximately 3.9 cfs, based on a 50 year recurrence interval, one hour duration storm. This is an increase of approximately 1.9 cfs from existing conditions and is primarily attributed to the increase in impervious area from the new paved parking lot and the two (2) new buildings. The onsite runoff will be intercepted by curb or grated inlet type catch basins located within the project site, and conveyed to the new subsurface drainage system.

A new proposed subsurface drainage system will be constructed near the northern corner of the parcel and will be designed to mitigate the additional runoff generated by the proposed project based on a 50 year recurrence interval, one hour duration storm. The PDR notes that a 72-inch subsurface drain with a length of 70 feet, (or 2,900 cubic feet of storage volume) will accommodate the increase in surface runoff generated by the project site. Grates at the top of the access manhole for the subsurface drainage system will allow the excess runoff to percolate out of the subsurface drainage system and into downstream properties, as it is presently. The rate will be no greater than pre-development conditions.

As indicated in the PDR, there will be no significant change to the natural drainage pattern as the surface runoff entering the downstream properties will not be greater than the pre-development conditions. Further, the increase in runoff due to the proposed project will be contained in a new subsurface drainage system located in the project site. As such, no adverse impacts are anticipated as a result of the proposed project.

5. Electricity, Telephone, and Cable Television Systems

a. Existing Conditions

Electrical, telephone, and cable television services in the Pa`ia-Haiku region are provided by Maui Electric Company, Hawaiian Telcom, and Oceanic Time Warner Cable respectively.

b. Potential Impacts and Mitigation Measures

The proposed entitlements request and Heritage Hall are not anticipated to adversely impact electrical, telephone, and cable television services. Electrical, telephone, and cable television services are proposed to be extended underground to each building from the existing overhead distribution systems along Baldwin Avenue.

E. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined as the impact on the environment which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

The proposed project is not part of a larger action, nor would it occur within the context of such actions. As such, there are no cumulative impacts associated with the proposed Heritage Hall project.

Similar to cumulative impacts, secondary impacts are those which have the potential to occur later in time, but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project.

Aside from the direct development impacts discussed in the previous sections of this chapter, secondary impacts are not anticipated as the proposed project is limited to serve as a cultural and community center for an existing residential community.

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICT

Pursuant to Chapter 205, Hawai`i Revised Statutes, relating to the Land Use Commission, all lands in the State have been placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agricultural", and "Conservation". The project site is designated "Urban". See **Figure 9**.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui provides long term goals, objectives, and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues which influence both the quantity and quality of growth in Maui County. As stated in the Maui County Charter,

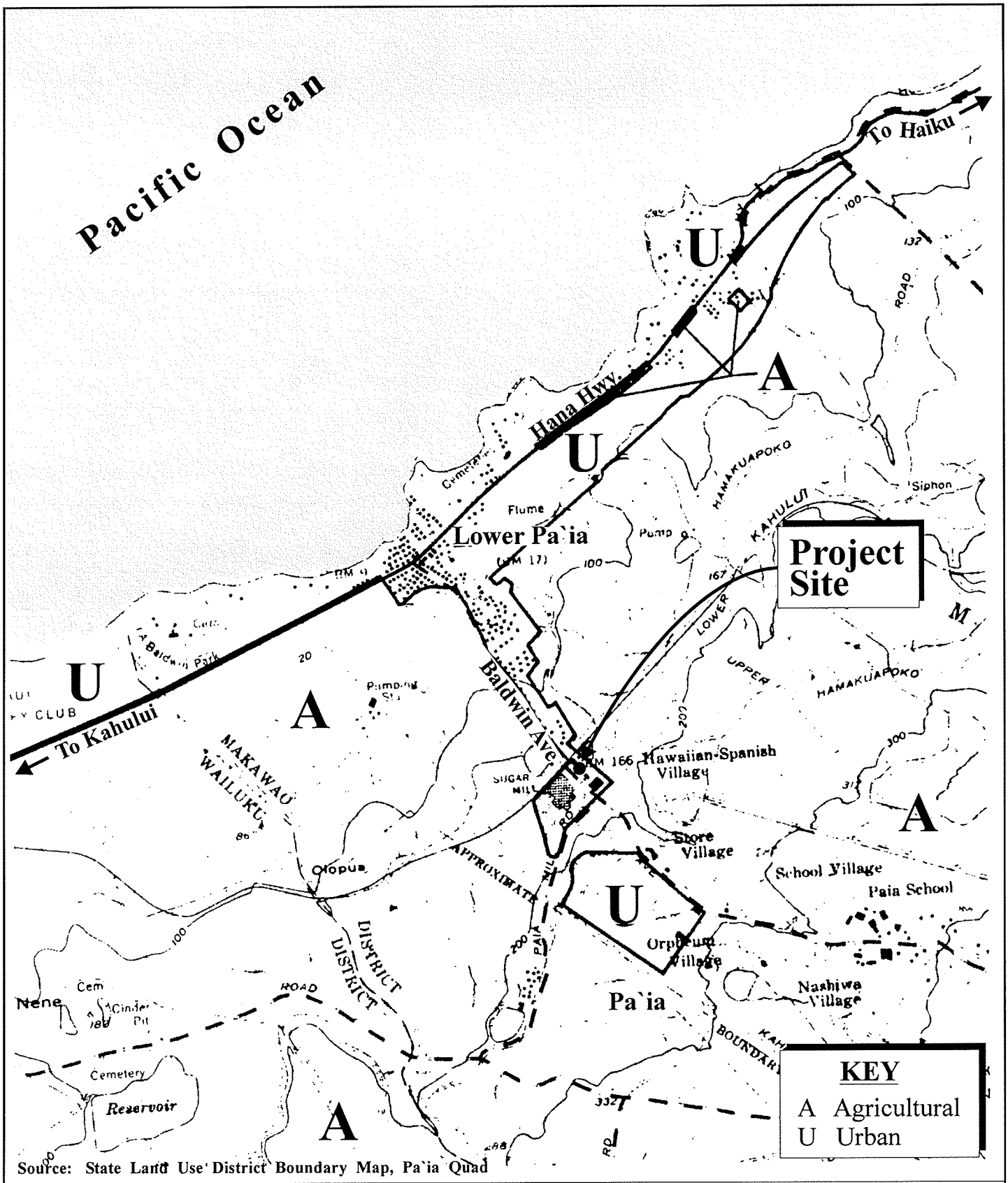
> *The general plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued 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 proposed action is in keeping with the following objectives and policies of the Maui County General Plan.

LAND USE

Objective:

To preserve for present and future generations existing geographic, cultural and traditional



Source: State Land Use District Boundary Map, Pa`ia Quad

Figure 9

Entitlements Request for Proposed Heritage Hall

State Land Use District Boundaries

Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

HeritageHall\Paia\slud

community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the character and the various communities and regions of the County.

Policy:

Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community.

CULTURAL RESOURCES

Objective:

To preserve for present and future generations the opportunity to know and experience the arts, culture and history of Maui County.

Policies:

Encourage the recordation and preservation of all cultural and historic resources, to include culturally significant natural resources.

Establish programs to restore, maintain and interpret significant cultural districts, sites and artifacts in both natural and museum settings.

URBAN DESIGN

Objective:

To encourage developments which reflect the character and the culture of Maui County's people.

Policies:

Establish urban design guidelines and standards which will reflect the unique traditional architectural values of each community plan area; and

Encourage community design which establishes a cohesive identity.

RECREATION AND OPEN SPACE

Objective:

To provide a wide range of recreational, cultural and traditional opportunities for all our people.

Policy:

Foster an increased awareness of the ethnic and cultural heritage of our people.

EDUCATION

Objective:

To provide Maui residents with continually improving quality educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions.

Policy:

Encourage the development of a wide range of informal educational and cultural programs for people of all ages.

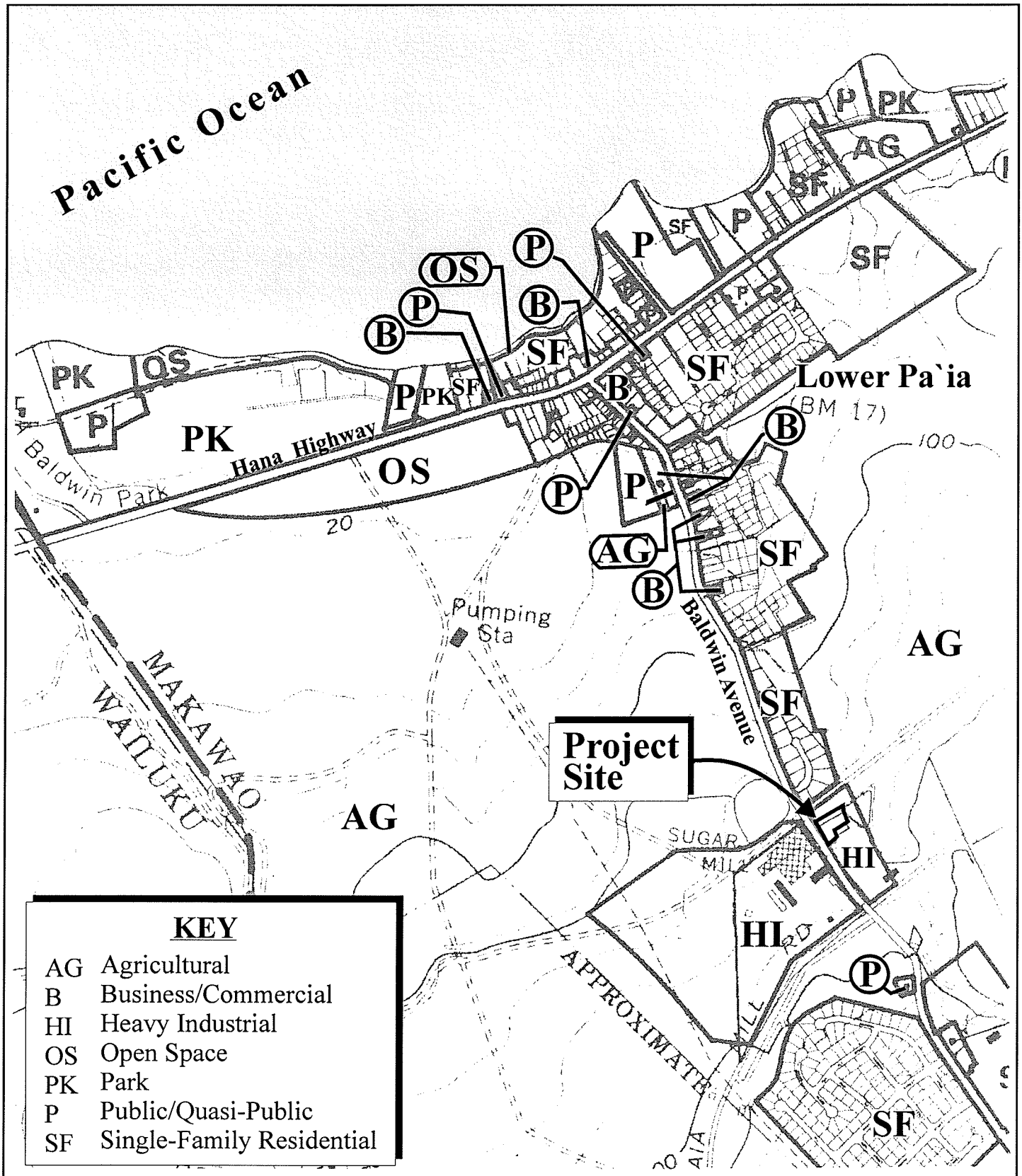
Additionally, it is noted that the County of Maui is currently in the process of updating the General Plan. The updated General Plan document will provide goals, objectives, policies and action items for the County of Maui through the year 2030. Included in the update to the General Plan is the creation of growth boundary maps, indicating the limits of proposed urban and rural growth on the island of Maui through the planning period. The General Plan Advisory Committee (GPAC), made up of citizens of the County of Maui as well as the County of Maui, Planning Department, have created draft maps, indicating areas within the proposed Urban Growth Boundaries (UGB) and Rural Growth Boundaries (RGB).

The proposed Heritage Hall site is located within the proposed UGB for both the GPAC and the Planning Department's draft maps. The inclusion of the project site within the draft UGB area indicates that it is an area that is supported for future development.

C. PA`IA-HAIKU COMMUNITY PLAN

The subject property is located in the Pa`ia-Haiku Community Plan region which is one (1) of nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region.

Land use guidelines are set forth in the Pa`ia-Haiku Community Plan Land Use Map. The project site is designated "Heavy Industrial" by the Community Plan. See **Figure 10**.



Source: Pa`ia-Haiku Community Plan

Figure 10 Entitlements Request for Proposed Heritage Hall

Community Plan Land Use Classification Map

0 250 500 1000 Feet

Prepared for: Heritage Hall, Inc.

MUNEKIYO & HIRAGA, INC.

HeritageHall\Paia\cplud

Towards establishing appropriate entitlements for the Heritage Hall, a re-designation from "Heavy Industrial" to "Public/Quasi-Public" is needed. As previously noted, the Maui County Council is anticipated to initiate the Community Plan Amendment request following the completion of the EA document process. The proposed project is in keeping with the following goals, objectives, and policies of the Pa`ia-Haiku Community Plan.

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

- Maintain and expand areas desirable for public recreational uses.

ENVIRONMENT

Goal

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

Objectives and Policies

- Encourage the construction of natural grass-lined drainage channels, as opposed to concrete channels, and the installation of siltation basins.

CULTURAL RESOURCES

Goal

Identification, protection, preservation, enhancement and appropriate use of cultural resources, cultural practices and historic sites that provide a sense of history and define a sense of place for the Pa`ia-Ha`iku region.

Objectives and Policies

- Foster an awareness of the diversity and importance of cultural resources and of the history of Pa`ia-Haiku. Promote distinct cultural resources as an identifying characteristic of the region.

- Encourage cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.

TOWN DESIGN

Goal

Attractive rural town development in keeping with the existing scale, form and character of settlement areas in the region.

Objectives and Policies

- Limit building heights to two (2) stories or thirty (30) feet above grade throughout the region, with any exceptions being subject to design review by the County.

- Follow the established design standards for the commercial use areas of Pa`ia Town and Ha`iku based on the following guidelines:

    a. Visually maintain and enhance the low-density town character.

    b. Require that future development be compatible with the desired scale and rural character.

    c. Maintain the ambiance of Pa`ia and Ha`iku Towns.

    Design improvements should be undertaken in a coordinated and ongoing fashion so as to ensure compatibility of future development projects with the desired character. Road improvements for drainage, lighting, and safety should be coordinated with the maintenance of the existing rural, informal streetscape which exemplifies the character of Pa`ia and Ha`iku Towns. For example, urban roadway standards which require excessive street widths detract from a rural character and should be discouraged.

PHYSICAL INFRASTRUCTURE

Transportation

Goal

Transportation systems that facilitate the safe and efficient movement of people, produce and goods within and outside the region.

Objectives and Policies

- Encourage convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of the automobile within residential communities.

Drainage

Goal

Improvements to the storm drain system which provides 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

- Encourage the construction of natural grass-lined drainage channels, as opposed to concrete channels, and installation of siltation basins.

D. COUNTY ZONING

The subject property is zoned "Urban Reserve" by the County of Maui. To establish an appropriate County zoning designation for the proposed Heritage Hall, a Change In Zoning from "Urban Reserve" to "Public/Quasi-Public" will be sought. The Maui County Council is anticipated to initiate the Change in Zoning action required to allow for the proposed Heritage Hall project. The Change in Zoning action would be processed concurrently with the Community Plan Amendment process.

E. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

An analysis of the project relative to the State's Coastal Zone Management objectives, policies and guidelines was completed as set forth in Chapter 205A, HRS. It is noted that

the subject property is not located within the County of Maui's Special Management Area (SMA).

1. Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

(A) Improve coordination and funding of coastal recreational 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 replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement 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 recreational value consistent with public safety 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) Encouraging 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 such dedication against the requirements of Section 46-6, HRS.

Response: The project site is situated about 4,300 feet away from the shoreline. The proposed project is not anticipated to affect existing coastal recreational resources. The project is intended to address "Public/Quasi-Public" needs which are in consonance with the objectives, policies, and implementing actions of the Pa`ia-Haiku Community Plan.

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 resources.

Response: The archaeological inventory survey of the property indicated that the majority of the subject property is covered by a concrete slab foundation: the remains of the former Pa`ia Dispensary building (Site 6427). The report indicated that Site 6427 is considered significant under Criterion D. The proposed action is not anticipated to have an adverse impact on historical or cultural resources. Coordination with the SHPD will be undertaken to address their comments related to the former Pa`ia Dispensary. Should human remains be inadvertently discovered during earth moving activities, work shall cease at once in the immediate area of the find, and the find shall be protected from further damage. The SHPD shall be immediately notified and procedures for the treatment of inadvertently discovered human remains shall be implemented pursuant to Chapter 6E, HRS.

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 deelopments 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

(D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed project will be developed and landscaped to ensure visual compatibility with surrounding land uses. The proposed improvements are not contrary to the objectives and policies for scenic and open space resources.

4. Coastal Ecosystems

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

Policies:

(A) Improve the technical basis for natural resource management;

(B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

(C) 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

(D) 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.

Response: The proposed improvements are not expected to adversely impact coastal ecosystems. The proposed drainage system will be utilized to accommodate surface runoff from the development of the project site. Drainage improvements shall be designed in accordance with County standards to ensure that there are no adverse effects to adjacent or downstream properties. Applicable BMPs and erosion control measures will also be implemented during the construction of the project.

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 such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

(i) Use of presently designated locations is not feasible;

(ii) Adverse environmental effects are minimized; and

(iii) The development is important to the State's economy.

Response: The project site is situated approximately 4,300 feet inland from the shoreline in an area of existing urbanized uses. The proposed action will support short-term construction and construction-related jobs. The project is also in consonance with the objectives, policies, and implementing actions of the Pa`ia-Haiku Community Plan as they relate to land use and cultural resources.

6. **Coastal Hazards**

Objective: Reduce hazard to life and property from tsunami, storm waves, stream

flooding, erosion, subsidence and pollution.

Policies:

(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;

(D) Prevent coastal flooding from inland projects; and

(E) Develop a coastal point and nonpoint source pollution control program.

Response: The project site is located within Zone C, which is an area of minimal flooding. No significant adverse drainage impacts to downstream properties are anticipated from the proposed project. There are no other site-specific natural hazard conditions affecting the site.

7. **Managing Development**

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

Policies:

(A) Use, implement, and enforce existing law 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.

Response: This Environmental Assessment has been prepared for public review

in compliance with Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules.

In addition, applicable State and County requirements will be adhered to in the design and construction of the proposed project.

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 medications to respond to coastal issues and conflicts.

Response: Public awareness and participation for this project is facilitated through the Chapter 343, HRS environmental review process. A public hearing for the project's Change in Zoning and Community Plan Amendment request will also be conducted by the Maui Planning Commission. Additionally, Heritage Hall has met with the Wailuku Main Street Association's Structures and Design Committee (see **Appendix "F"**) and is in communication with the Pa`ia Community Association regarding the project. The proposed project is not contrary to the objective of public awareness, education and participation.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

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 erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project is located approximately 4,300 feet inland from the shoreline and is not anticipated to impact shoreline activities and beach processes.

10. Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

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

(C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;

(D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

(F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project is not anticipated to have adverse effects upon

marine and coastal resources in the vicinity. Increase in storm water runoff from the proposed improvements will be retained onsite. The proposed project is not anticipated to adversely affect marine or coastal resources.

In addition to the foregoing objectives and policies, SMA permit review criteria pursuant to Act 224 (2005) provides that:

> No Special Management Area Use Permit or Special Management Area Minor Permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:
>
> (1) Directly illuminates the shoreline and ocean waters; or
>
> (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

As previously noted, the proposed project is located approximately 4,300 feet away from the shoreline. The proposed project's lighting design will comply with the County of Maui's outdoor lighting ordinance.

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Approval of requested entitlements for the subject property is not anticipated to result in adverse environmental effects. The future development of Heritage Hall will result in unavoidable construction-related impacts, as described in Chapter II.

Potential effects include noise generated impacts occurring from site preparation and construction activities. In addition, temporary impacts to air quality associated with dust generated from construction activities, as well as exhaust emissions discharged by construction equipment may result. However, these impacts will be mitigated through the use of appropriate BMPs, including use of silt fences to limit runoff, spraying to control fugitive dust, routine maintenance of emissions reducing systems and use of noise attenuating devices. There are no significant long-term adverse environmental effects anticipated with the use of the subject property for the proposed Heritage Hall.

V. ALTERNATIVES TO THE PROPOSED ACTION

V. ALTERNATIVES TO THE PROPOSED ACTION

A. NO ACTION ALTERNATIVE

The "no action" or "no build" alternative calls for retaining the project site in its current condition. Currently, the project site is undeveloped vacant land. The "no action" alternative would involve a continuation of the underutilized and unmaintained nature of the property. In addition, this alternative is not considered a viable scenario in the context of the community's need for additional community centers and cultural resource centers.

B. DEFERRED ACTION ALTERNATIVE

A "deferred action" alternative would have similar consequences as the "no action" alternative in that the land use of the proposed project would be delayed and would not be immediately realized.

C. PREFERRED ALTERNATIVE

The proposed project site was deemed most appropriate and beneficial to the Portuguese and Puerto Rican Associations, as well as to the community at large. Further, currently neither the Maui Puerto Rican Association nor the Portuguese Association of Maui have their own cultural resource center. The proposed project would give both communities the opportunity to develop and operate a center to honor the history and culture of Portuguese and Puerto Rican immigrants to Maui. Additionally, the proposed Heritage Hall design and layout were created to compliment the existing architecture in the area.

D. ALTERNATIVE DESIGN CONSIDERATIONS

In developing the conceptual plans for Heritage Hall, the project's architectural consultants reviewed the programmatic needs for the facility and designed the buildings to meet the applicant's specifications. For example, the additional office space was included in the project to provide Heritage Hall with a potential source of revenue to aid in the financial

requirements for maintenance and operation of the entire facility.

Additionally, architectural design elements which echo the former Pa`ia Mill plantation buildings in the area were incorporated into the buildings. These features were incorporated to ensure that the proposed Heritage Hall buildings would complement existing structures in the area as well as support the unique character of Pa`ia town. Efforts were also made to incorporate features related to the Portuguese and Puerto Rican cultures such as a Portuguese bread oven and the use of plants in the landscape plan that are utilized in the Puerto Rican and Portuguese cultures.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed development of Heritage Hall will involve the commitment of 0.68 acre of land as well as certain natural and fiscal resources, including fuel, labor, funding, and materials. Given the need of a cultural resource center for both the Portuguese and Puerto Rican communities of Maui, the commitment of resources is justified based on the eventual benefits to be realized through project implementation.

VII. SIGNIFICANCE CRITERIA ASSESSMENT

VII. SIGNIFICANCE CRITERIA ASSESSMENT

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. The following criteria and preliminary analysis are provided:

1. **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.**

   There are no anticipated adverse environmental impacts as a result of the requested entitlements and proposed Heritage Hall. There are no identified rare, threatened, or endangered species in the vicinity of the subject property. Further, an Archaeological Inventory Survey and Cultural Impact Assessment have been prepared for the proposed project. Refer to **Appendix "B"**, **Appendix "B-1", Appendix "C"**, and **Appendix "C-1"**.

   Adverse impacts related to the construction of Heritage Hall are not anticipated. However, should any evidence of human remains be encountered during project construction, work will stop immediately in the vicinity of the find and the State Historic Preservation Division will be consulted to establish an appropriate mitigation strategy.

   It is noted that the proposed action is intended to advance the history and culture of Maui's Puerto Rican and Portuguese communities.

2. **Curtails the range of beneficial uses of the environment.**

   The requested entitlements for the subject property and the commitment of land for the development of Heritage Hall are not anticipated to curtail the range and beneficial uses of the environment.

3. **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawai`i Revised Statutes, and any revisions thereof and amendments thereto, court decisions, or executive orders.**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, HRS, and were reviewed in connection with the proposed action. The proposed action is in consonance with the State's long-term environmental policies and goals of Chapter 344, HRS.

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

Heritage Hall will foster an increased cultural awareness and provide new community spaces. In the long term, these uses are not expected to have adverse effects on economic or social welfare of the community.

Heritage Hall will enhance the cultural resources for the community, with displays and resource information and materials dedicated to the Portuguese and Puerto Rican cultures.

5. **Substantially affects public health.**

The proposed Heritage Hall is not anticipated to impact public health. In addition, adverse impacts to public welfare are not anticipated as a result of the proposed project.

6. **Involves substantial secondary impacts, such as population changes or effects on public facilities.**

There are no substantial secondary impacts or effects on public facilities anticipated as a result of the entitlements requests.

Prior to the development of Heritage Hall, the applicant will coordinate with appropriate agencies (e.g., Department of Water Supply, Department of Public Works and Department of Environmental Management) to ensure that infrastructure improvement requirements are addressed.

7. **Involves a substantial degradation of environmental quality.**

Approval of requested entitlements for the subject property and implementation of the proposed action will not result in adverse degradation to the environment. During the construction of Heritage Hall, appropriate BMPs will be designed and implemented to mitigate construction-related impacts. In the long term, adverse impacts upon air quality and noise parameters are anticipated to be minimal. The requested entitlements and proposed Heritage Hall are not anticipated to significantly affect the open space and scenic character of the area.

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

The proposed project does not entail a commitment to larger actions. Current infrastructural components exist which are capable of accommodating the development of the proposed Heritage Hall. The proposed project is not anticipated to create or contribute to any significant long-term environmental effects.

9. **Substantially affects a rare, threatened or endangered species, or its habitat.**

There are no identified rare, threatened, or endangered species located within the vicinity of the subject property. Given the scale and location of the proposed facility, no habitats or natural environments are anticipated to be adversely affected by the proposed project.

10. **Detrimentally affects air or water quality or ambient noise levels.**

Construction activities for Heritage Hall may result in temporary impacts to air quality and noise levels. Appropriate BMPs will be implemented to mitigate adverse impacts.

The use of the property for the proposed Heritage Hall will not adversely affect air, water, or noise parameters.

11. **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.**

The subject property is not located within the limits of environmentally sensitive areas. As such, the proposed entitlements and use of the property for Heritage Hall will not adversely affect flood plains, tsunami zones, erosion-prone areas, hazardous lands, estuaries, fresh waters, or coastal waters.

12. **Substantially affects scenic vistas and viewplanes identified in County or State plans or studies.**

The subject property is not part of an identified scenic view corridor or viewplane. As such, requested entitlements and future development of Heritage Hall are not anticipated to impact view corridors or viewplanes.

13. **Requires substantial energy consumption.**

The proposed entitlement actions for the subject property and its future use for Heritage Hall are not anticipated to require substantial energy consumption.

Based on the foregoing findings, it is anticipated that the proposed action will result in a finding of no significant impacts (FONSI).

VIII. LIST OF PERMITS AND APPROVALS

VIII. LIST OF PERMITS AND APPROVALS

Prior to the development of Heritage Hall, the following permits and approvals may be required.

State of Hawai`i

1. Community Noise Permit (as applicable)

2. NPDES Permit (to be determined in coordination with the State Department of Health)

County of Maui

1. Construction Permits (Grubbing, Grading, Building, Electrical, Plumbing and Driveway)

2. Work-to-Perform within County Highways

3. Community Plan Amendment

4. Change-In-Zoning

IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED; AND RESPONSES TO SUBSTANTIVE COMMENTS

IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED; AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were consulted during the preparation of the Draft Environmental Assessment. Agency comments and responses to substantive comments are also included in this section.

1. Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
700 Hookele Street, Suite 202
Kahului, Hawai`i 96732

2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawai`i 96858-5440

3. Patrick Leonard
Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Box 50088
Honolulu, Hawai`i 96813

4. Ted Liu, Director
State of Hawai`i
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai`i 96804

5. Laura Thielen, Director
State of Hawai`i
Office of Planning
P.O. Box 2359
Honolulu, Hawai`i 96804

6. Patricia Hamamoto, Superintendent
State of Hawai`i
Department of Education
P.O. Box 2360
Honolulu, Hawai`i 96804

7. Ken Nomura
Complex Area Superintendent
(Central/Upcountry Maui)
Department of Education
54 High Street, 4th Floor
Wailuku, Hawai`i 96793

8. Denis Lau, Chief
Clean Water Branch
State of Hawai`i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai`i 96814

9. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawai`i
Department of Health
54 High Street
Wailuku, Hawai`i 96793

10. Peter Young, Chairperson
State of Hawai`i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai`i 96809

11. Melanie Chinen, Administrator
State of Hawai`i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai`i 96707

12. Barry Fukunaga, Director
State of Hawai`i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai`i 96813

cc: Ferdinand Cajigal

13. Clyde Nāmu`o, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai`i 96813

14. Carl Kaupalolo, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai`i 96732

15. Vanessa Medeiros, Director
County of Maui
Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawai`i 96793

16. Jeffrey Hunt, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai`i 96793

17. Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Hali`a Nakoa Street, Unit 2
Wailuku, Hawai`i 96793

18. Thomas Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai`i 96793

19. Milton Arakawa, Director
County of Maui
Department of Public Works and Environmental Management
200 South High Street
Wailuku, Hawai`i 96793

20. Don Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai`i 96793

21. Jeffrey Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai`i 96793

22. Neal Shinyama, Manager - Engineering
Maui Electric Company
P.O. Box 398
Kahului, Hawai`i 96732

23. Councilmember Michael Molina
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

24. **Pa`ia Main Street Association**
c/o Wailuku Main Street Association
2035 W. Main Street, Suite 1
Wailuku, Hawai`i 96793

FEB 1 2 2007

United States Department of Agriculture

NRCS
Natural Resources Conservation Service
210 Imi Kala St. Ste 209
Wailuku, HI 96793
808-244-3100

February 9, 2007

Ms. Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 High St., Suite 104
Wailuku, HI 96793

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex; TMK: (2) 2-5-006: 19, Paia, Maui, Hawaii

Dear Ms. Kawahara:

We have no comment in this matter.

Thank you for the opportunity to comment.

Sincerely,

Ranae Ganske-Cerizo
District Conservationist

Helping People Help the Land

An Equal Opportunity Provider and Employer

MAR 28 2007

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

March 21, 2007

Regulatory Branch

File No. **POH-2007-38**

Karylnn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Kawahara:

This is in response to your letter dated January 30, 2007 for early consultation comments for preparation of a draft environmental assessment (DEA) for the construction of a mulit-purpose center and office complex located at TMK (2) 2-5-006:19, Paia, Maui Island, Hawaii. We have reviewed the information you provided under the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403) and Section 404 of the Clean Water Act (CWA) (33 USC 1344).

Based on the information provided you provided on behalf of the applicant, Heritage Hall Association, we have determined that the subject project site does not contain waters of the U.S. subject to our jurisdiction, and that the described project and its related activities are understood to not involve the placement of dredged and/or fill material into waters of the U.S., including adjacent wetlands; therefore, **a DA permit is not required.**

Should you have any questions regarding this request for information, please contact Ms. Joy Anamizu by phone at 808-438-7023, or *joy.n.anamizu@usace.army.mil* and refer to the file number above.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

May 21, 2009

George P. Young
Department of the Army
U.S. Army Engineer District, Honolulu
Ft. Shafter, Hawai`i 96858

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:019 Paia, Maui, Hawai`i

Dear Mr. Young:

Thank you for your letter dated March 21, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall, Inc. (applicant), we would like to provide the following comments in response to your letter.

We note your determination that the subject project site does not contain waters of the U.S. subject to your department's jurisdiction, that the project are not to involve the placement of dredged and/or fill material into waters of the U.S., including adjacent wetlands, and that therefore a Department of the Army permit is not required.

A copy of the Draft Environmental Assessment will be sent to your office for review and comment.

Thank you again for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:lh
cc: Dolores Bio, Heritage Hall, Inc.
Audrey Rocha-Reed, Heritage Hall, Inc.
Calvin Higuchi, Hiyakumoto + Higuchi Architects, Inc.
Reed Ariyoshi, Warren S. Unemori Engineering, Inc.
F:\DATA\HeritageHall\Paia\deptofarmy.res.wpd

FEB 14 2007

LINDA LINGLE
GOVERNOR

PATRICIA HAMAMOTO
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

February 13, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Dear Ms. Kawahara:

Subject: Early Consultation for Heritage Hall Community Center, Paia

The Department of Education has no comment to offer as early consultation.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at (808) 733-4862.

Very truly yours,

Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph Moore, Acting Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB

FEB 15 2007

LINDA LINGLE
GOVERNOR OF HAWAII

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EMD / CWB

02029PKP.07

February 12, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:019 Paia, Maui, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA) Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters ..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.

2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).

    a. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html.

b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at: http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html.

   i. Storm water associated with industrial activities, as defined in Title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]

   ii. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.** [HAR, Chapter 11-55, Appendix C]

   iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]

   iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]

   v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]

   vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]

   vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]

   viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]

   ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]

x. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]

xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]

3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.

4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

If you have any questions, please contact me at (808) 586-4309.

Sincerely,

Alec Wong

ALEC WONG, P.E., ACTING CHIEF
Clean Water Branch

KP:np

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

May 21, 2009

Alec Wong, P.E., Chief
State of Hawai`i
Department of Health
Clean Water Branch
P.O. Box 3378
Honolulu, Hawai`i 96801

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:019 Paia, Maui, Hawai`i

Dear Mr. Wong:

Thank you for your letter dated February 12, 2007 providing your division's comments on the proposed Heritage Hall project. On behalf of the applicant, we would like to offer the following responses to your comments.

Response to Comment No. 1

The Department of the Army was contacted through the early consultation process for the subject project. Subsequently, a response letter was received by the Department of the Army (DA) stating that a DA permit is not required for the proposed project. See **Exhibit "A"**. Further coordination with the DA will be carried through the distribution of the Draft Environmental Assessment (EA).

Response to Comment No. 2

We note the requirements of Sections 11-55-04 and 11-55-34.05, Hawai`i Administrative Rules (HAR). As applicable, the applicant may submit an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).

Response to Comment No. 3

We note your comments regarding HAR, Section 11-55-38.

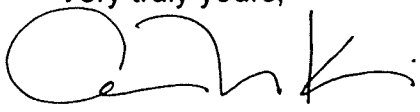
Response to Comment No. 4

Your comments concerning discharge related to project construction or operation activities are noted. The proposed project will comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

A copy of the Draft Environmental Assessment will be sent to your office for review and comment.

Thank you again for your comments and participation in the early consultation process.

Very truly yours,



Erin Mukai, Planner

EM:lh
Attachment
cc: Dolores Bio, Heritage Hall, Inc. (w/attachment)
Audrey Rocha Reed, Heritage Hall, Inc. (w/attachment)
Calvin Higuchi, Hiyakumoto + Higuchi Architects, Inc. (w/attachment)
Reed Ariyoshi, Warren S. Unemori Engineering, Inc. (w/attachment)
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MAR 28 2007

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

March 21, 2007

Regulatory Branch

File No. **POH-2007-38**

Karylnn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Kawahara:

This is in response to your letter dated January 30, 2007 for early consultation comments for preparation of a draft environmental assessment (DEA) for the construction of a mulit-purpose center and office complex located at TMK (2) 2-5-006:19, Paia, Maui Island, Hawaii. We have reviewed the information you provided under the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403) and Section 404 of the Clean Water Act (CWA) (33 USC 1344).

Based on the information provided you provided on behalf of the applicant, Heritage Hall Association, we have determined that the subject project site does not contain waters of the U.S. subject to our jurisdiction, and that the described project and its related activities are understood to not involve the placement of dredged and/or fill material into waters of the U.S., including adjacent wetlands; therefore, **a DA permit is not required.**

Should you have any questions regarding this request for information, please contact Ms. Joy Anamizu by phone at 808-438-7023, or *joy.n.anamizu@usace.army.mil* and refer to the file number above.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

EXHIBIT "A"

10

FEB 15 2007

LINDA LINGLE
GOVERNOR OF HAWAII

CHIYOME L. FUKINO, M. D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M. D., M. P. H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102

February 14, 2007

Ms. Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Dear Ms. Kawahara:

Subject: **Early Consultation Request, Heritage Hall Community Center**
TMK: (2) 2-5-006: 19, Paia, Hawaii

Thank you for the opportunity to participate in the early consultation process of the Heritage Hall Community Center and Office Complex. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.

2. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

Herbert S. Matsubayashi
District Environmental Health Program Chief

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARY ALEXANDER ROSS

July 13, 2007

Herbert S. Matsubayashi
District Environmental Health Program Chief
Maui District Health Office
State Department of Health
54 High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:19 Paia, Maui, Hawai`i

Dear Mr. Matsubayashi:

Thank you for your letter dated February 14, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall (applicant), we wish to provide the following information in response to your comments.

We acknowledge your comment regarding noise permitting requirements. The applicant and the project's contractor, once selected, will insure that all applicable permits are in place, prior to the start of construction.

A copy of the Draft Environmental Assessment will be sent to your office for review and comment, when it is completed. Thank you again for your comments and participation in the early consultation process.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:lh
cc: Dolores Bio, Heritage Hall
Audrey Rocha Reed, Heritage Hall
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FEB 0 6 2007

LINDA LINGLE
GOVERNOR OF HAWAII

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

ROBERT K. MASUDA
DEPUTY DIRECTOR

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 5, 2007

Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Heritage Hall Association, Paia, Maui, Tax Map Key: (2) 2-5-6:19

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources has no comment to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

Cc: Central Files

MAR 0 1 2007

LINDA LINGLE
GOVERNOR

BARRY FUKUNAGA
INTERIM DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.2412

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

February 26, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Heritage Hall Community Center & Office Complex
Early Consultation for Draft Environmental Assessment (DEA)
TMK: (2) 2-5-006: 19

Thank you for your transmittal requesting our review of the subject project.

The proposed action will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

BARRY FUKUNAGA
Interim Director of Transportation

c: Jeffrey Hunt, Maui Planning Department

14

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

May 21, 2009

Brennon Morioka, Director
State of Hawai`i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai`i 96813

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:019 Paia, Maui, Hawai`I, STP 8-2412

Dear Mr. Morioka:

Thank you for your Department's letter dated February 26, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall, Inc., we would like to provide the following comment in response to your letter.

We note your Department's determination that the proposed action will not impact State transportation facilities.

A copy of the Draft Environmental Assessment will be sent to your office for review and comment.

Thank you again for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:lh
cc: Dolores Bio, Heritage Hall, Inc.
Audrey Rocha Reed, Heritage Hall, Inc.
Calvin Higuchi, Hiyakumoto + Higuchi Architects, Inc.
Pete Pascua, Wilson Okamoto Corporation
F:\DATA\HeritageHall\Paia\SDOT.res.wpd

MAR 0 6 2007

PHONE (808) 594-1888 FAX (808) 594-1865

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAI'I 96813

HRD06/2878

February 28, 2007

Karlynn Kawahara
Munekiyo and Haraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii, 96793

RE: Pre-Draft Environmental Assessment Consultation for the Proposed Heritage Hall Community Center Community Plan Amendment, Pa'ia, Maui, TMK (2) 2-5-006: 19.

Dear Karlynn Kawahara,

The Office of Hawaiian Affairs (OHA) is in receipt of your January 30, 2007 submission and offers the following comments:

Our staff has no comment specific to the above-listed submission at this time, but we do look forward to reviewing the Draft Environmental Assessment upon completion. Thank you for your continued correspondence.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck, Native Rights Policy Advocate, at (808) 594-0239 or jessey@oha.org.

Aloha,

Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
OHA Community Affairs Coordinator (Maui)
140 Hoohana St., Ste. 206
Kahului, HI 96732

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

May 21, 2009

Clyde W. Nāmu`o, Administrator
State of Hawai`i
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai`i 96813

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:019 Paia, Maui, Hawai`i

Dear Mr. Nāmu`o:

Thank you for your Department's letter dated February 28, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall, Inc., we would like to provide the following comments in response to your letter.

We note your request that in accordance with Section 6E-43.6, Hawai`i Revised Statutes and Chapter 13-300, Hawai`i Administrative Rules, project related construction work shall stop in the immediate vicinity if any significant cultural deposits or human skeletal remains are encountered and the State Historic Preservation Division shall be contacted.

A copy of the Draft Environmental Assessment will be sent to your office for review and comment.

Thank you again for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:lh
cc: Dolores Bio, Heritage Hall, Inc.
Audrey Rocha Reed, Heritage Hall, Inc.
Calvin Higuchi, Hiyakumoto + Higuchi Architects, Inc.
Mike Dega, Scientific Consulting Services, Inc.
F:\DATA\HeritageHall\Paia\OHA.res.wpd

FEB 0 7 2007

CHARMAINE TAVARES
MAYOR

CARL M. KAUPALOLO
CHIEF

NEAL A. BAL
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

780 ALUA STREET
WAILUKU, HAWAII 96793
(808) 244-9161
FAX (808) 244-1363

February 5, 2007

Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Subject: **Early Draft Environmental Assessment, Heritage Hall Community Center, TMK (2)2-5-006:019 Paia, Maui**

Dear Ms. Kawahara,

I have had the opportunity to review the subject matter concerning the Heritage Center. At this time, our department does not have any specific comments related to the project.

We do anticipate this project returning to our office during the building permit process. We will make detailed comments at that time if needed. Please feel free to contact Lt. Scott English, Plans Reviewer, at 244-9161 if there are any questions or concerns.

Sincerely,

Valeriano F. Martin
Captain
Fire Prevention Bureau

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

FEB 16 2007

CHARMAINE TAVARES
Mayor
VANESSA A. MEDEIROS
Director
LORI TSUHAKO
Deputy Director

86 W. KAMEHAMEHA AVENUE • KAHULUI, HAWAII 96732-2259 • PHONE (808) 270-7351 • FAX (808) 270-6284

February 7, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex, TMK (2) 2-5-006:19, Paia, Maui, Hawaii

We have reviewed your early consultation letter and do not have any comment to offer.

Thank you for the opportunity to comment.

Very truly yours,

Vanessa A Medeiros

VANESSA A. MEDEIROS
Director

ETO:bp

c: Housing Administrator

CHARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director

MAR 0 2 2006

COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 26, 2007

Ms. Karlynn Kawahara
Munekyio & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

RE: Pre-Consultation Comments In Preparation Of A Draft Environmental Assessment For Heritage Hall Community Center And Office Complex Located At TMK: 2-5-006:019, Maui, Hawaii (EAC 2007/0003)

The Maui Planning Department (Department) is in receipt of your request for comments in preparation of a Draft Environmental Assessment (EA) for the above-referenced project. The Department understands that the proposed action includes the following:

- The Applicant is Heritage Hall Association, a non-profit organization comprised of the Maui Puerto Rican Association and the Portuguese Association of Maui;

- The Applicant proposed to construct a multi-purpose center and office complex to be called Heritage Hall. Heritage Hall will be comprised of two structures: one structure will be comprised of a hall, a kitchen and restrooms while the second structure will be comprised of office spaces, conference/class rooms, and storage; and

- The Applicant will be requesting a Change in Zoning from Urban Reserve to Public/Quasi-Public and a Community Plan Amendment from Heavy Industrial to Public/Quasi-Public.

Based on the foregoing, the Department provides the following comments as pre-consultation in preparation of the Draft EA:

1. The land use designations for the project area are as follows:

- State Land Use – Urban
- Community Plan – Heavy Industrial
- County Zoning – Urban Reserve
- Other – Located outside of the Special Management Area

2. The Department concurs that the proposed community plan amendment is a "trigger" that requires compliance with Chapter 343, Hawaii Revised Statutes (HRS);

3. Should the proposed community plan amendment be the only "trigger" for Chapter 343, HRS, then the Maui Planning Commission will be the final accepting authority; and

4. The Department encourages the Applicant to utilize the Paia-Haiku country town design guidelines developed to implement the Country Town Business Zoning District.

Thank you for the opportunity to comment. Should you require further clarification, please contact Ms. Robyn L. Loudermilk, Staff Planner, at robyn.loudermilk@co.maui.hi.us or 270-7180.

Very truly yours,

JEFFREY S. HUNT, AICP
Planning Director

JSH:RLL:bv:
c: Clayton I. Yoshida, AICP, Planning Program Administrator
Robyn L. Loudermilk, Staff Planner
EA Project File
General File
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MUNEKIYO & HIRAGA, INC.

MICHAEL T MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAREN KAWAHARA

MARK ALEXANDER ROY

July 13, 2007

Jeffrey S. Hunt, Director
Department of Planning
Attention: Robyn Loudermilk
County of Maui
250 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:19 Paia, Maui, Hawai`i

Dear Mr. Hunt:

Thank you for your letter dated February 26, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall (applicant) we would like to provide the following responses.

1. The applicant concurs with the Planning Department's land use designations for the project area.

2. The applicant agrees that the proposed community plan amendment is a "trigger" that requires compliance with Chapter 343, Hawaii Revised Statutes (HRS).

3. The applicant understands that if the proposed community plan amendment is the only "trigger" for Chapter 343, HRS, then the Maui Planning Commission will be the final accepting authority.

4. The applicant will review the Paia-Haiku country town design guidelines developed to implement the "Country-Town Business" zoning district, and incorporate applicable features during the design phase.

Thank you for your comments. Should you have any questions, please do not hesitate to call me at 244-2015.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:lh
cc: Dolores Bio, Heritage Hall
Audrey Rocha Reed, Heritage Hall
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FEB 26 2007

CHARMAINE TAVARES
Mayor

TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2 , Wailuku, Hawaii 96793

February 15, 2007

Ms. Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: 2-5-006:19, Paia.

Dear Ms. Kawahara:

We have reviewed the project overview and proposed action, and have no comments to the subject project.

Thank you for the opportunity to comment. Please contact me or Patrick Matsui, Chief of Planning and Development, at 270-7387 if there are any questions.

Sincerely,

TAMARA HORCAJO
Director

TH:PM:do

c: Patrick Matsui, Chief-Planning and Development

FEB 15 2007

POLICE DEPARTMENT
COUNTY OF MAUI

CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE ti

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

February 13, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Kawahara:

SUBJECT: Early Consultation Request for the Preparation of a D.E.A. in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex, TMK (2) 2-5-006: 19, Paia, Maui

Thank you for your letter of January 30, 2007, requesting comments on the above subject.

We have reviewed the information submitted for this project and would offer the enclosed comments and recommendations. As always, thank you for giving us the opportunity to comment on this project.

Very truly yours,

AC Wayne T. Ribao

Assistant Chief Wayne T. Ribao
for: Thomas M. Phillips
Chief of Police

c: Jeff Hunt, Planning Department

Enclosure

TO : THOMAS PHILLIPS, CHIEF OF POLICE

VIA : CHANNELS

FROM : MILTON MATSUOKA, CAPTAIN, DISTRICT I

SUBJECT : EARLY CONSULTATION REQUEST FOR THE PAIA HERITAGE HALL COMMUNITY CENTER

This request is being filed by the Maui Puerto Rican Association and Portugese Association of Maui, who have partnered together to construct a multi-purpose center and office complex. The complex is planned for property located off of Baldwin Avenue, across the street from the Pioneer Mill, where the Pioneer Mill offices were located. A change of zoning and a community plan amendment is needed to provide consistency for the project. A Draft Environmental Assessment (DEA) also needs to be prepared.

The DEA should contain a traffic impact study on how this facility will affect traffic in the area. The revised plans should also have more detailed drawings of the facility and ingress/egress into the property. We will reserved comments until we are able to review the DEA and more detailed plans for the facility.

An impact study should also be done on the area for the construction period. Large equipment will be utilized, during the construction period, to conduct grubbing/trenching, removal and delivery of material, parking of construction equipment and other issues.

Milton M. Matsuoka 6948
02/07/07 1250 hrs.

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

May 21, 2009

Thomas M. Phillips, Chief
County of Maui
Maui Police Department
55 Mahalani Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:019 Paia, Maui, Hawai`i

Dear Chief Phillips:

Thank you for your Department's letter dated February 13, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall, Inc., we would like to provide the following comments in response to your letter.

We note your comments regarding a traffic impact study. A Traffic Impact Report has been prepared by Wilson Okamoto Corporation and will be included in the Draft Environmental Assessment.

A copy of the Draft Environmental Assessment will be sent to your office for review and comment.

Thank you again for your comments and participation in the early consultation process.

Very truly yours,

Erin Mukai, Planner

EM:lh
cc: Dolores Bio, Heritage Hall, Inc.
Audrey Rocha Reed, Heritage Hall, Inc.
Calvin Higuchi, Hiyakumoto + Higuchi Architects, Inc.
Pete Pascua, Wilson Okamoto Corporation
F:\DATA\HeritageHall\Paia\MPD.res.wpd

CHARMAINE TAVARES
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL MANAGEMENT
200 SOUTH HIGH STREET, ROOM 322
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

DAVID TAYLOR, P.E.
Wastewater Reclamation Division

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

TRACY TAKAMINE, P.E.
Solid Waste Division

February 20, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Kawahara:

SUBJECT: EARLY CONSULTATION REQUEST FOR THE PREPARATION OF DRAFT ENVIRONMENTAL ASSESSMENT, COMMUNITY PLAN AMENDMENT PROPOSED HERITAGE HALL COMMUNITY CENTER/OFFICE COMPLEX; TMK: (2) 2-5-006:019

We reviewed the subject project overview and have the following comments:

1. Address construction waste recycling/disposal.

2. Although wastewater system capacity is currently available as of February 8, 2007, the developer should be informed that wastewater system capactiy cannot be ensured until the issuance of the building permit.

3. Wastewater contribution calculations are required before building permit is issued.

4. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees.

5. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

6. Plans should show the installation of a service manhole near the property line prior to connection to the County sewer.

7. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.

8. Commercial kitchen facilities within the proposed project shall comply with pretreatment requirements (including grease interceptors, sample boxes, screens, etc.).

9. The development should provide roadway improvements of road widening, curb, gutter and sidewalk.

10. The development should provide on-site parking for all its activities.

11. We do not recommend on-street parking fronting the site due to the downhill bicycle riders utilizing the edge of pavement.

12. Detailed comments will be made upon submittal of plans and reports.

13. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with building codes. We will review the project for building code requirements during the building permit application process.

If you have any questions regarding this letter, please call Michael Miyamoto at 270-7845.

Sincerely,

MILTON M. ARAKAWA, A.I.C.P.
Director

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MUNEKIYO & HIRAGA, INC.

MICHAEL T MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAREN KAWAHARA

MARK ALEXANDER ROY

July 13, 2007

Milton Arakawa, AICP, Director
Department of Public Works and Environmental Management
County of Maui
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:19 Paia, Maui, Hawai`I

Dear Mr. Arakawa:

Thank you for your letter dated February 20, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall (applicant) we are providing you with the following responses.

1. The applicant understands the need to address construction waste/recycling disposal issues and will include a discussion in the Draft Environmental Assessment (Draft EA) report. A copy of this Draft EA report will be forwarded to your office for your review and comment.

2. The applicant acknowledges that wastewater capacity cannot be ensured until the issuance of the construction permits.

3. The applicant will submit wastewater calculations to the Department of Public Works and Environmental Management (DPWEM) at the time of building permit application.

4. The applicant acknowledges the comment regarding the payment of treatment plant expansion fees.

5. The applicant concurs with the comment regarding funding of any necessary off-site improvements to collection system and wastewater pump stations.

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhinconline.com

6. The applicant will forward this comment to the civil engineering consultant. The project plans will show the installation of a service manhole near the property line prior to connection to the County sewer, as applicable.

7. We acknowledge that non-contact cooling water, condensate, etc. will not drain into the wastewater system.

8. The applicant understands that the commercial kitchen facilities within the proposed project area shall comply with pretreatment requirements such as grease interceptors, sample boxes, screen, etc., as applicable.

9. The applicant understands your comment regarding roadway improvements. The applicant will have further discussions with the DPWEM, regarding the extent of the improvements.

10. The applicant understands this comment. The Draft EA will include information regarding on-site parking for the Heritage Hall activities, as applicable.

11. The applicant notes the comment regarding on-street parking fronting the site and will take this into consideration in the preparation of the project's parking site plan.

12. The applicant concurs with this statement. A copy of the Draft EA, which will include project plans and reports, will be submitted to your office for your review and comment.

13. We acknowledge that the DPWEM will review the project plans during the building permit process for compliance with the building codes.

Thank you again for your comments and participation.

Very truly yours,

Karlyn Kawahara
Project Manager

KK:lh
cc: Dolores Bio, Heritage Hall
Audrey Rocha Reed, Heritage Hall
Warren Unemori, Warren S. Unemori Engineering, Inc.
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CHARMAINE TAVARES
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director

JUL 2 4 2007

RALPH M. NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 20, 2007

Ms. Karlyn Kawahara, Project Manager
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Subject: EARLY CONSULTATION REQUEST FOR THE PREPARATION OF DRAFT ENVIRONMENTAL ASSESSMENT, COMMUNITY PLAN AMENDMENT PROPOSED HERITAGE HALL COMMUNITY CENTER/OFFICE COMPLEX; TMK: (2) 2-5-006:019

Dear Ms. Kawahara:

We reviewed your responses to the comment letter dated February 20, 2007 and have no further comments at this time.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,

for Milton M. Arakawa, A.I.C.P.
Director of Public Works

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FEB 1 2 2007

CHARMAINE TAVARES
MAYOR

DON A. MEDEIROS
Director
WAYNE A. BOTEILHO
Deputy Director
Telephone (808) 270-7511
Facsimile (808) 270-7505

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

February 6, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street
Suite 104
Wailuku, HI 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex – TMK (2) 2-5-006:19, Paia, Maui, Hawaii

Dear Ms. Kawahara:

In response to your letter regarding the above subject matter, we have reviewed the project overview and location maps and have no comments to add at this time.

Should you have any questions, or require additional information, please feel free to contact our office at 270-7511.

Sincerely,

Don Medeiros
Director

/dcy

APR 17 2007

CHARMAINE TAVARES
MAYOR

JEFFREY K. ENG
DIRECTOR
ERIC H. YAMASHIGE, P.E., L.S.
DEPUTY DIRECTOR

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
Telephone (808) 270-7816 • Fax (808) 270-7833

March 28, 2007

Ms. Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Maui, Hawaii 96793

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex TMK: 2-5-06:019

Dear Ms. Kawahara:

This is in response to your letter of January 30, 2007. We have the following comments:

Source Availability and Consumption
The project area is served by the Central Maui System. The main sources of water for this system are the designated Iao aquifer, Waihee aquifer, the Iao tunnel and the Iao-Waikapu Ditch. New source development projects include Waikapu South well and Maluhia well. The subject parcel is currently not served by a water meter. The Environmental Assessment (EA) should include potable and non-potable demand for the proposed project. There is currently no restriction on obtaining meters in Central Maui. However, water may not be available for development until new sources are on-line.

System Infrastructure
The subject property is fronted by a 6-inch and an 8-inch waterline. There are no fire hydrants serving the subject parcel. The applicant will be required to provide for water service and fire protection in accordance with system standards.

Conservation
We recommend that the following conservation measures be included in project design and implemented to alleviate demand on the Central Maui system:
Use of brackish and/or reclaimed water sources for all non-potable water uses, including irrigation and dust control during construction.

Use Climate -adapted Plants in Landscaping: Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. The project is located in the Maui County Planting Plan - Plant Zone 3. See attached plant lists.
Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers in common areas. Check and reset controllers at least once a month to reflect the monthly changes in evapo-transpiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.
Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.
Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available.
Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day.

Pollution Prevention
The project overlies the Paia aquifer. DWS strives to protect water resources by encouraging adoption of Best Management Practices (BMPs) designed to minimize infiltration and runoff. The following mitigation measures should be implemented during construction:
1. Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the water.
2. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
3. Retain ground cover until the last possible date.
4. Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments, fertilizers and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.
5. Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
6. Keep run-off on site.

Should you have any questions, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,

Jeffrey K. Eng, Director
emb

c: engineering division

attachments:
A Checklist of Water Conservation Ideas for Commercial Buildings
Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
Plant Brochure: "Saving Water in the Yard"

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A Checklist of Water Conservation Ideas For

Commercial Buildings

This checklist provides water conservation tips successfully implemented by industrial and commercial users. This list has been revised from the original copy first published and distributed by the Los Angeles Department of Water and Power.

General suggestions

Increase employee awareness of water conservation.

Install signs encouraging water conservation in employee and customer restrooms.

When cleaning with water is necessary, use budgeted amounts.

Determine the quantity and purpose of water being used.

Read water meter weekly to monitor success of water conservation efforts.

Assign an employee to monitor water use and waste.

Seek employee suggestions on water conservation; put suggestion boxes in prominent areas.

Determine other methods of water conservation.

Building maintenance

Check water supply for leaks.

Turn off any unnecessary flows.

Repair dripping faucets and showers and continuously running or leaking toilets.

Install faucet aerators where possible.

Reduce toilet water use by adjusting flush valves or installing dams and flapper mechanisms.

As appliances or fixtures wear out, replace them with water-saving models.

Shut off water supply to equipment rooms not in use.

Minimize the water used in cooling equipment in accordance with manufacturers recommendations. Shut off cooling units when not needed.

Cafeteria area

Turn off continuous flow used to clean the drain trays.

Turn off dishwasher when not in use. Wash full loads only.

Use water from steam tables to wash down cooking area.

Do not use running water to melt ice or frozen foods.

Use water-conserving ice makers.

ORDINANCE NO. 2108

BILL NO. 6 (1992)

Draft 1

A BILL FOR AN ORDINANCE AMENDING CHAPTER 16.20 OF THE MAUI COUNTY CODE, PERTAINING TO THE PLUMBING CODE

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Title 16 of the Maui County Code is amended by adding a new section to Chapter 10 of the Uniform Plumbing Code to be designated and to read as follows:

"16.20.675 Section 1050 added. Chapter 10 of the Uniform Plumbing Code is amended by adding a new section, pertaining to low-flow water fixtures and devices, to be designated and to read as follows:

Sec. 1050 Low-flow water fixtures and devices. (a) This section establishes maximum rates of water flow or discharge for plumbing fixtures and devices in order to promote water conservation.

(b) For the plumbing fixtures and devices covered in this section, manufacturers or their local distributors shall provide proof of compliance with the performance requirements established by the American National Standards Institute (ANSI) and such other proof as may be required by the director of public works. There shall be no charge for this registration process.

(c) Effective December 31, 1992, only plumbing fixtures and devices specified in this section shall be offered for sale or installed in the County of Maui, unless otherwise indicated in this section. All plumbing fixtures and devices which were installed before December 31, 1992, shall be allowed to be used, repaired or replaced after December 31, 1992.

(1) Faucets (kitchen): All kitchen and bar sink faucets shall be designed, manufactured, installed or equipped with a flow control device or aerator which will prevent a water flow rate in excess of two and two-tenths gallons per minute at sixty pounds per square inch of water pressure.

(2) Faucets (lavatory): All lavatory faucets shall be designed, manufactured, installed or equipped with a flow control device or aerator which will prevent a water flow rate in excess of two and two tenths gallons per minute at sixty pounds per square inch of water

pressure.

(3) Faucets (public rest rooms): In addition to the lavatory requirements set forth in paragraph (2), lavatory faucets located in rest rooms intended for use by the general public shall be of the metering or self-closing types.

(4) Hose bibbs: Water supply faucets or valves shall be provided with approved flow control devices which limit flow to a maximum three gallons per minute.

EXCEPTIONS: (A) Hose bibbs or valves not used for fixtures or equipment designated by the director of public works.

(B) Hose bibbs, faucets, or valves serving fixed demand, timing, or water level control appliances, and equipment or holding structures such as water closets, pools, automatic washers, and other similar equipment.

(5) Showerheads: Showerheads, except where provided for safety or emergency reasons, shall be designed, manufactured, or installed with a flow limitation device which will prevent a water flow rate in excess of two and one-half gallons per minute at eighty pounds per square inch of water pressure. The flow limitation device must be a permanent and integral part of the showerhead and must not be removable to allow flow rates in excess of two and one-half gallons per minute or must be mechanically retained requiring force in excess of eight pounds to remove.

(6) Urinals: Urinals shall be designed, manufactured, or installed so that the maximum flush will not exceed one gallon of water. Adjustable type flushometer valves may be used provided they are adjusted so the maximum flush will not exceed one and six tenths gallons of water.

(7) Water closets (toilets): Water closets shall be designed, manufactured, or installed so that the maximum flush will not exceed one and six tenths gallons of water.

(d) Beginning December 31, 1992, it is unlawful to sell or install any plumbing fixtures or devices not specified in this section, except as permitted under this section.

(e) The director of public works may exempt the use of low-flow water fixtures and devices if there is a finding that the use of such fixtures and devices would not be consistent with accepted engineering practices and would be detrimental to the public health, safety and welfare.

WE HEREBY CERTIFY that the foregoing BILL NO. 6 (1992), Draft 1

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 1st day of May, 1992, by the following votes:

Howard S. KIHUNE Chair	Patrick S. KAWANO Vice-Chair	Vince G. BAGOYO, Jr.	Goro HOKAMA	Alice L. LEE	Ricardo MEDINA	Wayne K. NISHIKI	Joe S. TANAKA	Leinaala TERUYA DRUMMOND
Aye	Aye	Excused	Excused	Aye	Aye	Aye	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 1st day of May, 1992.

DATED AT WAILUKU, MAUI, HAWAII, this 1st day of May, 1992.

HOWARD S. KIHUNE, CHAIR
Council of the County of Maui

DARYL T. YAMAMOTO, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 5th DAY OF MAY, 1992.

LINDA CROCKETT LINGLE, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 2108 of the County of Maui, State of Hawaii.

DARYL T. YAMAMOTO, COUNTY CLERK
County of Maui

Passed First Reading on January 17, 1992.
Effective date of Ordinance May 5, 1992.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2108, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

(f) Any person violating this section shall be fined $250 for each violation and shall correct all instances of non-compliance for which a citation is issued. Violation of this section shall constitute a violation as defined in section 701-107 Hawaii Revised Statutes and shall be enforceable by employees of the department of public works. The foregoing fine may also be imposed in a civil, administrative proceeding pursuant to Rules and Regulations adopted by the department of public works in accordance with chapter 91 Hawaii Revised Statutes."

SECTION 2. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

HOWARD M. FUKUSHIMA
Deputy Corporation Counsel
County of Maui
c:\wp51\ords\flows4\pk

MUNEKIYO & HIRAGA, INC.

MICHAEL T MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAREN KAYAKAMA

MARK ALEXANDER ROY

July 13, 2007

Jeffrey Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:19 Paia, Maui, Hawai`I

Dear Mr. Eng:

Thank you for your letter dated March 28, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall, we would like to offer the following responses to your comments.

1. The Draft Environmental Assessment (Draft EA) will address anticipated water use, if any, for landscape irrigation, as well as short-term use for construction.

2. The civil engineering consultant will contact the engineering division for review of the project's construction plans.

3. The project's civil engineer will develop a Best Management Practices (BMPs) plan for the construction of the project.

4. We note your comments with regards to landscaping and irrigation and will implement water conservation measures, as applicable. Additionally, the use of reclaimed water for construction purposes will be considered.

5. It is understood that single-pass cooling systems should be eliminated, low-flow fixtures and devices should be utilized and the proper maintenance of fixtures to prevent leaks should be adhered to.

A copy of the Draft EA will be sent to your office for review and comment when it is completed.

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhinconline.com

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

Very truly yours,

Karlynn Kawahara
Project Manager

KK:lh
cc: Dolores Bio, Heritage Hall
Audrey Rocha Reed, Heritage Hall
Warren Unemori, Warren S. Unemori Engineering, Inc.
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Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

February 12, 2007

Munekiyo & Hiraga, Inc.
Attn: Ms. Karlynn Kawahara
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara,

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex – TMK (2) 2-5-006:19 Paia, Maui, Hawaii

Thank you for allowing us to comment on the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objections to the proposed project at this time. However, we encourage the customer's consultant to meet with us as soon as practical to verify the project's electrical demand requirements so that future service can be provided on a timely basis.

If you have any questions or concerns, please call Ray Okazaki at 871-2340.

Sincerely,

Neal Shinyama
Manager, Engineering

NS/ro:lh

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

July 13, 2007

Neal Shinyama, Manager
Engineering
Maui Electric Company, Ltd.
210 West Kamehameha Avenue
P.O. Box 398
Kahului, Hawai`i 96733-6898

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Community Plan Amendment for the Heritage Hall Community Center/Office Complex - TMK: (2)2-5-006:19 Paia, Maui, Hawai`I

Dear Mr. Shinyama:

Thank you for your letter dated February 12, 2007 providing comments on the subject project. On behalf of our client, Heritage Hall, the following information is being provided in response to your comment.

The project's electrical engineer, once selected, will be provided a copy of your letter and will submit the electrical demand requirements, as soon as practicable, to ensure that electrical services can be accommodated in the project's time schedule.

Thank you again for your comments and participation in the early consultation process.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:lh
cc: Dolores Bio, Heritage Hall
Audrey Rocha Reed, Heritage Hall
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X. REFERENCES

X. REFERENCES

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

County of Maui, Country Town Design Guidelines - Pa`ia-Haiku, April 1990.

County of Maui, The General Plan of the County of Maui 1990 Update, 1990.

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County of Maui, Makawao-Pukalani-Kula Community Plan, July 1996.

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County of Maui, Department of Planning, Socio-Economic Forecast: The Economic Projections for the Maui County General Plan 2030, June 2006.

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APPENDIX A.

Preliminary Engineering and Drainage Report Prepared by Warren S. Unemori Engineering, Inc.

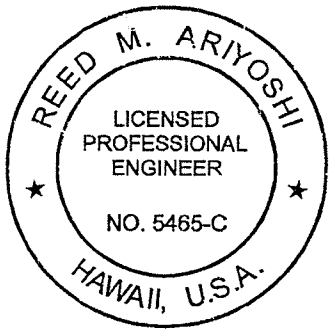
Established 1969

Preliminary Engineering Report for

HERITAGE HALL

Paia, Maui, Hawaii
TMK: (2) 2-5-06:19

Prepared For: Heritage Hall, Inc.
Paia, Maui, Hawaii



Date: March 2009

WARREN S. UNEMORI ENGINEERING, INC.
Civil and Structural Engineers - Land Surveyors
Wells Street Professional Center - Suite 403
2145 Wells Street
Wailuku, Maui, Hawaii 96793

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PRELIMINARY ENGINEERING REPORT
FOR
HERITAGE HALL

I. BACKGROUND

Heritage Hall Inc. plans to construct two buildings and a parking lot on the currently undeveloped parcel TMK: (2) 2-5-06:19. The subject parcel, containing a gross area of approximately 0.68 acres, is currently zoned agriculture in Paia, on the island of Maui, and the State of Hawaii. This report briefly describes and evaluates the existing infrastructure in the project vicinity, as well as the proposed infrastructure improvements within the project site.

II. PROJECT LOCATION AND DESCRIPTION

The project site is located immediately northeast of the Old Paia Mill site. It is bordered on the southwesterly boundary by Baldwin Avenue and is located approximately 400 feet mauka of the Puakou Place and Baldwin Avenue intersection. The elevation of the site ranges from approximately (+) 156 feet to approximately (+) 145 feet, sloping approximately 4% in a southerly to northerly direction.

The subject parcel is currently undeveloped and is not being used for any particular purpose. The proposed improvements for this project will include, but are not limited to, one (1) office and one (1) recreation building; an asphalt paved parking lot; underground water, sewer, and drainage systems; underground electrical, telephone, and cable television distribution systems; and landscaping.

III. EXISTING INFRASTRUCTURE

3.1 Water System

The project site has an existing 3/4" water meter that is connected to the existing County water system on Baldwin Avenue. There are 6-inch and 8-inch waterlines along Baldwin Avenue fronting the project site.

The main sources of water for this system are the Iao Tunnel and Kepaniwai Well supplemented by treatment of surface water from Wailuku Water Company's Iao/Waikapu Ditch. Water is also being drawn from Iao Aquifer by way of Shaft 33, owned by Stanford Carr Development.

A series of water storage tanks and 19, 16, 12, and 3 inch waterlines extend to the existing water system on Baldwin Avenue. The storage for the project is provided by an existing 100,000 gallon steel tank at elevation 267 feet.

3.2 Wastewater System

An existing County-owned gravity sewer collection system is located in Baldwin Avenue. This sewer line on Baldwin Avenue connects to an existing gravity sewer line along Hana Highway and is conveyed to the Paia sewer pump station located along Puna road, immediately west of Paia town. A series of force mains, gravity sewer lines and pump stations convey the wastewater to the Wailuku-Kahului Wastewater Reclamation Facility located along Alahao Street for treatment and disposal.

According to the County Wastewater Reclamation division, the Wailuku-

Kahului Wastewater Reclamation Facility has a design capacity of approximately 7.9 MGD, with a current flow of approximately 4.9 MGD. The estimated total allocation to date for potential new projects is approximately 6.8 MGD.

3.3 Drainage

Presently, all onsite and offsite runoff is allowed to sheet flow in a northerly direction through the project site and into the adjacent sugar cane fields. The total onsite surface runoff currently generated by the project site is approximately 2.0 cfs based on a 50-year recurrence interval, 1-hour duration storm.

3.4 Access

Hana Highway is the main east-to-west arterial highway linking Paia to other urban areas of Maui. Presently, a portion of the roadway is a four (4)-lane divided highway and the remaining portion is a two(2)-lane highway that is owned and maintained by the State. Hana Highway begins at the end of Kaahumanu Avenue and ends in Hana.

Access to the parcel is provided by Baldwin Avenue. The entire southwestern boundary abuts the existing roadway. Baldwin Avenue extends from its signalized intersection with Hana Highway and ends at its intersection with Makawao Avenue and Olinda Road in Makawao.

3.5 Electrical / Telephone / CATV

There are existing overhead electrical, telephone and cable television distribution systems along Baldwin Avenue.

IV. PROPOSED IMPROVEMENTS

4.1 Water System

Based on preliminary calculations from the project mechanical engineer and landscape architect, the domestic and landscape irrigation water demand is anticipated to be approximately 100 gpm. The owner has submitted a written request to the Department of Water Supply for consideration to upgrade the existing 3/4" water meter to a 2" water meter to service the proposed development. The Department of Water Supply, in a letter to the owner dated February 4, 2009, has indicated that there are no current restrictions on obtaining a larger water meter for commercial projects.

4.2 Wastewater System

The wastewater generated from the proposed development will be directed into the existing County sewer system on Baldwin Avenue.

Based on the land use and percentage of water use, the project is estimated to generate approximately 2,900 gpd of wastewater. This volume is subject to refinement as the plans for the development are further defined.

4.3 Drainage System

The proposed drainage system for the subject project will consist of grated inlet catch basins, underground pipe culverts, diversion berms (as necessary) and a subsurface drainage system.

The surface runoff generated by the buildings and parking lots will be

captured by grated inlet type catch basins and piped underground to a new subsurface drainage system. The subsurface drainage system will be sized to store the increase surface runoff generated by the development of the site.

Based on preliminary calculations, the post-development runoff generated by the project site is approximately 3.9 cfs based on a 50-year recurrence interval, 1-hour duration storm. This translates to an increase of 1.9 cfs from pre-development conditions. The subsurface drainage system will release runoff into the downstream cane fields as it is presently doing, at a rate no greater than pre-development conditions.

4.4 Access

Access to the project site will be by means of a new driveway connection to Baldwin Avenue, located on along the parcel's southwesterly boundary.

4.5 Electrical, Telephone, and CATV Systems

Electrical, telephone and CATV services will be extended underground to each building from the existing overhead distribution systems located along Baldwin Avenue.

VI. CONCLUSION

It is our professional opinion that existing utilities serving the project site are adequate and any project related impacts can be readily mitigated with the implementation of the proposed improvements and development plan.

EXHIBITS

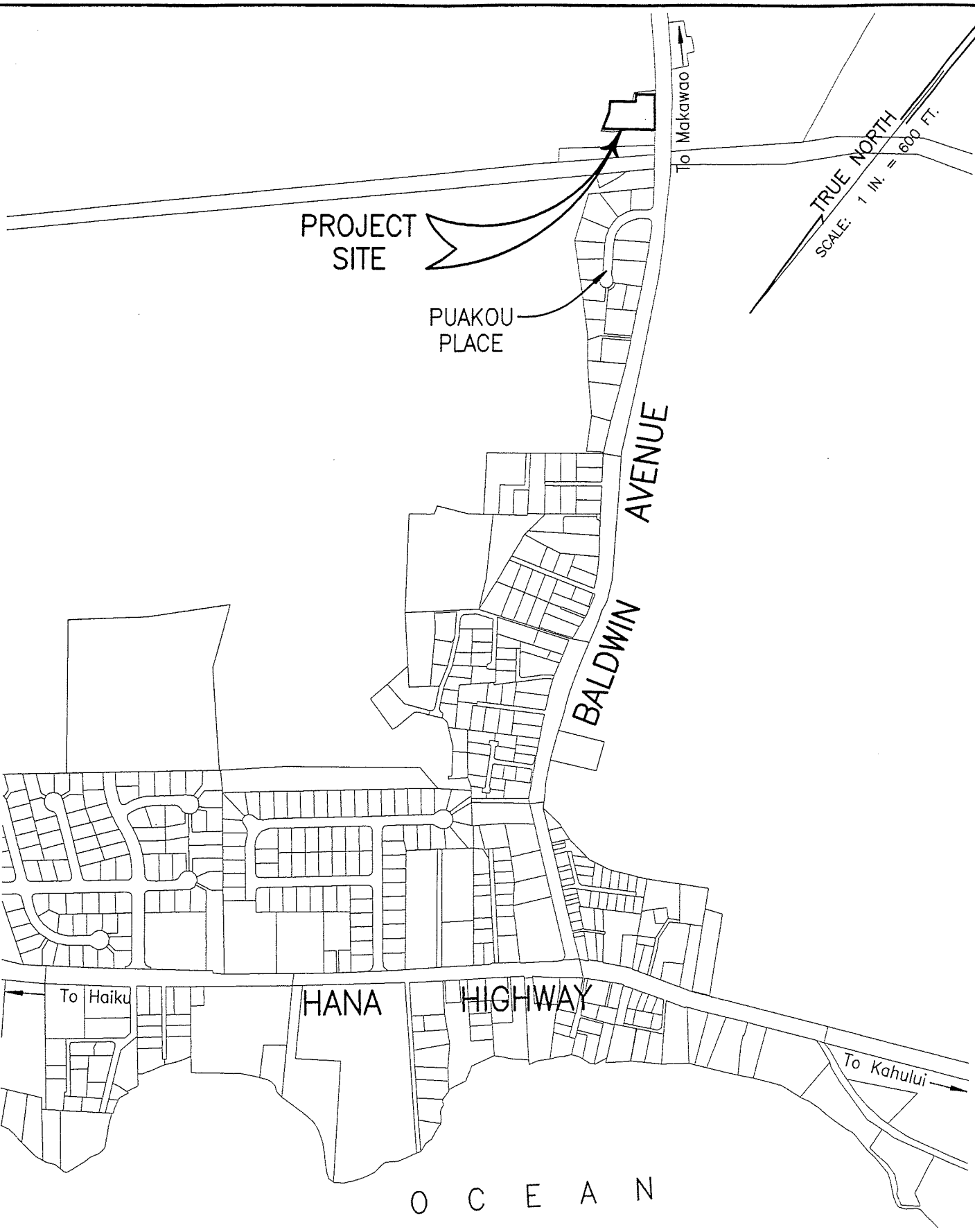

EXHIBIT 1 - LOCATION MAP

0 600 1200 1800 2400

SCALE: 1 IN. = 600 FT.

WARREN S. UNEMORI
ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS / LAND SURVEYORS

March 9, 2009

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APPENDIX B.

Archaeological Inventory Survey Prepared by Scientific Consultant Services, Inc.

SCS Project Number 909-3

FINAL

AN ARCHAEOLOGICAL INVENTORY SURVEY OF A 0.68-ACRE PARCEL SELECTED FOR THE HERITAGE HALL COMMUNITY CENTER AND OFFICE COMPLEX LOCATED IN THE *AHUPUA`A* OF HĀMĀKUA POKO, MAKAWAO DISTRICT, MAUI ISLAND, HAWAI`I [TMK: (2) 2-5-06: 19]

Prepared By:
Trisha M. Drennan, M.Sc.
and
Michael Dega, Ph.D.

Revised January 2009

Prepared for:
Munekiyo & Hiraga, Inc.
305 High Street, Ste. 104
Wailuku, Hawai`i 96793

SCIENTIFIC CONSULTANT SERVICES Inc.

711 Kapiolani Blvd. Suite 975 Honolulu, Hawai`i 96813

ABSTRACT

At the request of Mr. Erin Mukai of Munekiyo & Hiraga, Inc., Scientific Consultant Services, Inc. (SCS) conducted an Archaeological Inventory Survey of a 0.68-acre parcel of land (about 29,621 square feet) located in the *ahupua`a* of Hāmākua Poko, Makawao District, Maui Island, Hawai`i [TMK: (2) 2-5-06:19]. The goal of this project was to investigate the presence or absence of archaeological structures and subsurface deposits, including human burials, in this residential parcel. This investigation precedes a proposed County zone change and a community plan amendment, which will be followed by the construction of the Heritage Hall Community Center and associated office buildings.

A systematic pedestrian survey of the entire project area failed to reveal the presence of extant surface features of a traditional nature; however auxiliary structures (Features A through I) related to a demolished building that formerly occupied the parcel were recorded. Subsurface testing, in the form of five mechanically excavated trenches, provided representative sampling of subsurface features in the survey area. Only one of the trenches produced cultural materials (ST-3), which revealed subsurface evidence of historic era occupation. State Site Number 50-50-05-6427 has been assigned to the auxiliary structures (Features A through I) related to a demolished building that formerly occupied the parcel; it also includes historic debris located in ST-3 and the central portion of ST-5.

The lack of traditional cultural deposits in the project area is attributed to intensive landscape alterations on the parcel that occurred during the historic period. From the late nineteenth to the early twentieth century, sugarcane was cultivated extensively in and near the project area. Infrastructure related to sugarcane production for the Hawaiian Commercial & Sugar Company (HC&S) was developed contemporaneously, which functioned through the modern period until the Pā`ia Mill closed in 2000. These activities possibly impacted traditional or historic sites on the property. In addition, the project area has recently been cleared of surface debris.

A complete surface survey (100%) and representative testing of the subject parcel have been completed. With the recording of Site Number 50-50-05-6427, a site inclusive of a demolished historic building with features containing historic to modern construction (Features A through I), all information has been gained through Inventory Survey; therefore, no further archaeological work is recommended for the project area.

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INTRODUCTION

At the request of Mr. Erin Mukai of Munekiyo & Hiraga, Inc., Scientific Consultant Services (SCS), Inc. conducted an Archaeological Inventory Survey of an 0.68-acre parcel of land (approximately 29,628 square-feet) located at the northwest corner of Baldwin Avenue and Old Pā`ia Mill Road near the former Pā`ia Mill in Upper Pā`ia Town. The project area is located in the *ahupua`a* of Hāmākua Poko, Makawao District, Maui Island, Hawai`i [TMK: (2) 2-5-006: 19] (Figure 1) (Figure 2). Fieldwork for the Inventory Survey was conducted on January 3, 9, and 14, 2008 by Allison Chun, Ph.D. and D. Dillion, B.A., under the direction of Michael Dega, Ph.D., Principal Investigator. This investigation precedes proposed a County zone change application which, if approved, will be followed by the construction of the Heritage Hall Community Center and associated office buildings for the Maui Puerto Rican Association and the Portuguese Association of Maui (Figure 3).

The primary goal of this project was to determine the presence or absence of archaeological sites and human remains (burials) within the project area through a systematic surface survey and representative subsurface testing. In total, a 100 percent ground survey was completed and five backhoe trenches were mechanically excavated. Historic era debris was recovered from two of the five stratigraphic trenches excavated (ST-3 and ST-5). With the recording of Site Number 50-50-05-6427, a site inclusive of a demolished historic building with features containing historic to modern construction (Features A through I), all information has been gained through Inventory Survey; therefore, no further archaeological work is recommended for the project area.

ENVIRONMENTAL SETTING

PROJECT AREA LOCATION

The project area is located in the residential community of Upper Pā`ia and is approximately a half mile inland of the coastline and 150 m (meters) northeast of the location of the former Pā`ia Sugar Mill, which was owned and operated by the Hawaiian Commercial & Sugar Company (HC&S) until its closure in September 2000 (see Figure 1). The project area is roughly rectangular in shape with a small rectangular protrusion at its southern corner. The long axis of the property runs northeast-southeast (50/230°). Its southwest edge is fronted by Baldwin Avenue; its northwest side is bounded by a paved parking lot and a commercial business, including Rambutan, a furniture and home accessories store. The northeast side is bounded by commercial sugarcane

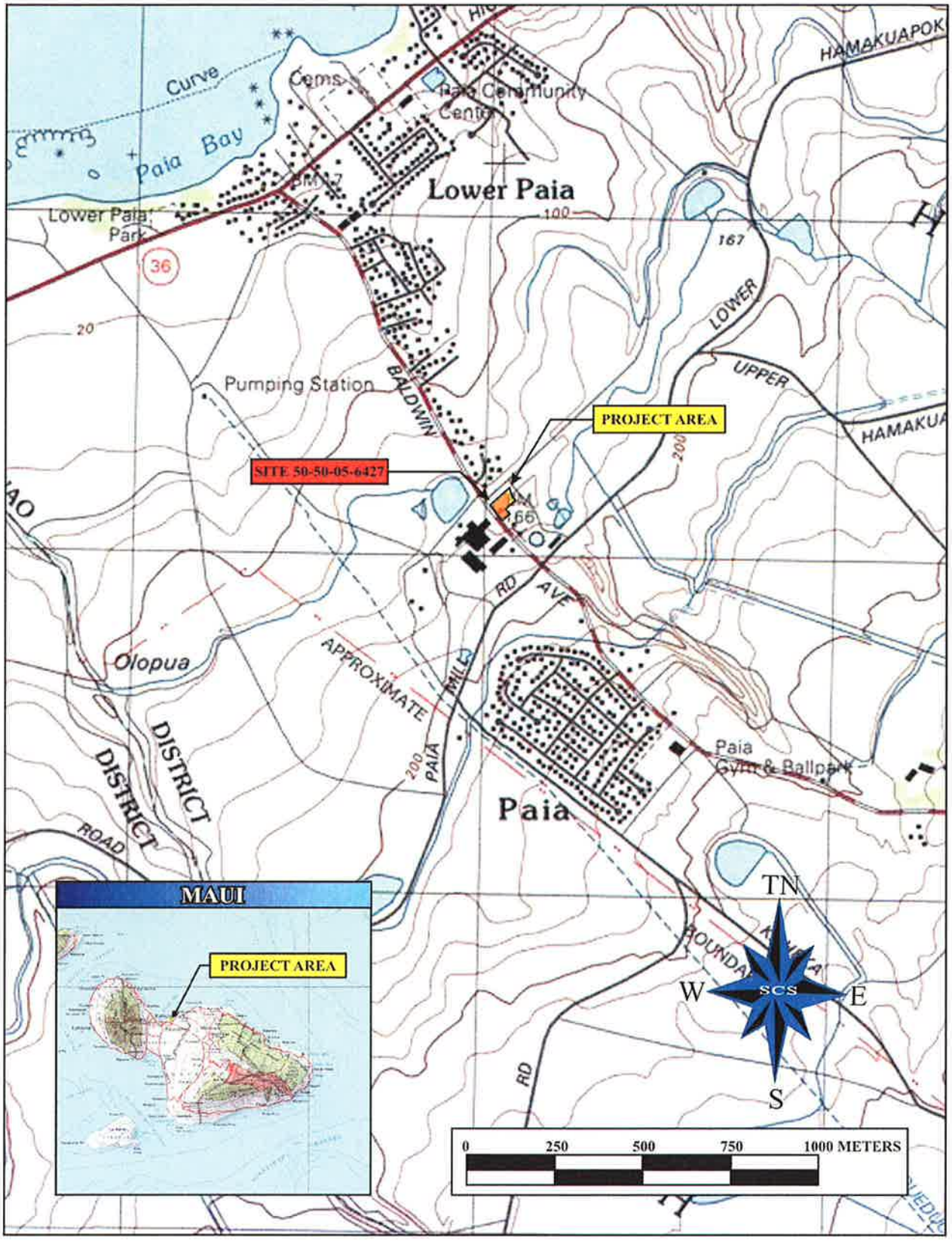

Figure 1: USGS Pa`ia Quadrangle Map Showing Project Area.

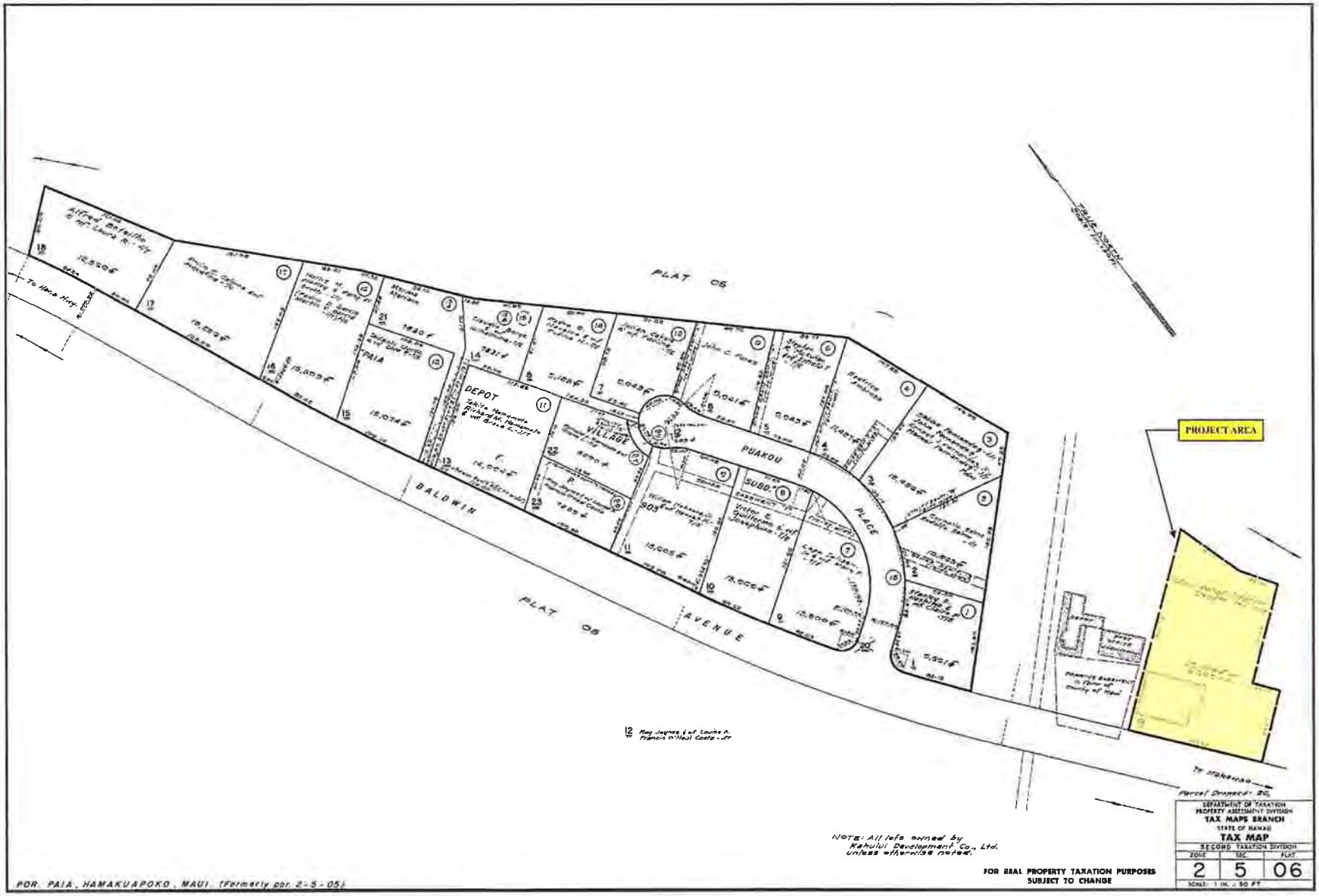

Figure 2: Tax Map Key [(TMK): (2) 2-5-006: 19] Showing Project Location.

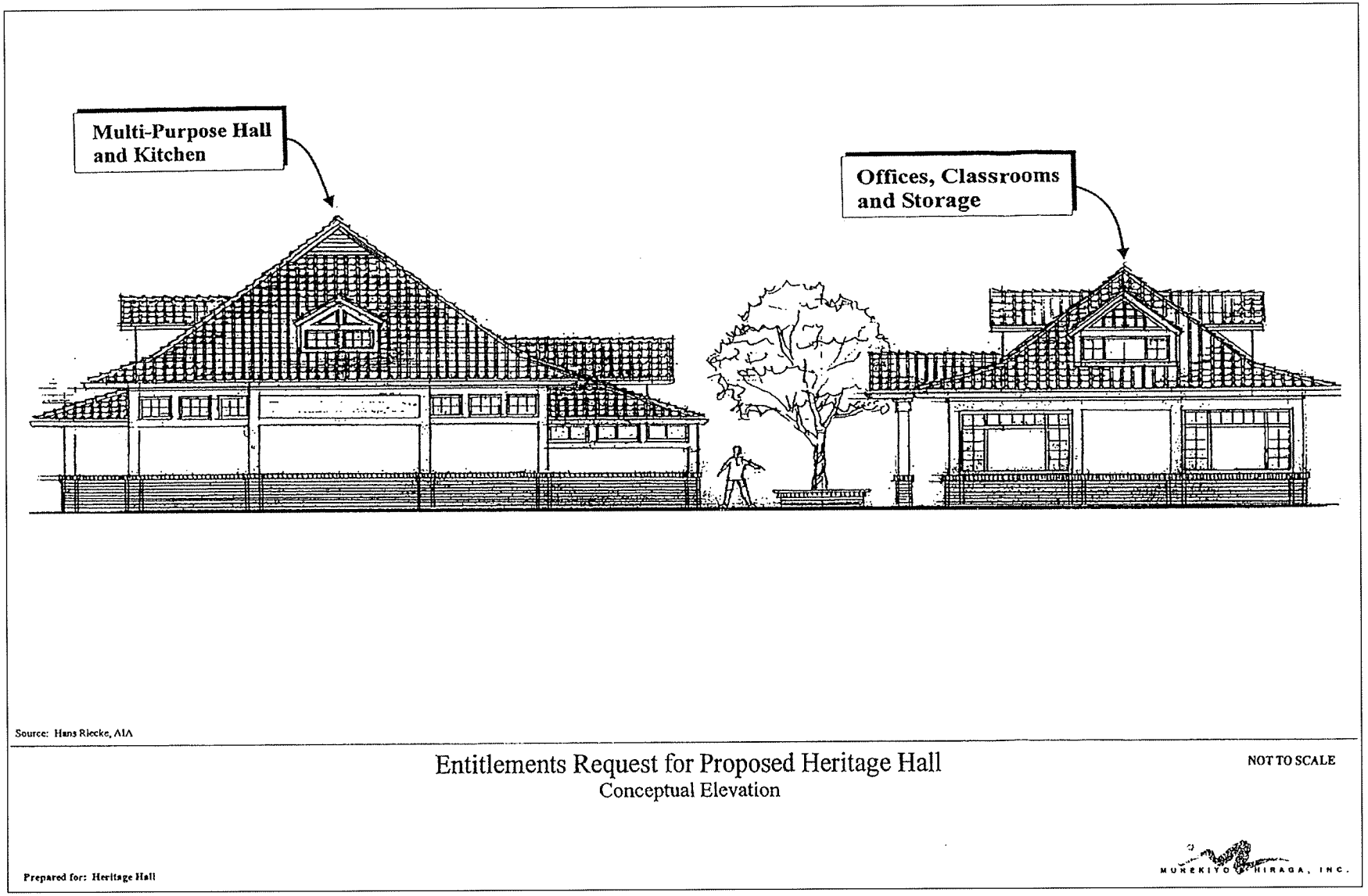

Figure 3: Entitlements Request for Proposed Heritage Hall Conceptual Elevation (Munekiyo & Hiraga, Inc. 2007).

and its southeast side by the paved parking lot for the old Maui Agricultural Company office building (497 Baldwin Ave., dated "1911", now offices for East Maui Irrigation Co.).

Most of the project area is flat with the exception of the earthen berms along both the northeastern and southeastern edges, which are almost certainly from recent bulldozer activity. The side fronting Baldwin Avenue also has a low berm, but this appears to have long been a feature of the property as remnant historic walkways have compensated for this dip in the topography as one enters further into the lot. The property to the northwest (Rambutan's lot) is somewhat lower than the subject property. A historic retaining wall separates the two properties.

The majority of the project area property is covered by a concrete slab foundation, which once existed as the former Pā`ia Dispensary building (Figure 4). According to local informants, this area also functioned as a parking lot for the now-demolished building that previously stood on the property. The TMK map shows a building in the west corner of the property and "Maui Rehabilitation Center, Inc." is printed in the upper portion of the parcel (see Figure 2). According to local informants, this building was also used by the old Pā`ia Mill as an occasional office and an after hours meeting hall. Others claim that this building was torn down several years ago, but the property was recently (within the last few months) cleared of remaining debris and vegetation (also confirmed by people in Rambutan). The identity of the former building, however, was confirmed by Hawaiian Commercial and Sugar Company (Heafey, personal communication 2008) as the Pā`ia Dispensary, constructed in 1930 by the Maui Agricultural Company. The building served as a clinic/dispensary and medical support for the employees of Pā`ia Sugar Mill until the merger between Hawaiian Commercial & Sugar Company and Maui Agricultural Company in 1948. Subsequent to that, the Puunene Hospital offered medical services to employees of the company and the Pā`ia Dispensary closed for a short time; afterwards it was reopened as the Pā`ia Community Center until the early 1970s. For the next 30 years until the closure of Pā`ia Mill, the building functioned as a storage facility/warehouse for the sugar mill (*ibid*).

GEOLOGY AND SOILS

Pā`ia is located to the west of the north/northwestern rift of the Kula volcanic flow. In the distant past, lava poured from this rift down the slopes of Haleakalā. The project area lies on the northwestern flank of Haleakalā, just below the transition zone of alluvial deposition. Soils in the project area have been classified under the Pā`ia Series (Foote, *et al.* 1972:107). This developed in material weathered from basic igneous rock. These lands are contained on gentle to moderately sloping terrain with elevations from sea level to 1,000 feet. The rainfall of the area is

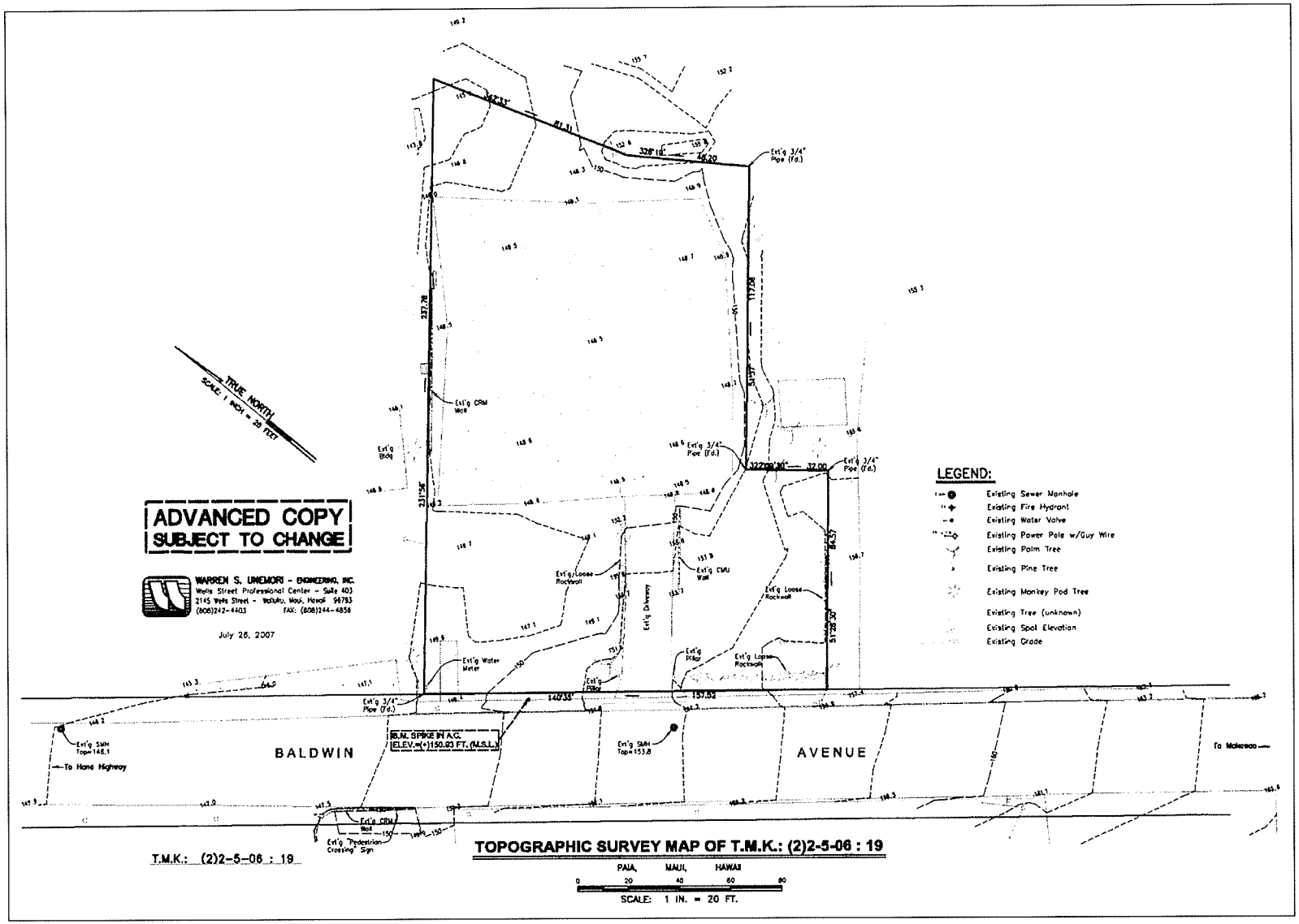

Figure 4: Topographic Survey Map Depicting the Area of Old Paia Dispensary Facility.

from 25 to 40 inches per year, with the mean annual soil temperature to 73° F. The Paia Soil Series are mostly used for sugarcane with small acreages for homesites (*ibid.*).

The project area consist of the Pa`ia silty clay (3 to 7 percent slopes) (PcB) soil type. A representative profile for this area consists of a surface layer which is dark reddish-brown silty clay and clay almost 19 inches thick; the sub-soil is dark reddish-brown clay and is about 41 inches thick and has an angular to subangular blocky structure; the substratum is soft, weathered basic igneous rock. Permeability is moderate and runoff is slow with the erosion hazard only slight (*ibid*).

CLIMATE

The sunny north/northwestern region of Maui has a moderate amount of rainfall during the year (annual average is about 36 inches), with most of it occurring between October and March. Pā`ia exists in an area classified as "Windward Lowlands," according to Joseph R. Morgan, in *Hawai`i, A Unique Geography*. Windward Lowlands are areas where the prevailing trade winds typically blow perpendicular to the coastline; Pā`ia is subject to these prevailing northeastern trade winds. The normal trade winds often attain high wind velocities as they are accentuated by the funneling effect between Haleakalā and the West Maui mountains, as well as by the daytime low pressure in the valley. As such, Pā`ia has more recently become recognized for superb wind surfing conditions. The average temperature in Pā`ia ranges between 67 and 85°F; however, due to the system of natural ventilation provided by the prevailing winds, the weather is seldom oppressive, even during the warmer months of the year.

VEGETATION

Vegetation consists entirely of alien invasive species typical of disturbed areas. Vegetation cover is approximately 75% in un-concreted areas and includes an alien grassland of mostly giant guinea grass (*Panicum maximum*) with numerous other weedy invasive species. These include lion's ear (*Leonotis nepetifolia*), Chinese violet (*Asystasia gangetica*), *koa haole* (*Leucaena leucocephala*), castor bean (*Ricinis communis*), spiny amaranth (*Amaranthus spinosus*), sticky foxtail (*Setaria verticillata*), swollen finger grass (*Chloris barbata*), slender mimosa (*Desmanthus virgatus*), beggar's tick (*Bidens* sp.), and cherry tomato (*Lycopersicon pimpinellifolium*). The north end of the property was thickly vegetated with bamboo (*Bambusa* sp.), Java plum (*Syzygium cumini*), and night blooming cereus (*Hylocereus undatus*). These plants are probably associated with an old abandoned shack in this area, just outside the project boundary. The berm along the southeast edge includes ironwood (*Casuarina* sp.), several varieties of palm and pine trees, and domestic turk's cap hibiscus (*Malvaviscus arboreus*). A large banyan (*Ficus* sp.), siris tree (*Albezia lebbek*), and palm tree are next to the driveway

entrance and a large monkeypod (*Samanea saman*) is in the south corner, next to the water meter. All of the vegetation is limited to the perimeters of the lot as the center is mostly covered by the concrete slab. No native species were observed on the subject parcel.

TRADITIONAL AND HISTORIC SETTINGS

PRE-CONTACT

During traditional times, the division of Maui's lands into districts (*moku*) and subdistricts was reportedly performed by a *kahuna* (priest) named Kalaiha`ohia, during the time of the *ali`i* (chief, king) Kaka`alaneo (Beckwith 1940:383; Fornander places Kaka`alaneo at the end of the fifteenth century or the beginning of the sixteenth century [Fornander 1916/17, Vol. 6:248]). Further land divisions within the *moku* were *ahupua`a,* smaller land segments that ideally incorporated all the terrestrial and marine resources necessary for traditional subsistence strategies. The ancient subdivisions of *ahupua`a* were said to have been established approximately 500 years ago and have remained relatively unchanged to present times, even though systems of land tenure themselves have gone through radical changes (Sterling 1998:3).

Traditionally, Wailuku and Lahaina were the main population centers on Maui (Kirch 1985). Both settlements were associated with *ali`i* and chiefly seats of power (Sterling 1998:74–93; Kolb 1991:326). The valleys at the base of the West Maui Mountains in Wailuku (*e.g.*, `Īao Valley) were extremely fertile grounds containing permanent streams and supporting extensive taro cultivation. Agricultural terraces spilled over onto the slopes at the entrances of valleys (in areas that Wailuku town now occupies) and the taro was fed by mountain rains (Handy 1940:108). *Kīhāpai* (small gardens) were cultivated throughout Wailuku Valley, while the royal residences at Pihana and Kalanihale were located nearby. Oral histories and ethnohistoric accounts indicate that while primary activities occurred within the Wailuku area, coastal areas like Pā`ia supported smaller-scale agricultural endeavors, such as sweet potato cultivation, and were a primary source of a variety of readily available marine resources.

Fishponds and marshy areas were located on the coast in the relatively dry eastern portion of the *ahupua`a,* furnishing fresh fish to the chiefs and their people. Two fishponds (Kanaha and Mau`oni), were located to the northwest of the project area.

In *Ka Nupepa Kuokoa*, Moses Manu mentions these two fishponds in *The Story of Kihapi`ilani*:

> When the work was finished in this area the chief [Kihapi`ilani] moved on and lived at Kahului and began the transporting of the stones for the walls of the ponds Manoni [Mau`oni] and Kanaha. He is the one who separated the water of the pond, giving it two names. This wall remains there to this day. Its greater part has disappeared, having been covered over by sand blown by the wind.

Some genealogists have suggested that Kihapi`ilani lived around the year 1550, which would imply that the fishponds were constructed around the sixteenth century. In J.F.G. Stokes' *Maui Site Notes,* Puea-a-Makakaualii (Mrs.Rosalie Blaisdell) speaks of the two fishponds undergoing construction by Kapi`iohookalani, another high-ranking chief, who may have expanded or modified the ponds in the early eighteenth century, and who named the ponds after his children:

> Kapiiohookalani, king of Oahu and half of Molokai, built the banks of *kuapa* of Kanaha and Mauoni, known as the twin ponds of Kapiioho—for the purpose he used men from Oahu and Molokai as well as those of Maui under his aunt Papaikaniau. Tradition relates that the laborers stood so closely together that they passed the stones from hand to hand. The line extended from Makawela (the sea fishery at the sea base of the Wailuku road, as you turn into Kahului) to Kanaha. With such a multitude to feed, the *nehu* and *opae* were most suitable as being obtainable in quantity. At times the men had only one *nehu* for each meal and had to fill up with seaweed and salt, hence the saying "Kakahi ka nehu a Kapiioho."

This saying is translated as "The *nehu* of Kapi'ioho are divided, one to a person." It is used when poi is plentiful but fish is scarce and has to be carefully rationed (Pukui 1983).

Presently, Kanaha Fishpond has been designated as a State Wildlife Sanctuary. At one time, nearly 500 *a`eo* (Hawaiian stilt, *Himantopus mexicanus knudseni*) as well as many other species of birds were counted here (Pukui 1983). Today, Kanaha Pond is a critical habitat for the endangered Hawaiian Stilt and the Hawaiian Coot (*`alae kea, Fulica americana alai*)

Closer to the current project area, few details could be located pertaining to settlement during pre-Contact times. Oral histories and ethnohistoric accounts indicate that while primary activities occurred within the Wailuku area, coastal reaches such as Pā'ia supported smaller scale agricultural endeavors such as sweet potato cultivation. Handy and Handy (1972:498) recorded that the gulches in Hāmākua Poko Ahupua`a contained good soil and were most likely used for

sweet potato cultivation. Areas such as Lower Pā'ia were also a primary source of a variety of marine resources.

Oral histories also indicate that both frequent and intermittent battles between polities of Maui and Hawai`i Island (1700s) occurred in the coastal sands of Wailuku and in upland valleys. In the sand dunes between Wailuku and Pu`unene, Kalaniopu`u's most prized Alapa guard was slaughtered by Kahekili's warriors (Sterling 1998:88). Kamakau (1961:85-89) states:

> ...They slew the Alapa on the sandhills at the southeast of Kalua (sic). 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....

High Chief Pi`ilani, who used warfare to unite the districts of Maui, had two sons who fought for political control of Maui after their father died. Lono-a-Pi`ilani was the name of one son, and Kiha-a-Pi`ilani, who built Kanaha and Mau`oni fishponds, was the other. Two major battles fought in Wailuku involved Kiha-a-Pi'ilani. The first was at `Īao Valley, where Kiha-a-Pi`ilani barely escaped alive. In the second, fought with the assistance of warriors from the island of Hawai'i, Kiha-a-Pi`ilani was victorious and eventually became the ruler of Maui.

The war between Kahekili and Kalaniopu`u was halted by the intervention of Kiwalao, who was Kalaniopu`u's heir, as well as Kahekili's nephew. In *Fragments of Hawaiian History*, I`i (1963) describes this event:

> Then Kiwalao met Kahekili, and an order was given to stop the fighting. This was agreed to by Kahekili, the uncle of the chief. A proclamation was sent back to Kiwalao, the chief of the prostrating *kapu,* to report the cessation of war. When this work was received by Kalaniopuu he went up to see his brother-in-law, Kahekili. Kalaniopuu's forces remained on Maui for some time and peace existed, on both sides, with nothing to disturb it. Finally those of Hawaii became anxious to go home, and it is said that they asked permission to do so.
>
> When they were all ready to leave, the sands were covered with the canoes of Hawaii warriors from Kahului to Pā`ia. After a last farewell to the *kamaaina* of the land, Kalaniopuu boarded his canoe and left Kahekili....

Due to the frequent wars and battles occurring in and around the northern coast of Maui, it is conceivable that the coastal sand dunes acted as a final resting place of fallen warriors. A description of such pertaining to the area near present day Spreckelsville reads:

> In returning from Makawao to Wailuku...you will ride over fine white sand-hills, as pure and crinkled as a drift of new fallen snow....One sand-hill in that vicinity has been an old burying-ground or battle-place, now laid bare by the winds. Skulls, having jaws in perfect preservation, with thirty four teeth sound...and all the bones of the human body, some of them of gigantic size, lie bleaching all around (Cheever in Sterling 1998:97).

Apart from the above references to battles and the archaeological evidence of burials in the sand dunes in the region of Pā`ia, this area of Maui does not appear to have had significant population centers. Many religious sites associated with the powerful paramount chiefs were located in Wailuku and included the *heiau* of Keahuku, Olokua, Olopio, Malena, Pohakuokahi, Lelemako, Kawelowelo, Kaulupala, Palamaihiki, Oloolokalani, Kaluli, Pihana, and Haleki'i (Walker in Sterling 1998:79). No *heiau* or any other major archaeological features are documented in the vicinity of Pā`ia (based primarily on Sterling 1998). `Īao Valley was where the burial caves of the chiefs of Maui (and other islands) were located and where their bodies were prepared for concealment (Sterling 1998:79).

TRADITIONAL LAND TENURE

In ancient Hawai`i, It was the role of the people to *malama `aina*, or care for the land. It was a reciprocal relationship: If maintenance of the land was a primary responsibility, it was believed that the land would in turn care for the people, by providing food, clothing, and shelter. The harmony and balance of this relationship was called *pono*.

The *ali`i* belonged to the ruling class and were the protectors of the *maka`āinana* (commoner). They believed themselves to be the human representations of the *akua*, or gods. Because of this relationship, they had to strike a balance (*pono*) between appeasing the gods through caring for the land, and in return, the common people provided for the *ali'i* (Kame`eleihiwa 1986).

Some legends speak of a Tahitian *kahuna* named Pa`ao, who came to Hawai`i and initiated changes in the existing political and cultural ways of life. Pa`ao left his homeland after a family quarrel in which he murdered his son and nephew (Kamakau 1993). Other legends recount that Lonohele, Pa`ao's brother, killed the son of Pa`ao, assuming that he stole some

sacrificial food from the temple. It was after this that Pa`ao killed his nephew, Lonohele's son. This version of the event describes how Lonohele then ordered his brother to leave Tahiti.

Pa`ao arrived in Puna, and noticing that the *ali`i* of the land had intermarried with the *maka`ainana*, he sailed back to Tahiti and returned with some of his family, as well as a chief, in hopes of restoring the sacred rank of chiefs in Hawai`i. The chief he brought was Piliaoao, who was the ancestor of Kamehameha I (Kamakau 1993). Pa`ao brought customs of warfare to Hawai`i, and a rigid system of *kapu* (taboo). Following Kukailimoku, a war god, Pa`ao succeeded in establishing his customs among the ancient Hawaiians. It was around this same time in Hawaiian history when land disputes are reported to have been the most common cause of war. Sustained belief of the nature god Lono, created some peace, during *makahiki,* a four-month season in which war was prohibited. However, things were no longer *pono*. The Hawaiian life had taken on an air of segregation and warfare. Ancient life would never be the same.

Districts of land began to be divided into smaller units, as a way for the *ali`i* to have a form of central control that would ensure enough food would be produced to provide for all of the people. Each island was divided into three large sections (*moku*), or districts, and each district was divided into many *ahupua`a. Ahupua`a* were generally wedge-shaped pieces of land that stretched from the mountains to the sea and followed geographical features such as ridge lines or rivers (Kame`eleihiwa 1986). A system of *`aikapu* emerged, where women and men were separated under the belief that women were unclean. A *kapu* system also came about, whereby any violation of a rule set up by the *ali`i* meant death for the violator. Examples of things that were *kapu* were the shadow of a *maka`ainana* falling on the *ali`i*, refusal to prostrate oneself at the command of the *ali`i*, and standing above an *ali`i.* Ancient life under the *kapu* system meant that when in the vicinity of the *ali`i,* reverence and fear for one's life were commonplace.

The first written evidence of first European contact made within the Hawaiian Islands was in 1778, when Captain James Cook encountered the people of Kaua`i and then Maui. In November of that year, his two ships, the *Resolution* and the *Discovery*, passed along the north shore of Maui. Cook was returning from his search for the Northwest Passage when he visited Kaua`i and Maui. Cook gave this account of his encounter with the generous populations then occupying the island of Maui:

> At noon the coast extended from S 81 degrees E to N 56 degrees West, a low flat like isthmus bore S 42 degrees W the nearest shore being 3 or 4 miles distant....Seeing some Canoes coming off to us I brought [the ship around] as soon as they got a long side many of

> the people who conducted them came into the Ships without the least hesitation....We got from these people in exchange for nails and pieces of iron a quantity of Cuttle fish: fruit and roots they brought very little, but told us they had plenty ashore, as also hogs and fowls....Having no doubt that these people would come off with produce the next day, I kept plying off all night and in the Morning stood close in shore. At first but a few people visited us, but towards noon we had the company of a good many who brought with them bread fruit, Potatoes, Tarra or eddy roots, a few plantains and small pigs, all of which they exchanged for Nails and iron tools; indeed we had nothing else to give them (Beaglehole 1969:474–5).

This first day off the coast of Maui, "five or six hundred" people came out to the ships by canoe to trade with Captain Cook and his men. Kahekili and ten of his lesser chiefs came out to the ship in a royal canoe. Reciprocal presents were exchanged, including Kahekili's yellow and red *(i`iwi and mamo)* feather cloak (Speakman 1978: 22-25).

THE MĀHELE ERA

In 1848, a land redistribution act, proposed by Kamehameha III, called the *Māhele* (Division), led to the introduction and implementation of land privatization that required both chiefs and commoners to retain private land title. Under the *Mahele*, the *ahupua`a* system was abolished. All land in the Kingdom of Hawai`i was placed in one of three categories: Crown Lands (for the occupant of the throne); Government Lands; and *konohiki* (land agents who were usually lesser chiefs) Lands.

Under the *Māhele*, native tenants who occupied and improved any portion of Crown, Government, or *konohiki* lands were awarded fee-simple title. *Maka`ainana* had the opportunity to acquire their own parcels of land. By 1850, foreigners were also granted the right to own land, provided they had sworn an oath of loyalty to the Hawaiian Monarch.

The land which was received by the *maka`ainana* was less than one percent of total lands. A total of 88,000 people submitted 14,000 requests for land and of these only 8,500 were awarded. (Kame`eleihiwa 1992). Many Hawaiian lands were lost due to mortgage default.

LAND COMMISION AWARDS (LCAS)

Through a lengthy, costly, and tedious process, commoners could claim the plots of land they had been living and working on. Awarded claims were called Land Commission Awards (LCAs) and each was issued a Royal Patent number (RP). The first Land Commission was

formed in 1845, during which time all individuals holding land were required to submit their claims or forfeit their lands.

The Waihona 'Aina database (2006), is a compilation of information, with data collected in the following categories: the Native Register, Native Testimony, Foreign Testimony, and data from the Indices of Awards. It lists 25 claims for land in the greater Hāmākua poko District. Of these, 21 Land Commission Awards were allocated. During the *Māhele* of 1848, the eastern half of Hāmākua poko *Ahupua`a* became government land while the western half was awarded to W.P. Leileiohoku. Leileiohoku promptly surrendered these lands in lieu of commutation for his other lands, effectively making the entire *ahupua`a* a government parcel. There are no known LCA awards in or near the current project area.

HISTORIC BACKGROUND

Much of historical background for Upper Pā`ia has recently been made available compliments of the Hawaiian Commercial & Sugar Company (Duensing 2005); this contribution is synthesized into the historical background for East Maui to include the Pā`ia Mill and Plantation and its significance to the current project area.

From the early to mid-1800s, missionaries began growing sugar; early sugar mills harbored wood or stone crushers, but these ingénues laid ground for commercial cultivation of sugar in Maui. The sugar industry began in East Maui in 1857 when the East Maui Plantation in Kaluanui near Upper Pā`ia was organized by A.H. Spencer. In 1861, George Douglas built the Haiku Mill commencing operations for the Haiku Plantation, located on the east side of Maliko Gulch. Around this time, A.W. Bush and L.L. Torbett each started two more sugar plantations opening near Makawao and Upper Pa`ia. Samuel T. Alexander and H.P. Baldwin made avail of the growing opportunity by purchasing twelve acres from Bush and later purchased an additional 559 acres. Pā`ia's first sugar mill (Paliuli Mill) was built by Robert Hind as part of an 1869 agreement with the Alexander and Baldwin Plantation who later bought out Hind's interest; the Paliuli Mill received up to 500 tons per year over a nine year period. The Alexander and Baldwin Plantation underwent various name changes to include Sam T. Alexander and Co., Haleakala Sugar Company and the Alexander & Baldwin Plantation. In 1879, a new modern style sugar mill was built by the Haiku Sugar Company after expanding its terrain to include the west side of Maliko Gulch near Hamakua Poko. The sugar baron, Samuel Alexander expanded his interests to include the Haiku Sugar Company (Duensing 2005).

Since sugar cane cultivation was entirely dependent on rainfall, Alexander and Baldwin started the Hamakua Ditch Company whose missions was designed to irrigate these dry areas. The Hamakua Ditch, completed in 1878, measured seventeen miles with a carrying capacity of sixty-million gallons of water per day (*ibid*).

The new ditch system would enable thousands of acres of sugarcane to be grown in central and eastern Maui. This event is described by Kuykendall in *The Hawaiian Kingdom, 1874–1893* (1938):

> The success of the Hamakua Ditch confirmed his faith and when he returned to the islands in the spring of 1878 he was ready to proceed with his own plan. On June 24, after an exploratory visit to Maui, he applied to the king and cabinet for the right to take "all the waters not heretofore utilized" in streams along the north side of Maui between the eastern point of Hana and the Maliko Gulch west of Haiku, and to convey those waters by aqueduct to the Wailuku and Waikapu commons; he requested this for a term of 30 years and offered to pay $500 per annum; at the end of the 30 years the government would have the right to buy and operate the works if it chose to do so. A grant to Spreckels was voted by the cabinet council on July 3, and the agreement was signed a few days later.

Hawaiian Commercial and Sugar Refining Co. (HC&S) founder Claus Spreckels developed a friendship with King Kalākaua, and eventually secured a lease of 40,000 acres of land, part of which was the Commons. In 1882, he acquired fee simple title to a large portion of Wailuku Ahupua`a. This acquisition included the Commons, through Grant 3343 (Kennedy, *et al.* 1993:12). In this same year, Spreckels founded HC&S, the most extensive and modern sugar plantation in the Hawaiian Islands (Kuykendall 1967:60). Before long, Spreckels had developed a state-of-the-art sugar mill, railways to transport the sugarcane, and the irrigation system he designed, that brought water from East and West Maui to the isthmus. Spreckelsville Mill, which was actually four mills in one complex, existed near the present intersection of Old Stable Road and Hana Highway.

HC&S, along with Alexander and Baldwin, developed most of the flat lands of central and eastern Maui, including land in Pā'ia. In January of 1880, the Alexander and Baldwin Plantation embarked on the production of a new mill for Pā`ia to replace the mill at Paliuli. The new mill began processing sugar with a five roller machine which was later expanded to a nine roller. Sugar cane was hauled from the fields to the mill by railroad. In 1883, under the direction of Baldwin as president and manager, Alexander and Baldwin Plantation incorporated

and consolidated under the operating name of P Pā`ia Plantation and acquired Grove Ranch, East Maui Plantation, Bush Ranch and Seaside Farm, as well as owned the controlling stock for Haiku (Duensing 2005).

In 1903, the mill, called Pā'ia Plantation, merged with Ha`ikū Sugar Company to form the Maui Agricultural company. The Maui Agricultural Company (MA Company) was organized and made partner to Pā`ia Plantation. By 1921, an additional seven companies had been acquired by MA Company, which was managed by H.P. Baldwin's son. The company was to become one of the most productive and innovative sugar companies in Hawaii. In 1904 the Hoolawa Ditch was built to connect to the old Hamakua Ditch and was designed to carry water into higher elevations. The stage was set for the building of a new and modern mill to replace the existing factories at Pā`ia and Hamakua Poko. The Hamakua Poko Mill closed in 1906 and its machinery was moved and installed in the new Pā`ia Mill which began service that same year (Bartholomew 1994).

Through major improvements and mill remodeling, Pā`ia Mill became of the best equipped sugar factories in the Hawaiian Islands by the mid 1920s. The main mill/factory building was built of corrugated iron on a steel frame housed on concrete floors which housed two mills for crushing cane. A hydroelectric power plant was constructed in order to utilize the power generated by a 240' was drop by one of it plantation ditches, which greatly reduced the company's fuel expenses (Duensing 2005).

The Pā`ia Mill operated on a 24-hour clock during the growing season (Nov. 15 to July 15), with the capacity to process 250 tons of raw sugar. A twenty-million gallon reservoir located at higher elevation supplied the water to run the mill, and a second reservoir at lower elevation accepted the water used in processing (*ibid*).

A Sanborn Fire Insurance Map illustrates how the factory was efficiently organized to handle and process cane. The main mill/factory housed two mills for crushing cane (twelve and nine mill rollers) which were arranged so crushed waste byproducts could be moved directly into the fuel room and burned to produce energy. The fuel room was located inside the factory; a room on the east side of the factory contained the steam turbine, generators and engine/generator; mud presses were located in the main factory. Located on the south side of the factory was a cane conveyor shed where cane was delivered from the plantation railroad car onto a conveyor that fed the mills on the factory's main floor. Once the cane was sent through the grinders the cane juice was siphoned into settling tanks and heated in a room on the factory

building's northeast side. Further processing of the sugar took place within the main factory which housed the centrifugals, sugar crystallizers, vacuum pans and holding tanks. The processed sugar was moved into a large sugar warehouse bordering the factory's entire northeast side where it was eventually loaded onto the Kahului Rail carts for shipment (*ibid).*

To the northeast of Pā`ia Mill facing the "road to Makawao" (later named Baldwin Ave.) were the office and laboratory building (immediate project area). The southwest side of the mill/factory building contained the railroad infrastructure and several ancillary buildings which housed the machine, blacksmith and boiler shops, and a general supply warehouse and electrical shop. Southeast of the factory were buildings containing a sheet metal shop, and five bay locomotive roundhouse. Temporary-type structures built of corrugated metal with concrete or earthen floors that contained various service and storage shops (auto repair, carpenter, plow storage, auto storage and fertilizer warehouse); some of which were located along the railway for easy access (*ibid*).

Southwest of Pā`ia Mill, a distillery manufactured its own fuel from molasses, which was a unique method for fuel production. Four wood molasses tanks were located adjacent to the distillery, and three tanks were situated adjacent to an auto repair and plow storage building (*ibid*).

The key to MA Company's success was an ability to diversify; by expanding into pineapple and rubber crops and holding interests in ranching and irrigation, a lime kiln/cement plant, and a distillery and cellulose manufacturing plant, the company remained in business for almost fifty years. A series of ditches excavated from 1908 to 1923 placed irrigation as one of the most important ventures which created the company, East Maui Irrigation. Teaming with the Hawaiian Commercial & Sugar Company, the ditch system was expanded and improved upon; the Kauhikoa Ditch replaced a portion of the original Hamakua Ditch to create a ditch comprised of 24,806 feet of tunnel, numerous open ditch and flumes and a pipeline across Maliko Gulch. The Wailoa Ditch, a continuous, concrete-lined ditch from Nahiku to Pā`ia, was also constructed to benefit both companies increasing the ditch system carrying capacity to 140 gallons daily (*ibid*).

Created in 1904, the Ranch Department supplied livestock to the plantation stores for the MA company employees which by 1907 held a surplus of cattle allowing the company to send cattle to Honolulu. In 1925, the Ranch Department was supplying 84,069 quarts of milk and 504,663 pounds of beef to the Pā`ia plantation stores. The most important crops grown by the

Ranch Department had been pineapple which exceeded expectations and brought about the formation of a new company in 1932 named the Maui Pineapple Company. By the late 1930s Pā`ia Mill was running a sugar refinery making it the only factory in Hawaii that manufactured refined sugar specifically for pineapple canning. Rubber was an experimental crop in diversified agriculture, where two crop varieties were planted which was largely successful, but due to the world rubber prices declining in 1913, MA Co. chose to close its rubber plantation (*ibid*).

J.P. Foster, Pā`ia Mill superintendent and chemist for MA Co. revealed a method to make lime from coral beach sand, for usage in the field and in the mill's processing operation for raw juice clarification. As a result, in 1908 the MA Co. built a lime kiln on the beach in 1908 in order to begin harnessing this method. A unique method of manufacturing cement was instrumental in supplying first class Portland cement, and was considered a contribution to the war effort. Production exceeded demand, and by 1919 the company was shipping surplus supply to other islands (*ibid)*.

The growth of the sugar industry was augmented by the importation of labor from foreign countries. The MA Company's success through profitable ventures and good management throughout 1930s and 1940s created a thriving "parallel" community in Pā`ia. "Lower" Pā`ia was settled with the immigrant workers and their families who opened businesses after fulfilling contracts with the plantations. "Upper" Pā`ia was anchored by the MA Co. and was characterized by plantation-owned businesses and employee housing camps (*ibid*).

Thirteen camp communities were situated throughout the sugar lands. In *Maui Remembers: A Local History*, Bartholomew (1994) describes some of the history, as well as camp life in Pā'ia town:

> Upper Pa'ia, site of the mill, burgeoned with plantation camps housing mill and field workers of every ethnic background. Several camps clustered around the mill, while others fanned out beyond Pa'ia. In the town's heyday in the 1930s and 1940s, most of Pā`ia's population of more than 10,000 lived in Upper Pa'ia...A massive fire in 1930 destroyed 15 stores and several other structures in Lower Pa'ia, requiring a portion of the town to be rebuilt. Disaster struck again in 1946, when a tsunami heavily damaged the community....the residential development of Kahului in the 1950s, which lured thousands of sugar workers away with the prospect of owning their own homes, had a long-lasting deleterious effect on Pa'ia's prosperity.

The MA Company had provided for the social, cultural educational and religious needs of the community. In 1909, the MA Co. built Pā`ia Hospital that operated Maui's first ambulance service. Five dispensaries also functioned throughout Pā`ia and serviced the community in treating minor injuries and ailments (one is the current project area). The popular Pā`ia Store attracted people from all over the island to see the island's first elevator. Several family owned businesses operated on company property; one such was the popular Nashiwa Bakery. Recreational facilities included a nine-hole golf course, tennis courts and gym; organized sports were also widely practiced. Clubhouses and gathering places, a theater, library, and a Japanese language school provided cultural enrichment and learning opportunities (Duensing 2005).

Other ventures for the MA Company proved not as lucrative, in 1935, the cellulose experiments conducted to recover high quality cellulose from fiber containing wastes proved successful; however, the economic crisis revolving around the Great Depression made the venture economically unfeasible at that time. Innovations continued into the 1940s with Pā`ia Mill utilizing the first water-driven high-speed centrifugals. Modernizations kept the Mill competitive through the 1970s, when in 1950 it operated one of the largest bagasse-fired boiler in the world; in 1971 the Mill was using a prototype diffusion system for cane milling (*ibid*).

After World War I, Harry Baldwin retired in 1946 and two years later MA Company merged with the Hawaiian Commercial & Sugar Company, which created the largest sugar producer in the United States. The postwar years became increasingly difficult for Hawaii's sugar industry in spite of increased productivity and efficient operations, resulting in the closures of many Hawaiian sugar companies. The closures were attributed to a high market economy, and despite technological advances and increased crop yields, the industry would barely last into the new century. The Big Island of Hawaii closed its plantations by 1994 (Hilo Coast Processing Company, Hamakua Sugar Company), and Oahu's last company, Wailua Sugar, closed its doors in 1996. On Maui and Kauai, only one mill remained operating after 2005. For Pā`ia Mill, the financial decision came when the price of sugar fell 20% in the United States. After nearly a century of operations, HC&S closed the Pā`ia Mill in 2000.

The Star-Bulletin reported on September 14, 2000:

> Hawaiian Commercial & Sugar Co., a division of Alexander & Baldwin Inc., closed Pā`ia Mill when the price of sugar escalated downward, and after a three-year drought on Maui. HC&S's crops, previously processed at the two separate mills, will now all go through the company's larger Puunene Mill on Maui. The Puunene Mill will become the only operating sugar mill left on Maui (By Tim Ruel).

The Star-Bulletin reported on August 16, 2000:

> The plantation camps in Pā`ia served as a foothold in the United States for immigrant workers, including the Portuguese, Japanese, Koreans, and Filipinos, many with less than a high school education but all with a willingness to work in the fields and mills. "These were the people who were the backbone of the sugar industry," said Gaylord Kubota, director of the Alexander & Baldwin Sugar Museum. They were the ones who helped to build up the economy." (By Gary Kubota)

PREVIOUS ARCHAEOLOGY

Early studies conducted on Maui included the recording of *heiau* in 1909 and 1916 by Thrum and Stokes and an island-wide site survey in 1928 conducted by Winslow Walker (Walker 1931). Walker referenced a platform structure (Walker Site 58), located near Kailua Gulch, one half-mile west of Pā`ia Road, which was to have measured 50 by 80 feet in size, but was probably destroyed by cultivation of sugarcane (Sterling 1998).

A limited amount of archaeological research has been conducted in the immediate vicinity of the current project area (Upper Pā`ia). A representative sample has therefore been included which covers the coastal regions of Lower Pā`ia (Figure 5).

A study conducted along the northern shoreline at the isthmus resulted in the identification of sites associated with Hawaiian fishing and habitation (Clark and Toenjes 1987). Burials were also present. Charcoal samples from Feature 1, Layer III at Site 50-50-05-1780, yielded a calibrated radiocarbon date range between A.D. 1420 and 1810 for the coastal habitation site.

The Kalahau Burials (Site 50-50-05-1064) have been the subject of archaeological investigations for many years; excavation conducted in the Kalahau Dune revealed two occupation layers and human burials. To date, over 40 burials have been removed from the dune (Borthwick 1990). With these studies in mind, an archaeological reconnaissance was conducted in 1990 on a 69-acre land parcel along the coast of Lower Pā`ia (Borthwick 1990). Investigations yielded charcoal samples collected from the dune's cultural stratum which

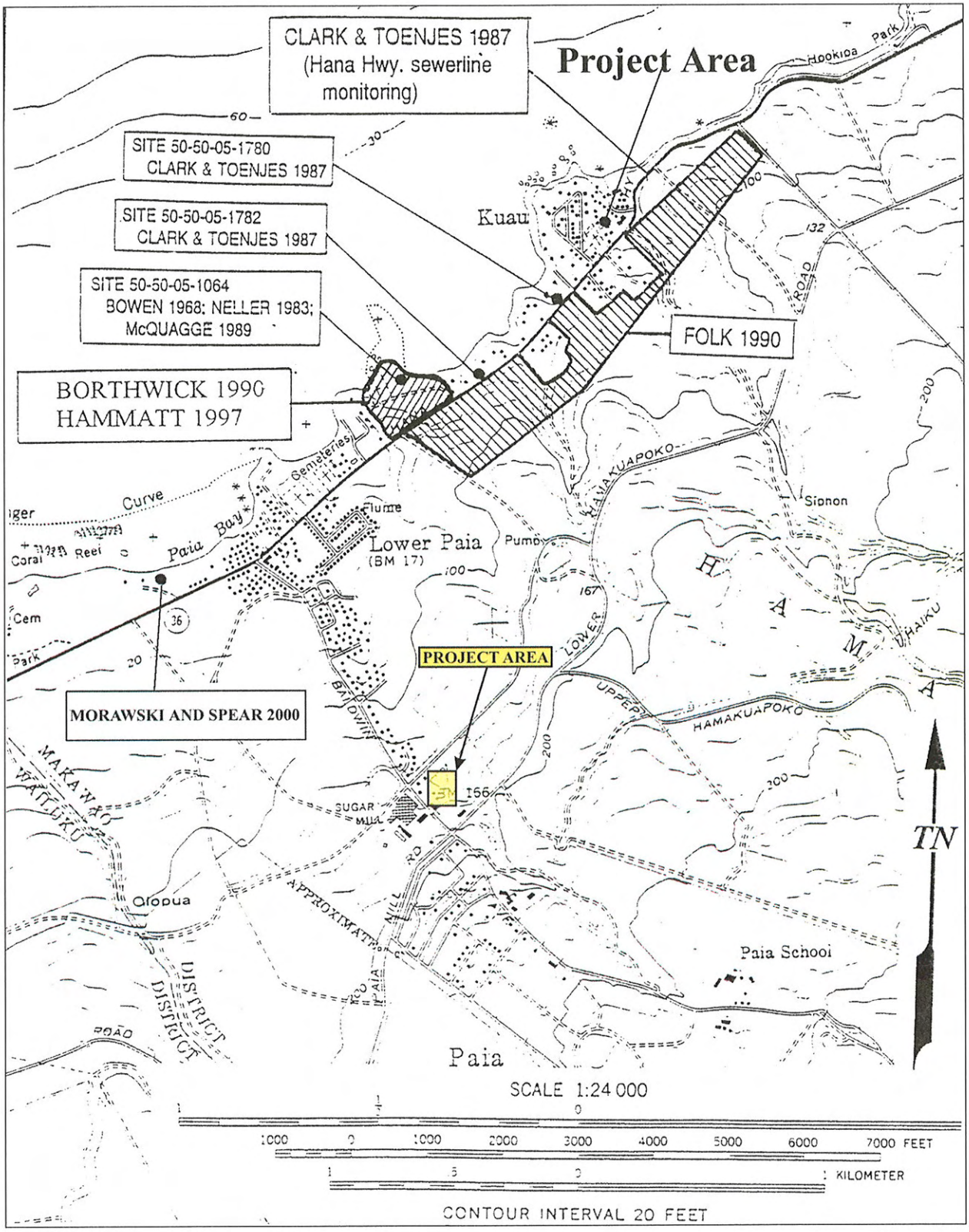

Figure 5: Map of Paia Showing an Aerial Extent of Previous Archaeological Investigations.

resulted in a radiocarbon date centering on A.D. 1100. Contrastingly, several studies in this general area only produced negative results. First, a study conducted at Kanaha Beach Park (Welch 1991) did not result in the identification of significant cultural deposits. On isthmus lands south of the airport, in land previously planted in sugarcane, reconnaissance and subsurface testing also produced negative results (Fredericksen and Fredericksen 1988).

During the expansion of the present Kahului airport (east and north), an archaeological study was conducted in 1990 (Folk and Hammatt 1991). No surface archaeological sites or buried prehistoric cultural layers were identified during the survey. The lack of cultural evidence was attributed to historic activity originating with the construction of the Kahului Railroad in the late 1800s.

Subsurface testing conducted in 1991 on both flanks of the middle portion of Spreckelsville Beach Road led to the documentation of subterranean cultural deposits (Toenjes *et al.* 1991). Radiocarbon dates from the cultural layers yielded ranges from A.D. 1230 to A.D. 1765. One radiocarbon sample from the shoreline resulted in a very early date of A.D. 410 to A.D. 615; however, additional data detailing the context and dated material of the early date are required to authenticate this early date (*ibid.*). In 1993, subsurface archaeological testing conducted on a section of land located between Spreckelsville Beach Road and the northeastern end of Kahului Airport only yielded negative results (Folk and Hammatt 1993).

Archaeological subsurface testing was conducted in the Kū`au Beach Lots subdivision (TMK: 2-6-09:02). A total of nine trenches were excavated. The sampling revealed that dune deposits were located *makai* of the existing beach road. No archaeological sites or features were identified within the project area at Kū`au Beach Lots Subdivision (Hammatt 1997).

An Archaeological Inventory Survey was conducted on a 9.36 acre parcel in Lower Pā`ia at the site of the former lime and cement plant constructed by Maui Agricultural Company, *ca.* 1906 (Titchenal 2000). Subsurface testing revealed multiple redepositions of loose calcarious sands spanning from the historic period to modern times, and was negative for cultural material. It was estimated that between 1910 and 1949, mining of sand from the immediate area amounted to approximately 150,000 cubic yards of sand, which tripled when inland sources from sand dune were also processed. No further work was recommended for this project.

In 2001, Scientific Consultant Services, Inc. conducted and Inventory Survey of 0.25 acres in the Pā`ia Youth and Cultural Center, located on a coastal parcel on Pā`ia Bay. Based on

the presence of several large native Hawaiian coastal cemeteries within the Hamakuapoko Ahupua`a, it seemed likely that this area was once the location of pre-Contact habitation and possible burials. The work included a subsurface testing program consisting of nine mechanically excavated stratigraphic trenches, eight of which were culturally sterile. In fact, the survey and the subsurface testing revealed only one cultural feature in one trench: a historic trash deposit containing bottle glass, metal objects, and a ceramic sherd (State Site 50-50-05-5124). The trash deposit was very likely associated with nearby railroad and military structures (Morowski and Spear 2001).

One survey was documented near the current project area. On March 8, 1981 an Archaeological Reconnaissance Survey was conducted in conjunction with the Eenvironmental Impact Statement for the proposed development at Skill Village in Pā`ia (Bordner 1981). According to interviews by local informants, the structures near the mill (mill offices and train depot) were constructed in 1911 and 1918. Construction styles of the village buildings reflected the plantation-style architecture built during the period between 1910 and 1925. A Portuguese oven was located in from of House #92, which is currently under curation at the Alexander & Baldwin Sugar Museum. No other sites of archaeological interest were observed during this survey.

PROJECT AREA EXPECTATIONS

In historic times, Hāmākua Poko is known for its large sections of land used for sugarcane production. The sugar industry commenced industrial cultivation in the 1850s. Prior to the historic period, land in Hāmākua Poko was intensively settled in traditional times. Based on archival research and previous archaeology conducted within the coastal reaches of Hāmākua Poko Ahupua`a, it was considered unlikely for traditional surface architectural remains or surface artifacts or midden scatters to be identified on the surface of the subject parcel. The subject parcel would have been affected by the extensive sugarcane production and modern construction on the lot, as well as any construction associated with Baldwin Avenue, which bounds the parcel's southwest border. The presence of subsurface deposits in the project was considered possible, despite extensive modifications to the surface of the project area.

Possible cultural deposits in subsurface strata could include traditional and historic artifacts associated with agriculture, artifacts related to warfare, architecture related to agriculture activities, and possibly even pre-Contact human burials associated with habitation and warfare. The latter possibility is less likely, given the project area's distance from coastal sand dunes. Historic era remnants would have been associated with sugarcane camps, railroad use, and possible rubbish pits in the city center.

METHODOLOGY

Multiple field tasks were completed during the Archaeological Inventory Survey of this 0.68-acre parcel, including a systematic pedestrian survey and the mapping, recording, and testing of one site that included nine features (State Site Number 50-50-05-6427). Fieldwork was conducted on January 3, 9, and 14, 2008 by SCS archaeologists Allison Chun, Ph.D. and D. Dillon, B.A. The Principle Investigator for the project was Michael Dega, Ph.D. Written and photographic documentation occurred during each phase of research. First, a full systematic pedestrian survey of the entire project area was conducted in sweeps in order to identify any archaeological structures and/or intriguing topographical features. When features were identified, they were flagged, assigned temporary feature designations (letters A through I) and plotted on an overall site map (Figure 6).

After the survey was completed, the crew returned to the flagged locations to record each feature and the overall site as a whole. Each feature was cleared of vegetation and the full extent of the site, and features were mapped and demarcated as per standard archaeological field methods using historic maps, metric tape measure, and compass. Each feature was fully described in field notebooks detailing feature construction and morphology, and illustrated using a compass and metric tape measure, and locations for mechanical excavations were assessed within the site. Each excavation unit was documented and its location plotted on a project area map. During the current survey, five Stratigraphic Trenches (ST) of varying length and depth were mechanically excavated across a portion of the project area (see Figure 6). The trenches were excavated to a variable depth of between 1.40 to 1.60 m below the ground surface; the trenches varied in length from 2.0 to 18.5 m. None of the soil was screened but excavation of the soil was closely monitored and all trench walls were inspected. Photographs were taken of trench locations prior to excavation and at least one profile of each trench was photographed and illustrated, and stratigraphic profiles were drawn and photographed.

Archival research entailed investigating the historic and archaeological background of the general area. This included a documentary search of known archaeological sites in this region of East Maui as well as a review of previous archaeological projects in the area. In addition, a review of historic documents was conducted in order to understand the impact of post-Contact events on the cultural and archaeological landscape of the region. New archival research was provided by Hawaiian Commercial & Sugar Company (HC&SC) (Derek Heafey). The land parcel did not represent an LCA.

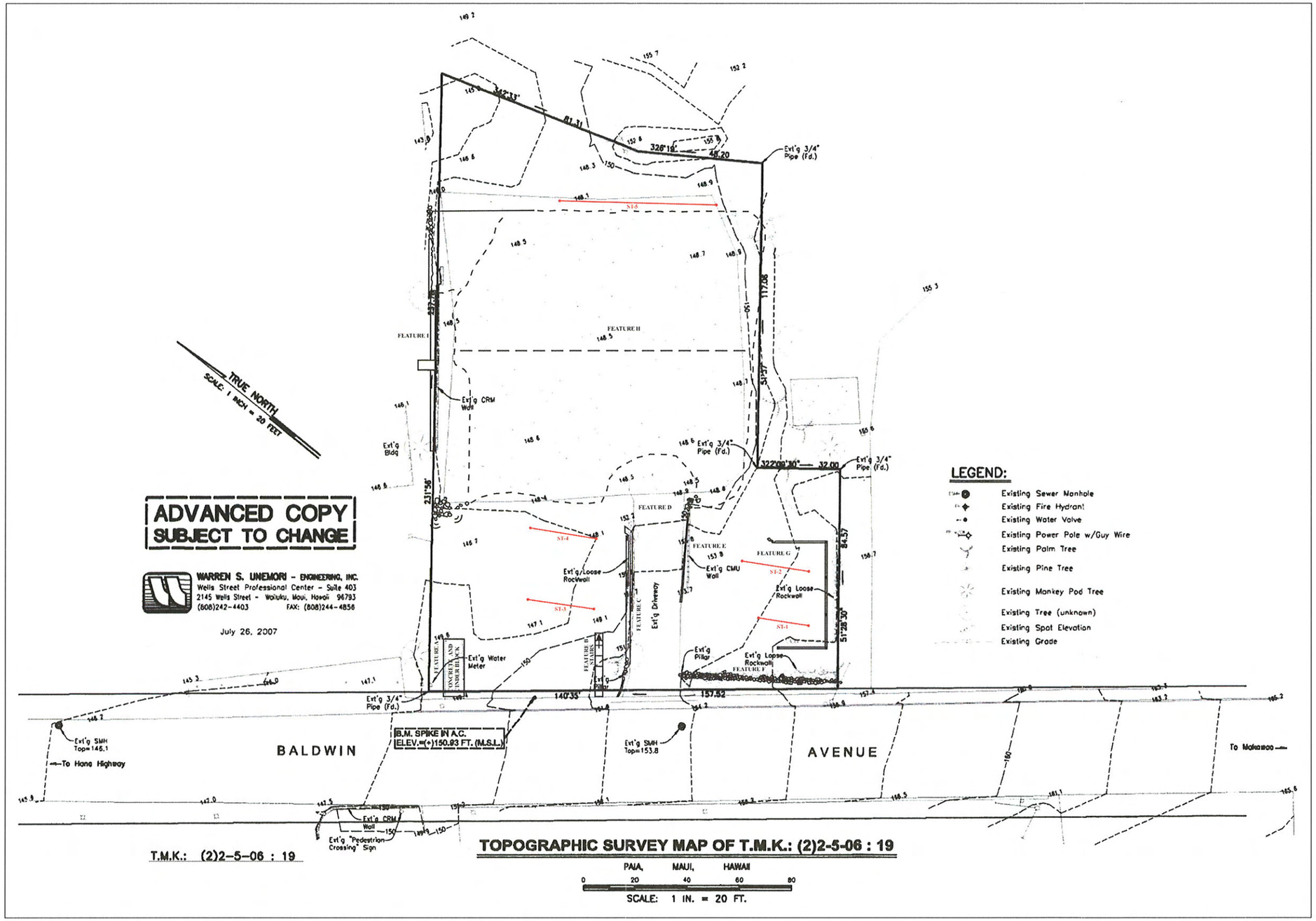

Figure 6: Topographic Planview Illustrating Site 6427 Features and Stratigraphic Trench Locations within the Project Area

Laboratory work, conducted at SCS facilities in Honolulu, primarily consisted of digitally drafting field maps and sketches and digitizing all photographs and maps for archival purposes. A paucity of historic era artifacts was observed while conducting field work, therefore no artifacts were processed for analysis. All field notes and other documentation pertaining to this project are being curated at SCS facilities in Honolulu.

FIELDWORK SUMMARY

PROJECT AREA FINDINGS

The fieldwork portion of the Inventory Survey was conducted on January 3, 9, and 14, 2008 by Allison Chun, Ph.D. and D. Dillion, B.A., under the direction of Michael Dega, Ph.D., Principal Investigator, and consisted of 100 percent pedestrian coverage of the subject parcel, as well as interviews with local informants on the architectural history of the property. The majority of the project area property is covered by a concrete slab (see Figure 6). According to informants, the site features (A through G and I) are the remains of a parking lot for the now-demolished old building which used to be on the subject property. The TMK map shows a former building in the west corner of the property labeled "Maui Rehabilitation Center, Inc." in the upper portion of the parcel (see Figure 2). According to one informant, this building was also used by the old Pā`ia Mill as an occasional office and after hours meeting hall. Informants from the East Maui Irrigation Company office say the building was torn down several years ago, although the property was recently (within the last few months) cleared of the remaining debris and vegetation. The non-concreted areas of the property show signs of recent bulldozer activity as well.

Survey and excavation led to the documentation of one site, State Site Number 50-50-05-6427. This site represents the site of a demolished historic building (Pā`ia Dispensary) with features containing historic to modern construction (Features A through I) (Table 1) (Figure 7).

SITE FEATURE SUMMARIES

State Site Number 50-50-05-6427 has been assigned to the auxiliary structures (Features A through I) related to a demolished building that formerly occupied the parcel.

Table 1. Paia Heritage Hall TMK: 2-5-006: 019

State No. 50-05	Temp Site No.	Feature(s)	Site Form	Function	Time Period	Test	Significance Assessments	Comments
-6427	T-1	A	Concrete ramp	Walkway to demolished building	Historic to Modern	N	Criterion D; No preservation	
		B	Concrete stairs	Walkway to demolished building	Historic to Modern	N	Criterion D; No preservation	
		C	Rock/Concrete wall	Retaining wall for driveway	Historic to Modern	N	Criterion D; No preservation	Along driveway
		D	Asphalt foundation	Driveway	Historic to Modern	N	Criterion D; No preservation	Foundation part of historic building dated "Oct. 21, 1933"
		E	Tile and mortar wall	Retaining wall	Historic to Modern	N	Criterion D; No preservation	Along driveway
		F	Rock wall	Retaining wall	Historic to Modern	N	Criterion D; No preservation	Along property and driveway
		G	3-sided structure	Auxiliary structure related to demolished building	Historic to Modern	N	Criterion D; No preservation	
		H	Concrete slab	Structural foundation	Historic	N	Criterion D; No preservation	
		I	Rock wall	Retaining wall	Historic to Modern	N	Criterion D; No preservation	Along NE boundary of property

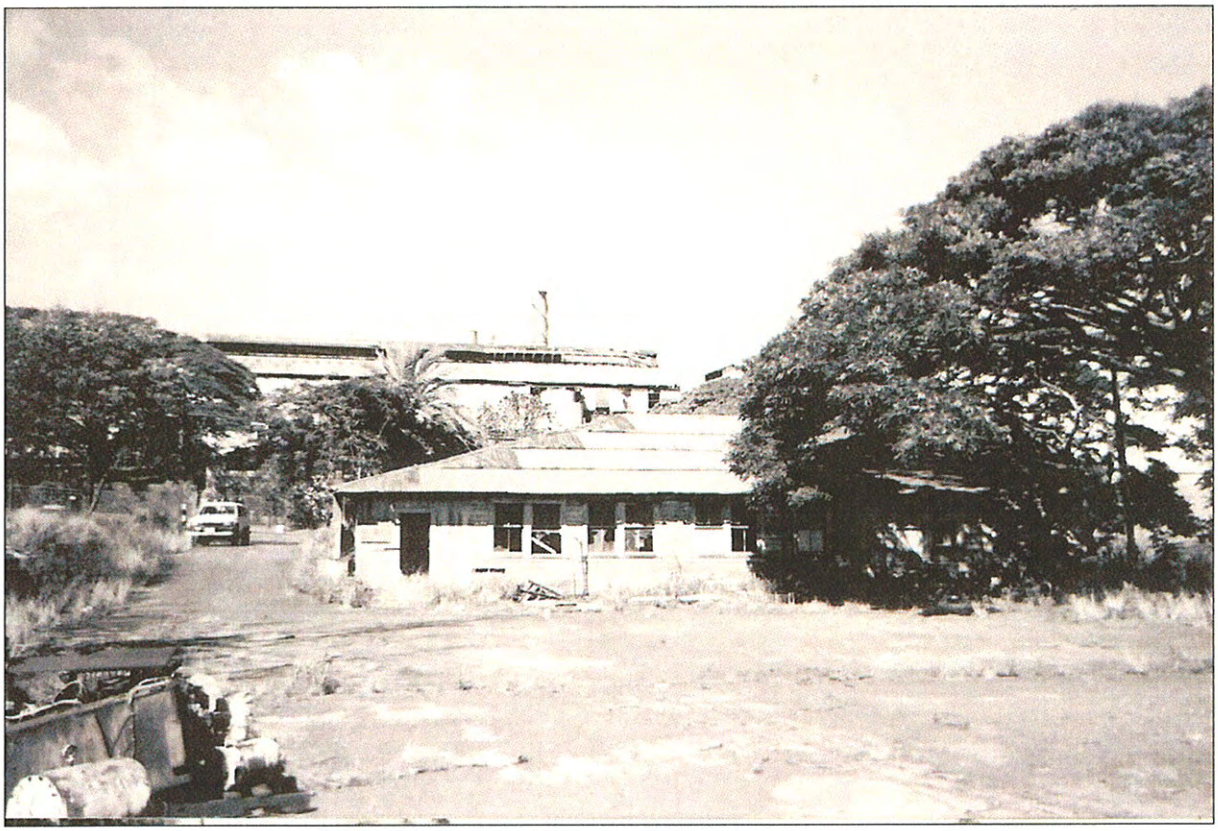

Figure 7: Overview. Archival Photograph of Pā`ia Dispensary Facility Provided by D. Heafey, HC&S.

SITE 50-50-05-6427

Site -6427 is comprised of nine features (Features A through I) interpreted as the architectural remnants of the Pā`ia Dispensary, constructed in 1930 by the Maui Agricultural Company at 383 Baldwin Ave. (TMK 2-5-06-19) (see Figure 2). One of the features represents the complex's building foundation (Feature H, structural foundation). The site rests on fairly level terrain with vegetation consisting of various alien grasses (see VEGETATION above), and landscaping trees around the perimeter of the property.

Feature A is a rectangular shaped concrete slab located on the on the southwest corner of the parcel; the feature is interpreted to have functioned as the entrance ramp to the former location of Pā`ia Dispensary (see Figure 6). The walkway is constructed of 24 square cement blocks; it's overall dimensions measure 7.15 m long by 1.98m wide that follows a slight slope (5 to 7°) into the property (southwest-northeast at 55/235°). The feature's height is measured flush with the ground to 0.75 cm high. A cement drain is located at the base of the walkway (southwest end) and measures 0.65 cm to the center of the walkway (Figure 8). Feature A is in good to fair condition as portions of the feature have been eroded by weathering.

Figure 8: Site -6427, Feature A. Concrete Ramp. View to Northeast.

Feature B consists of entrance stairs to the former building (Pā`ia Dispensary) and are located 15 m southeast of Feature A on the southwest boundary of the parcel (see Figure 6). The stairs descend down a slight (5 to 7°) southwest-northeast slope and are oriented 55°/235° TN. The feature is constructed of concrete, and is rectangular-shaped with four tiers. Tiers 1 through 3 measures 0.92 m wide (run) by 0.155 tall (rise); tier 4 measures 0.92 m wide by 0.395 tall. The feature's height is measured flush with the ground to 0.76 cm high. The overall measurements for Feature B are 0.92 m wide by 7.15 m long, which includes portions of the building foundation that are visible (Figure 9). The condition of the stairs are good to fair as portions of the feature have been damaged by the prior demolition.

Feature C is a linear rock wall that emanates from the southwestern boundary of the parcel and terminates toward the interior portion of the project area; the feature is located 2.5 m southeast of Feature B (see Figure 6).

Figure 9: Site -6427, Feature B. Concrete Stairs. View to Southwest.

The wall is constructed of mortar, and medium to large sub-rounded basalt cobbles (10 to 45 cm di.) that are stacked; the feature measures 18.85 m in length and 0.52 cm in width, and is oriented southwest-northeast (55°/235° TN) (Figure 10). The feature's height ranges from 175 to 190 cm high. With the exception of the southwestern end, the wall contains a flat cap top which hosts an inscription "October 21, 1933", which postdates the building (1930). The southwestern end contains a section that is loosely stacked and contains a concrete pillar adjacent to the sidewalk (Figure 11) (Figure 12). The northeastern end of the wall (interior) contains a concrete buttress that slopes sharply (70°) functioning to deflect water. Feature C appears in good condition; some sections (exterior) are eroding.

Feature D consists of medium grade base course gravel that functioned as a standard paved driveway which functioned as the main entrance driveway to the former building (see Figures 6 and 7). Feature D is situated between Features C (linear rock wall) and D (wall) and is

Figure 10: Site -6427, Feature C. Rock/Concrete Wall. View to Southeast.

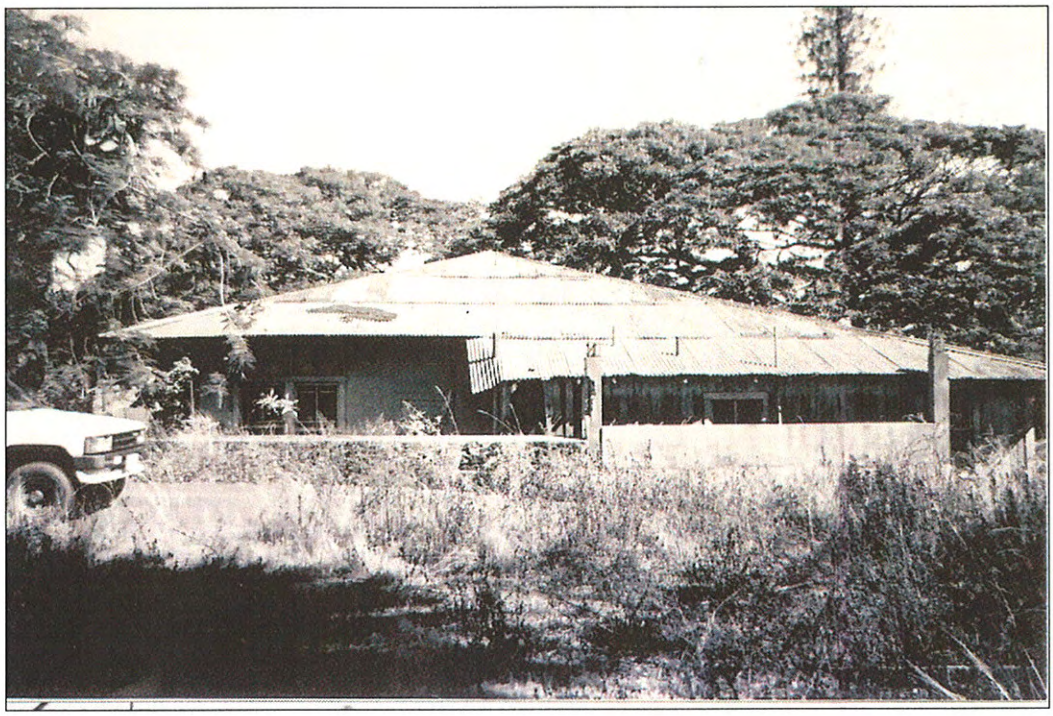

Figure 11: View of Feature C. Archival Photograph of Pā`ia Dispensary Facility Provided by D. Heafey, HC&S.

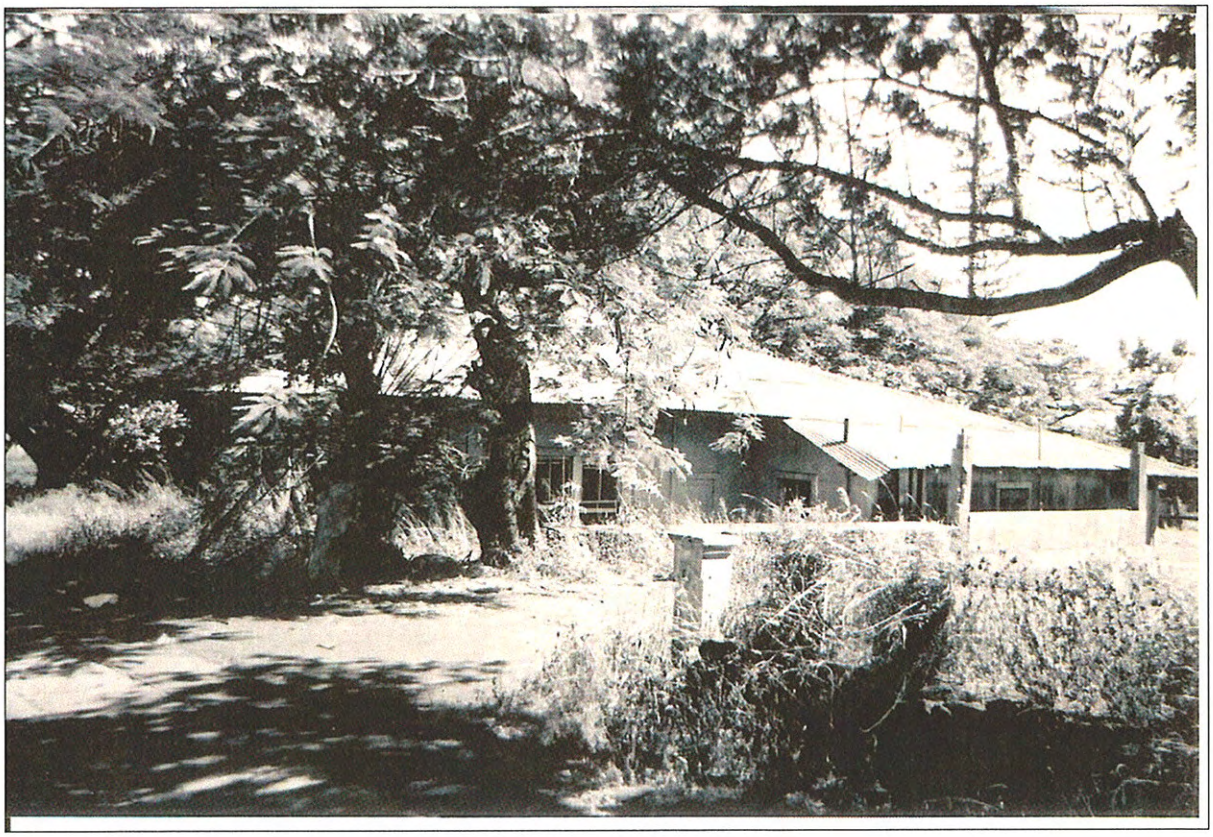

Figure 12: View of Feature C. Archival Photograph of Pā`ia Dispensary Facility Provided by D. Heafey, HC&S.

oriented southwest-northeast (55/235°). The overall feature dimensions measure 24.0 m in length and is 6.2 m wide. The feature is appears in good condition.

Feature E consists of a block and mortar retaining wall that borders the northeast side of Feature D (paved driveway) (see Figure 6). The wall is constructed of hollow concrete masonry units laid two to seven courses high. The feature measures 10.7 m in length and 0.15 cm in width, and is oriented southwest-northeast (55°/235° TN) (Figure 13). The feature's height ranges from 34 to 138 cm high. The east side of the wall is completely soil filled. The southwest end of the wall consists of a single aligned basalt rock wall structure of medium sized cobbles measuring 40 by 40 cm. which probably functioned as a buttress. Feature E is in fair to good condition; the wall leans slightly to its eastern side.

Figure 13: Site -6427, Feature E. Tile and Mortar Wall. View to Southeast.

Feature F is a cobble filled loosely stacked linear rock wall that follows the southwestern boundary of the project area and runs parallel to a sidewalk fronting Baldwin Avenue (see Figure 12 right foreground). The feature's north end begins 6.25 m south of Feature C (wall) (see Figure 6). The wall is constructed of medium to large sub-rounded basalt cobbles (15 to 50 cm di.) that are roughly stacked three to five courses high. The feature measures 19.6 m in length and 1.2 cm in width, and is oriented northwest-southeast (140°/220° TN). The feature's height ranges from 25 to 80 cm high. The feature is in fair condition and has sustained damage from erosion and weathering; where tumbling is evident, concrete repairs have been made that appear more recent.

Feature G is a three-side rectangular structure interpreted as an ancillary building to the now demolished Pā`ia Dispensary (Figure 14). The structure is situated on the southwest corner of the parcel 3.75 m east of Feature F (Rock Wall) (see Figure 6). The walls are constructed of

Figure 14: Site -6427, Feature G. 3-Structure. View to Southeast.

stacked and mortared medium to large basalt rock (15 to 50 cm di.) with a concrete cap. Cement and metal square pillars are positioned at the feature's corners, and in the center of the one remaining long wall. The overall site feature dimensions of Feature G are 13.45 m long by 6.05 m wide and 0.22 cm thick, oriented with its long axis southwest-northeast (55°/235° TN). The integrity of the feature is poor since most of the structure has been demolished.

Feature H is a square-shaped concrete slab which is the remnant foundation of the former Pā`ia Dispensary building, now demolished. The feature rests on a flat pad situated on the eastern half of the parcel (see Figure 6). The foundation was probably constructed in two wooden forms, as there are two sections apparent (Figure 15). The overall site dimensions of Feature H are 36.6 m long by 36.5 m wide by 10.2 cm (4 inches) thick. The feature is oriented southwest-northeast (55°/235° TN). The feature appears in fair to poor condition. Portions of the feature have been demolished around the feature perimeter.

Figure 15: Site -6427, Feature H. Cement Foundation. View to North.

Feature I consists of is a linear concrete and rock wall and stairs that borders the western side of the parcel and is located on the western side of Feature H (foundation) (see Figure 6). The wall is constructed of mortared medium to large sub-rounded basalt cobbles (10 to 45 cm di.) that are stacked two to seven courses high; the feature measures 30.6 m in length and 0.50 cm in width, and is oriented southwest-northeast (55°/235° TN). The feature's height ranges from 42 to 70 cm high. The center of the wall contains a set of stairs containing five tiers. All tiers (1 through 5) are uniform and measure 1.6 m wide (run) by 0.175 tall (rise); the overall measurements for the stairs are 1.6 m wide by 1.2 m high (Figure 16). The condition of the feature is good; some degradation is apparent from erosion and weathering. placed near the center of the southwest perimeter immediately north of Features B and C. One very long trench (ST-5) was placed along most of the northeast perimeter of the lot. Through trench excavation monitoring, a small quantity of historic material was observed but not collected; no excavated materials were screened. The soils encountered were moist due to recent heavy rains.

Figure 16: Site -6427, Feature I. Rock Retaining Wall with Stairs. View to Southeast.

FIELDWORK RESULTS

STRATIGRAPHIC TRENCH 1 (ST-1)

Stratigraphic Trench 1 (ST-1) was placed in the southeastern corner of the parcel near a three-sided structure (Feature G). The trench measured 6.0 m in length, 0.75 m in width, and terminated at a depth of 1.60 meters below surface (mbs). The long access of the trench was oriented north-south (150/330° TN) (see Figure 6). All soils were moist from recent heavy rains. The presence of fill materials and modern debris indicated recent disturbances related to bulldozer activity. In addition, clearance activities associated with removal of surface debris was noted in the current as well as adjacent parcels.

Three stratigraphic layers were observed (Figure 17). The top 40 cm of Layer 1 had embedded gravel from the parking surface. Layers I and II were found to be culturally sterile, Layer II was fill material, and Layer III was natural strata.

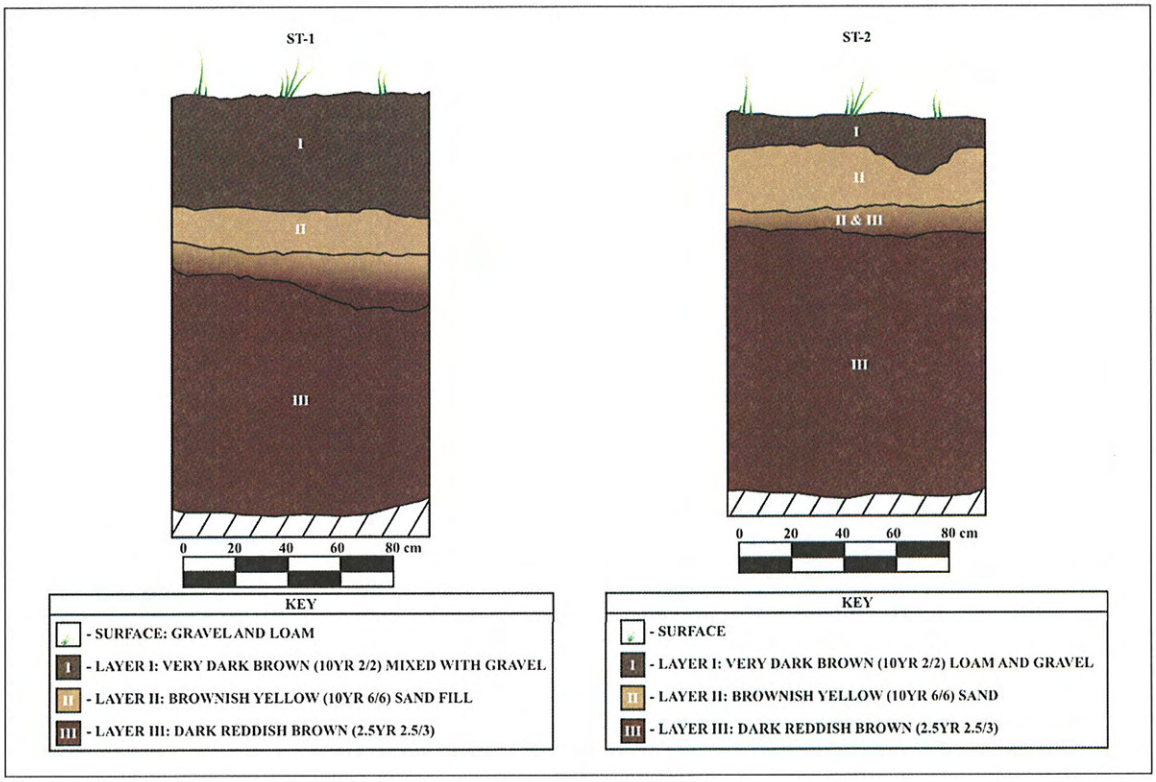

Figure 17: Stratigraphic Trenches 1 and 2 (ST-1; ST-2), Representative Wall Profile.

Layer I (42 to 50 cm thick) consisted of a fine, loose very dark brown (10YR 2/2) loam mixed with gravel (30%) and fine- to medium-sized rootlets (10%). Layer II (16 to 22 cm thick) consisted of a loose, fine to medium brownish yellow (10YR 6/6) sandy fill. Below this was a thin layer (10 to 22 cm thick) of mixed Layer II and Layer III soils. Layer III (80 to 100 cm thick) was a fine to very fine dark reddish brown (2.5 YR 2.5/3) loamy clay mixed with cobbles and pebbles (20%); it contained no roots. No cultural materials were recovered during excavations.

STRATIGRAPHIC TRENCH 2 (ST-2)

Stratigraphic Trench 2 (ST-2), which was located parallel to and 6.5 m northeast of ST-1, measured 8.0 m in length, 0.75 m in width. Excavations terminated 1.40 mbs. The long access of the trench was oriented northwest-southeast (150/330° TN) (see Figure 6). ST-2 contained a similar soil stratigraphy to ST-1, in addition to the recent mixing of soil and surface disturbances. Three stratigraphic layers were observed (see Figure 17). The top 40 cm of Layer 1 had embedded gravel from the parking surface and Layers I and II were found to be culturally sterile. Layer II was fill material and Layer III was natural strata.

Layer I (12 to 20 cm thick) consisted of a fine, loose very dark brown (10YR 2/2) loam mixed with gravel (30%) and fine- to medium-sized rootlets (10%). Layer II (12 to 26 cm thick) consisted of a loose, fine to medium brownish yellow (10YR 6/6) sandy fill. Historic and modern debris consisting of an old cell phone and an old PVC pipe was found beneath Layer II. Layer III (8 to 12 cm thick) was a fine to very fine dark reddish brown (2.5 YR 2.5/3) loamy clay mixed with stones (20%). The layer was sterile and excavations terminated about 1 m in.

The presence of fill material and modern debris in the vicinity of ST-1 and ST-2 and in the interior of Feature G (auxiliary structure) indicate recent disturbance or activity. The ground in the area of Feature G showed evidence of very recent bulldozer activity (*i.e.*, cut weeds had not grown back yet).

STRATIGRAPHIC TRENCH 3 (ST-3)

Stratigraphic Trench 3 (ST-3) measured 8.0 m in length, 0.75 m in width, and was excavated to a terminal depth of 1.5 mbs (see Figure 6). The trench was located approximately 3 m northeast of the end of the steps of Feature B and was oriented northwest-southeast at 150/330° TN, approximately parallel to the earthen terrace between Features A and B. ST-3 contained the recent mixing of soil and surface disturbances. Two stratigraphic layers were observed (Figure 18). Layer I contained historic artifacts and Layer II was found to be culturally sterile.

Layer I (80 to 140 cm thick) consisted of a fine, loose very dark brown (7.5YR 2.5/3) clayey loam (with a slightly sticky consistency) and contained some quantities of gravel and small cobbles (5–10%) and fine- to medium-sized rootlets (10%). Numerous historic items were observed on the surface and in this layer: historic glass (Maui Soda bottles), pottery, cement chunks, metal, and construction material related to the demolition of the Pā`ia Dispensary (*e.g.*, steel beam fragments, metal pipe). Layer II (20+ cm thick) was a semi-compact to loose, fine to very fine, dark red (2.5YR 3/6) loam with clay-like properties. It contained less than five percent roots and five to ten percent gravel and small cobbles; the layer was culturally sterile. Layer II, however, was noted to occur in clumps throughout the trench profile, with an extremely wavy boundary. Layer I soils were also observed near the bottom of the profile mixed in with Layer II soil. This was probably the result of recent bulldozer activities in the area.

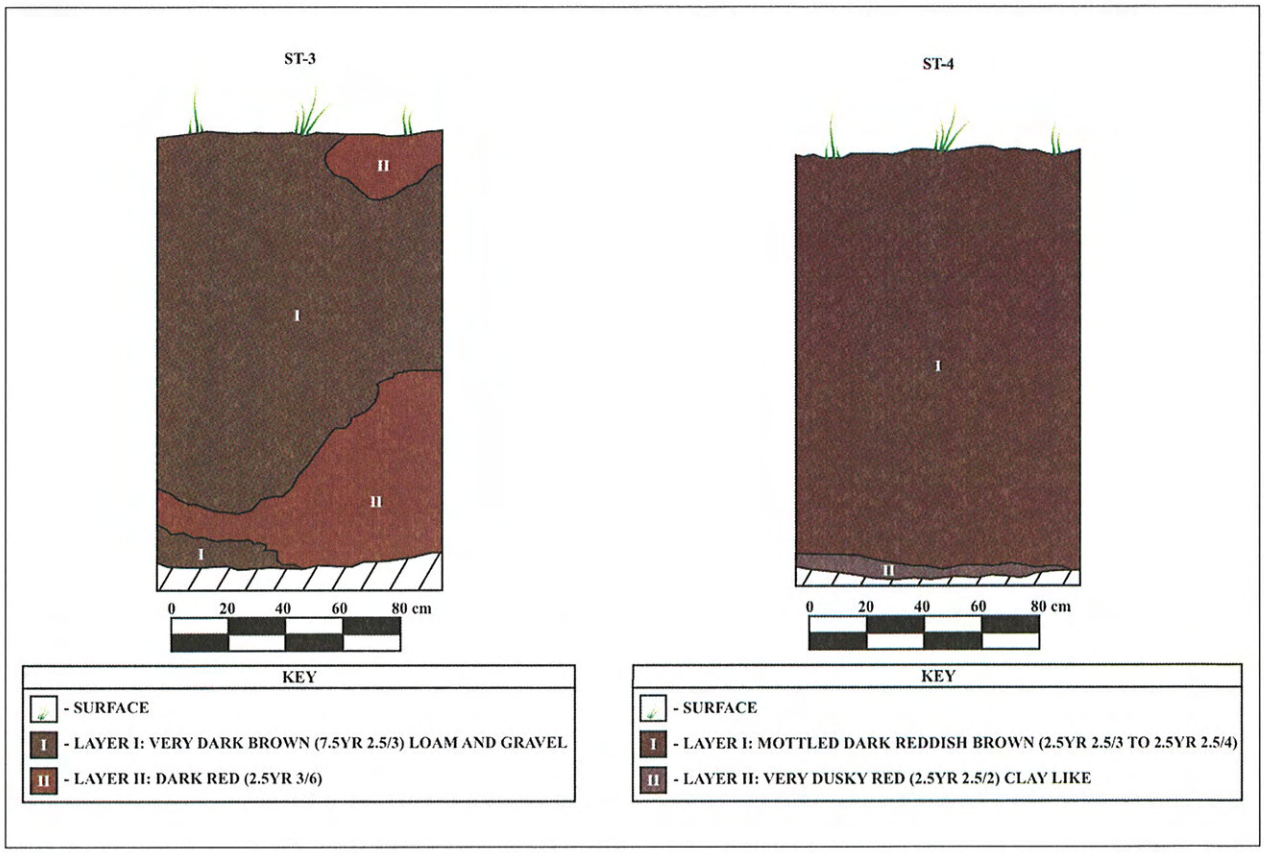

Figure 18: Stratigraphic Trenches 3 and 4 (ST-3; ST-4), Representative Wall Profile.

STRATIGRAPHIC TRENCH 4 (ST-4)

Stratigraphic Trench 4 (ST-4) measured 2.0 m in length, 0.75 m in width, and terminated 1.4 mbs. The trench was located parallel to and 8.5 m northeast of ST-3 and was oriented north-south at 150/330° TN (see Figure 6). ST-4 contained the recent mixing of soil and surface disturbances. Two stratigraphic layers were observed (see Figure 17). Layers I and II were found to be culturally sterile.

Layer I (140 cm thick) consisted of a fine, loose, mottled, very dark reddish brown (2.5YR 2.5/3 and 2.5YR 2.5/4) clayey loam with a slightly sticky consistency. Some quantities of gravel and cobble (10%) and fine- to medium-sized rootlets (5–10%) were noted. Layer II (20 cm thick) consists of a semi-compact very dusky red (2.5YR 2.5/2) fine to very fine clayey loam. Layer II was also sterile. The profile from this trench exhibited much less mixing of layers than those of ST-3. The mottling, however, indicated possible disturbance, which would not be unlikely, considering the proximity to ST-3.

STRATIGRAPHIC TRENCH 5 (ST-5)

Stratigraphic Trench 5 (ST-5) was a very long trench that was placed along the northeastern edge of Feature H (Concrete Foundation). The trench, which was oriented northwest-southeast at 150/330° TN, measured 18.5 m in length, 0.75 m in width, and terminated 1.5 mbs (see Figure 6). All soils were moist from recent heavy rains. Evidence of historic debris was found on the ground surface (historic bottles, metal nail). Three stratigraphic layers were observed and three representative profiles were drawn (East end, West end, Center) (Figure 19) (Figure 20) (Figure 21). The center profile of ST-5 contained cultural material.

Layer I (28 to 40 cm thick) in the profile from the northwest end of the trench was a fine loose very dark brown (7.5 YR 2.5/2) loam with approximately ten percent fine- to medium-sized roots and 10 to 15 percent cobbles. In the center and southeast profiles Layer I (48 to 60 cm and 20 to 36 cm thick, respectively) was a fine loose very dark brown (7.5 YR 2.5/3) loam. This layer was sterile throughout the trench.

Layer II was a fine to very fine semi-compact loam with claylike properties, few roots, and about 10 to 15 percent cobbles. The layer was a slightly different dark reddish brown in each section of the long trench. At the northwest end, the profile revealed a mottled dark reddish brown, 5 YR 3/4 with clumps of 2.5 YR 2.5/4, soil about 90 to 110 cm thick. In the center of the trench it was a mostly dark reddish brown (2.5 YR 2.5/4) with some 5 YR 3/4 with approximate thickness of 80 to 100 cm. At the southeast end it was a mottled dark reddish brown (5 YR 3/4) with very dusky red (5 YR 2.5/2), about 100 to 120 cm thick. Items observed in this layer were historic and included one large metal nail, several historic glass bottles (one "Lucky" beer bottle, one ink bottle, one mustard bottle), numerous pieces of broken historic glass, and one piece of brake lining.

Layer III was the same in all profiles. It was a fine to very fine semi-compact very dusky red (5 YR 2.5/2) loam with some claylike properties and a slightly sticky consistency. There were no roots present and about 10 to 15 percent cobbles were noted. This layer was culturally sterile; excavation terminated 10 to 30 cm into the layer.

Again, the mottled appearance of Layer II in all the profiles indicated disturbance, probably by bulldozing. The items observed were all historic and were most probably associated with remnants of the demolished structure and activities that occurred during use of the old structure. The proximity to the cane field may also account for some of the items, as trash tends to get dumped along the perimeters.

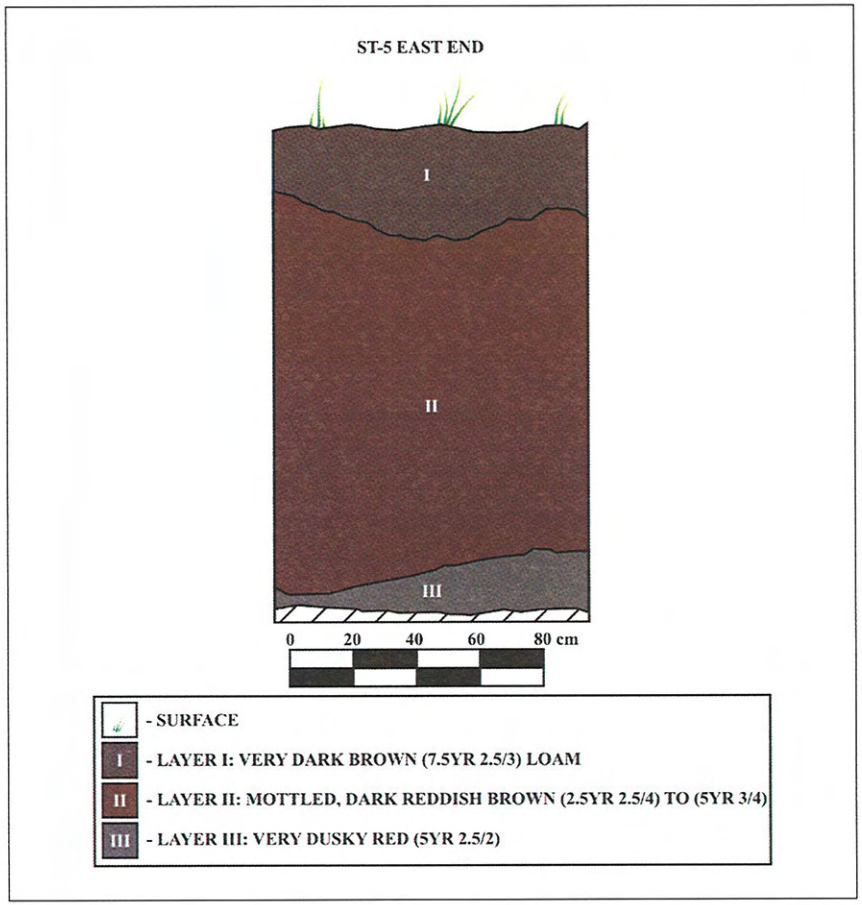

Figure 19: Stratigraphic Trench 5 (ST-5), East Wall Profile.

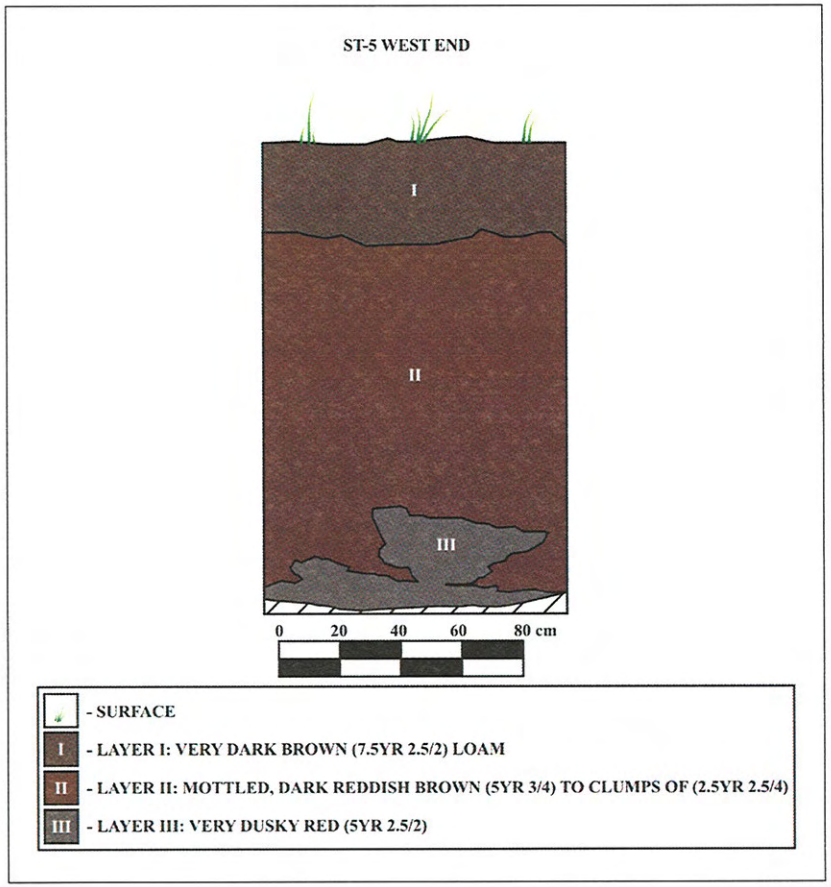

Figure 20: Stratigraphic Trench 5 (ST-5), West Wall Profile.

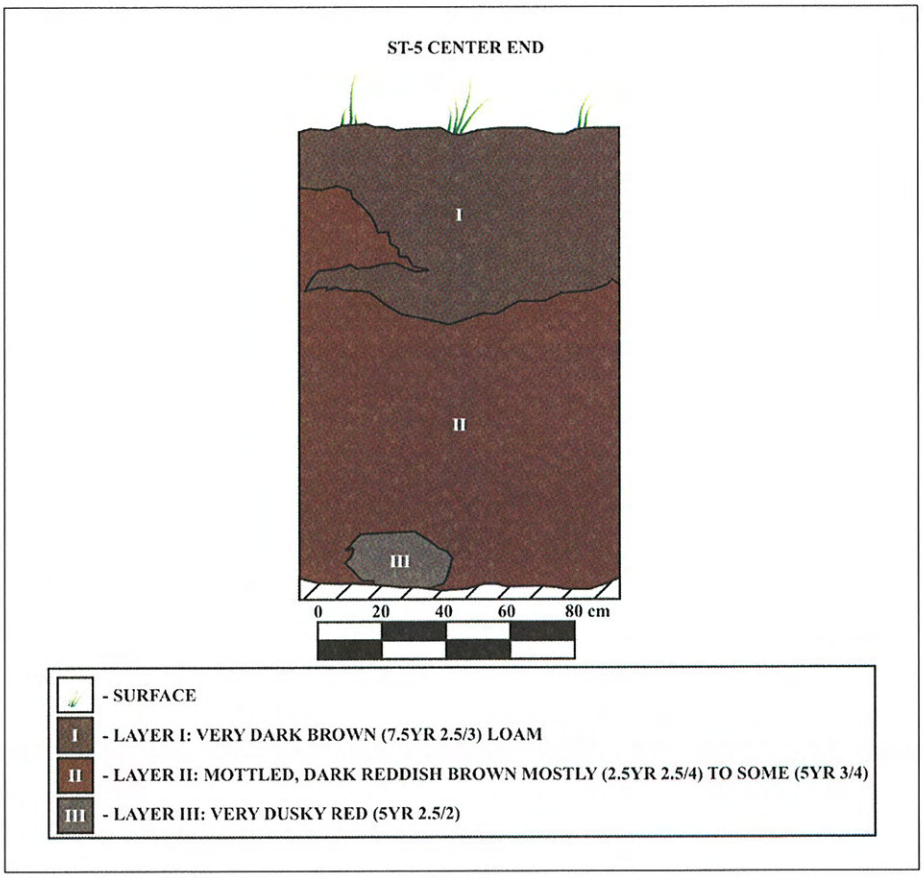

Figure 21: Stratigraphic Trench 5 (ST-5), Center Wall Profile.

Stratigraphic Layer I and II showed evidence of historic era debris related to the operation of the historic building ca. 1933, associated with the former Pā`ia Sugar Mill, its Dispensary and auxiliary buildings. This site has been assigned State Site Number 50-50-05-6427, and is inclusive of a demolished historic building with features containing historic to modern construction (Features A through I).

DISCUSSION AND CONCLUSIONS

Archaeological Inventory Survey investigations were performed on a 0.68 acre parcel of land located in the *ahupua`a* of Hāmākua Poko, Makawao District, Maui Island, Hawai`i [TMK 2-5-006: 19]. The goal of this project was to investigate the presence or absence of archaeological structures and subsurface deposits, including human burials, in this residential parcel. Research was geared toward synthesizing the historic and archaeological background of Pā`ia and the general area in order to understand the impact of post-Contact to modern events on the cultural and archaeological landscape of the region.

This investigation precedes proposed County zone change application which, if approved, will be followed by the construction of the Heritage Hall Community Center and associated office buildings for the Maui Puerto Rican Association and the Portuguese Association of Maui.

The project area is located in the residential community of Upper Pā`ia, and is approximately 150 meters northeast of the former location of the Pa`ia Sugar Mill, which was owned and operated by the Hawaiian Commercial & Sugar Company. It has been extensively altered by recent clearing, together with the previously demolished historic building (ca. 1933) that formerly occupied the parcel. Nine remnant historic features now occupy the site that have been collectively been assigned State Site Number 50-50-05-6427.

SITE SIGNIFICANCE

State Site 50-50-05-6427 is considered significant under criterion D. All information has been gained through inventory survey and no further work is indicated due to the current documentation.

RECOMMENDATIONS

This parcel, in its entirety, has been extensively altered by development activities. Based on the findings of the present investigations, further archaeological research would not return any significant findings; therefore, no further work is required.

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APPENDIX B-1.

Letter Dated February 5, 2009 from the State Historic Preservation Division

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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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

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

February 5, 2009

Michael F. Dega, Ph.D.
Scientific Consultant Services, Inc.
711 Kapiolani Boulevard, Suite 975
Honolulu, Hawai'i 96813

LOG NO: 2009.0220
DOC NO: 0902PC02
Archaeology

Dear Dr. Dega:

SUBJECT: **Chapter 6E-42 Historic Preservation Review – REVISED Archaeological Inventory Survey Report for the Heritage Hall Community Center and Office Complex Hamakua Poko Ahupua'a, Makawao District, Maui Island, Hawai'i**
TMK: (2) 2-5-006:019

Thank you for the opportunity to again review this revised report, which our staff received on January 27 of 2009 (Drennan and Dega 2009): *An Archaeological Inventory Survey of a 0.68 Acre Parcel Selected for the Heritage Hall Community Complex*...Scientific Consultant Services, Inc.

The report was first reviewed by SHPD staff on June 23 of 2008 (SHPD LOG NO: 2008.0810; DOC NO: 0806PC33), resulting in four requested revisions and again on September 2 of 2008 but returned to you (SHPD DOC NO: 0809PC02) because some of the previously requested revisions requested had not been addressed. The most recent version of the report was reviewed in PDF format to confirm completion of those revisions and suggestions.

The report now contains the required information as specified in HAR §13-276-5 regarding report documentation of inventory level field work completed in general and is acceptable.

As stated in the initial review letter, we concur that SIHP #50-50-05-6427 is significant under Criterion D of the Hawai'i Register of Historic Places for its ability to yield important information related to prehistory or history. *However, we retract our original statement that "enough such information has been collected for the record, rendering the site no longer significant.* Given that the identified site is comprised of remnants of the ca. 1930 Paia Dispensary, it is now subject to review under Act 228, which currently requires owners of historic buildings to submit archival quality photographs to the this office prior to the issuance of a building related permit. Therefore, whether any further information or mitigation is warranted for SIHP #50-50-05-6427 is the decision of the SHPD's Architecture Branch.

Now that the archaeological inventory survey report has been accepted pursuant to HAR §13-276, please send one hardcopy of the current version, clearly marked **FINAL**, along with a copy of this review letter and a text-searchable PDF file on CD to the attention of "**SHPD Library**" at the Kapolei SHPD office.

Should you have any questions or comments regarding this letter, please contact Patty Conte (Patty.J.Conte@hawaii.gov).

Aloha,

Nancy A. McMahon

Nancy McMahon, Deputy SHPO/State Archaeologist
State Historic Preservation Division

c: Jeff Hunt, Director, Dept. of Planning, 250 S. High Street, Wailuku, Hawai'i 96793
Maui CRC, Dept. of Planning, 250 S. High Street, Wailuku, Hawai'i 96793
Susan Tasaki, SHPD Architecture Branch

APPENDIX C.

Cultural Impact Assessment Prepared by Scientific Consultant Services, Inc.

SCS Project Number 910-CIA-1

A CULTURAL IMPACT ASSESSMENT OF A LAND PARCEL IN PĀ`IA, HĀMĀKUAPOKO, MAKAWAO DISTRICT, ISLAND OF MAUI, HAWAI`I [TMK (2) 2-5-006: 019]

Prepared by:
Leann McGerty, B.A.
and
Robert L. Spear, Ph.D.
February 2008

Prepared for:
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

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INTRODUCTION

Scientific Consultant Services (SCS), Inc. has been contracted by Munekiyo & Hiraga, Inc., to conduct a Cultural Impact Assessment (CIA) on a land parcel located in Pā`ia, Hāmākua Poko, Makawao District, Maui [TMK (2) 2-5-006:19] (Figure 1). According to exhibits submitted by Munekiyo & Hiraga Inc., plans propose the construction of a 5,516 sq. ft. building for the Heritage Hall Association and will include a social hall, offices, and classrooms.

The Constitution of the State of Hawai`i clearly states the duty of the State and its agencies is to preserve, protect, and prevent interference with the traditional and customary rights of native Hawaiians. Article XII, Section 7 requires the State to "protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua`a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778" (2000). In spite of the establishment of the foreign concept of private ownership and western-style government, Kamehameha III (Kauikeaouli) preserved the peoples traditional right to subsistence. As a result in 1850, the Hawaiian Government confirmed the traditional access rights to native Hawaiian *ahupua`a* tenants to gather specific natural resources for customary uses from undeveloped private property and waterways under the Hawaiian Revised Statutes (HRS) 7-1. In 1992, the State of Hawai`i Supreme Court, reaffirmed HRS 7-1 and expanded it to include, "native Hawaiian rights...may extend beyond the *ahupua`a* in which a native Hawaiian resides where such rights have been customarily and traditionally exercised in this manner" (Pele Defense Fund v. Paty, 73 Haw.578, 1992).

Act 50, enacted by the Legislature of the State of Hawai`i (2000) with House Bill 2895, relating to Environmental Impact Statements, proposes that:

> ...there is a need to clarify that the preparation of environmental assessments or environmental impact statements should identify and address effects on Hawaii's culture, and traditional and customary rights...[H.B. NO. 2895].

Act 50 requires state agencies and other developers to assess the effects of proposed land use or shore line developments on the "cultural practices of the community and State" as part of the HRS Chapter 343 environmental review process (2001). Its purpose has broadened, "to promote and protect cultural beliefs, practices and resources of native Hawaiians [and] other

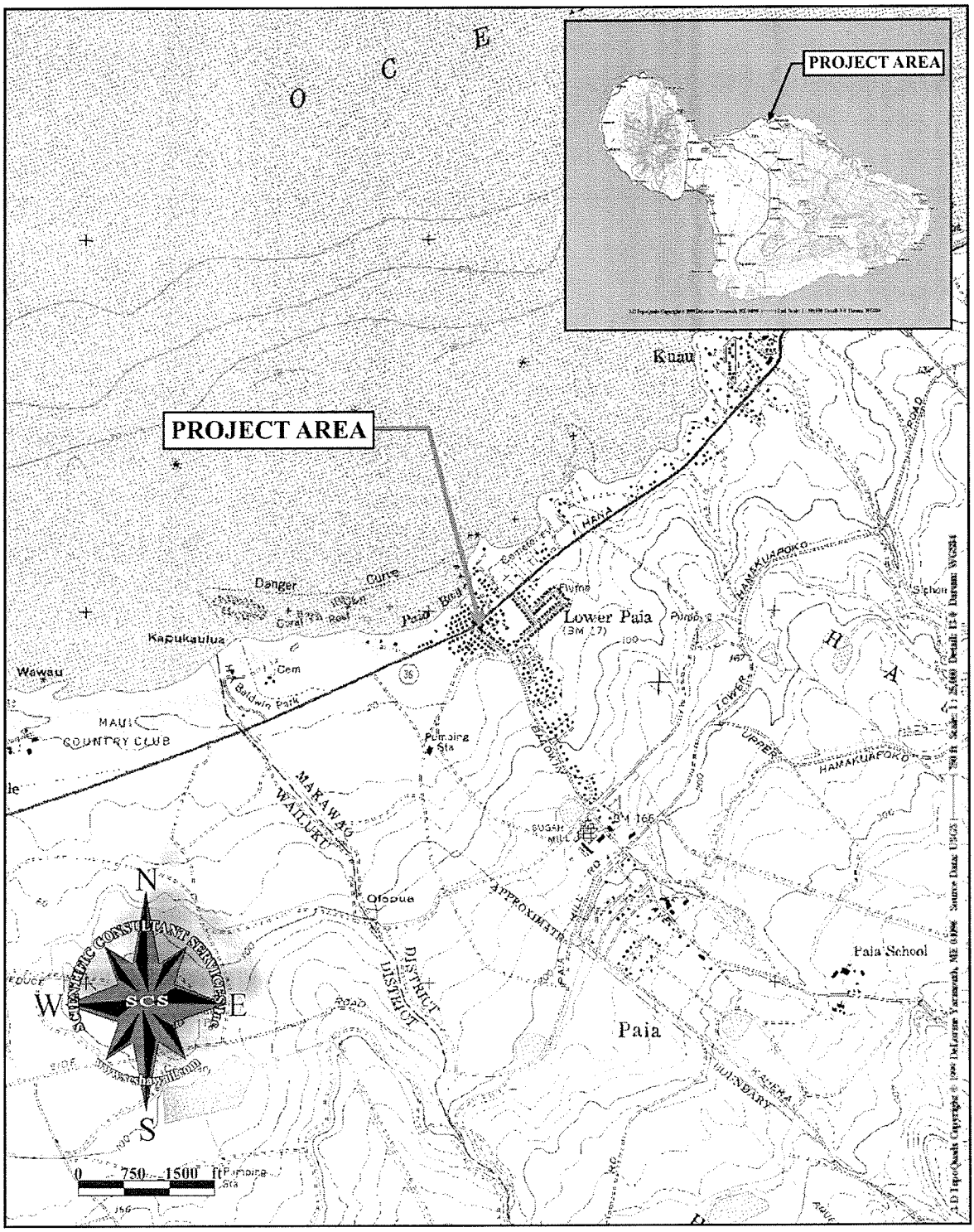

Figure 1: USGS Paia Quadrangle Showing Project Area Location.

ethnic groups. Cultural resources include a broad range of often overlapping categories, including places behaviors, values, beliefs, objects, records, stories, etc. (H.B. 2895, Act 40, 2000).

Act 50 also amended the definition of 'significant effect' to be re-defined as "the sum of effects on the quality of the environment including actions that are...contrary to the State's environmental policies...or adversely affect the economic welfare, social welfare, or cultural practices of the community and State" (H.B. 2895, Act 50, 2000). Thus, not only are native Hawaiian cultural resources evaluated, but those of other ethnic groups as well.

Act 50 requires that an assessment of cultural practices be included in the Environmental Assessments and the Environmental Impact Statements, and to be taken into consideration during the planning process. The concept of geographical expansion is recognized by using, as an example, "the broad geographical area, e.g. district or *ahupua`a*" (OEQC 1997). It was decided that the process should identify 'anthropological' cultural practices, rather than 'social' cultural practices. For example, *limu* (edible seaweed) gathering would be considered an anthropological cultural practice, while a modern-day marathon would be considered a social cultural practice.

According to the Guidelines for Assessing Cultural Impacts established by the Hawaii State Office of Environmental Quality Control (OEQC 1997):

> The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religions and spiritual customs. The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both manmade and natural which support such cultural beliefs.

This Cultural Impact Assessment involves evaluating the probability of impacts on identified cultural resources, including values, rights, beliefs, objects, records, and stories occurring within the project area and its vicinity (H.B. 2895, Act 50, 2000).

METHODOLOGY

This Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). In outlining the "Cultural Impact Assessment Methodology", the OEQC states: that "...information

may be obtained through scoping, community meetings, ethnographic interviews and oral histories..." (1997).

This report contains archival and documentary research, as well as communication with organizations having knowledge of the project area, its cultural resources, and its practices and beliefs. This Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). The assessment concerning cultural impacts should address, but not be limited to, the following matters:

(1) a discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints of limitations which might have affected the quality of the information obtained;

(2) a description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken;

(3) ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained;

(4) biographical information concerning the individuals and organizations consulted, their particular expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or being interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area;

(5) a discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken, as well as the particular perspective of the authors, if appropriate, any opposing views, and any other relevant constraints, limitations or biases;

(6) a discussion concerning the cultural resources, practices and beliefs identified, and for the resources and practices, their location within the broad geographical area in which the proposed action is located, as well as their direct or indirect significance or connection to the project site;

(7) a discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area, affected directly or indirectly by the proposed project;

(8) an explanation of confidential information that has been withheld from public disclosure in the assessment;

(9) a discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs;

(10) an analysis of the potential effect of any proposed physical alteration on cultural resources, practices, or beliefs; the potential of the proposed action to isolate cultural resources, practices, or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place, and;

(11) the inclusion of bibliography of references, and attached records of interviews which were allowed to be disclosed.

Based on the inclusion of the above information, assessments of the potential effects on cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

ARCHIVAL RESEARCH

Archival research focused on a historical documentary study involving both published and unpublished sources. These included legendary accounts of native and early foreign writers; early historical journals and narratives; historic maps and land records such as Land Commission Awards, Royal Patent Grants, and Boundary Commission records; historic accounts; and previous archaeological project reports.

INTERVIEW METHODOLOGY

Interviews are conducted in accordance with Federal and State laws and guidelines. Individuals and/or groups who have knowledge of traditional practices and beliefs associated with a project area or who know of historical properties within a project area are sought for consultation. Individuals who have particular knowledge of traditions passed down from preceding generations and a personal familiarity with the project area are invited to share their relevant information. Often people are recommended for their expertise or can be located by visiting the area. Organizations, such as Hawaiian Civic Clubs, the Island Branch of Office of Hawaiian Affairs, historical societies, Island Trail clubs, and Planning Commissions are invited to contribute their input and suggest further avenues of inquiry, as well as specific individuals to interview.

If knowledgeable individuals are identified, personal interviews are sometimes taped and then transcribed. These draft transcripts are returned to each of the participants for their review and comments. After corrections are made, each individual signs a release form, making the information available for this study. When telephone interviews occur, a summary of the

information is often sent for correction and approval, or dictated by the informant and then incorporated into the document. Key topics discussed with the interviewees vary from project to project, but usually include: personal association to the *ahupua`a*, land use in the project's vicinity; knowledge of traditional trails, gathering areas, water sources, religious sites; place names and their meanings; stories that were handed down concerning special places or events in the vicinity of the project area; evidence of previous activities identified while in the project vicinity.

In this case, letters were sent to organizations whose jurisdiction included knowledge of the area. Consultation was sought from Kai Markell, Office of Hawaiian Affairs, O`ahu; Thelma Shimaoka, Maui Office of Hawaiian Affairs, Community Resource Coordinator, the Cultural Resources Commission of the Maui Planning Department; Pā`ia Main Street Association; and Hinano Rodrigues Cultural Historian with the State Historic Preservation Division, Maui Office (SHPD). Based on the responses, an assessment of the potential effects on cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

PROJECT AREA AND VICINITY

The project area is located in Upper Pā`ia Town, 1.1 miles east of the Baldwin Avenue-Hana Highway intersection (Figure 2). The parcel is located off of Baldwin Avenue near the former Pā`ia Mill and Pā`ia Post Office. A commercial building exists adjacent to the project site to the north, while single-family homes exist to the north and south of the project site along Baldwin Avenue.

CULTURAL AND HISTORICAL CONTEXT

The island of Maui ranks second in size of the eight main islands in the Hawaiian Archipelago. Pu`u Kukui, forming the west end of the island (1,215 m amsl), is composed of large, heavily eroded amphitheater valleys that contain well-developed, permanent stream systems that water fertile agricultural lands extending to the coast. The deep valleys of West Maui and their associated coastal regions have been witness to many battles in ancient times and were coveted productive landscapes.

PAST POLITICAL BOUNDARIES

Traditionally, the division of Maui's lands into districts (*moku*) and sub-districts was performed by a *kahuna* (priest, expert) named Kalaiha`ōhia, during the time of the *Ali`i* Kaka`alaneo (Beckwith 1940:383; Fornander places Kaka`alaneo at the end of the 15th century or the beginning of the 16th century [Fornander 1919-20, Vol. 6:248]). Land was considered the property of the king or *ali`i `ai moku* (the *ali`i* who eats the island/district), which he held in trust

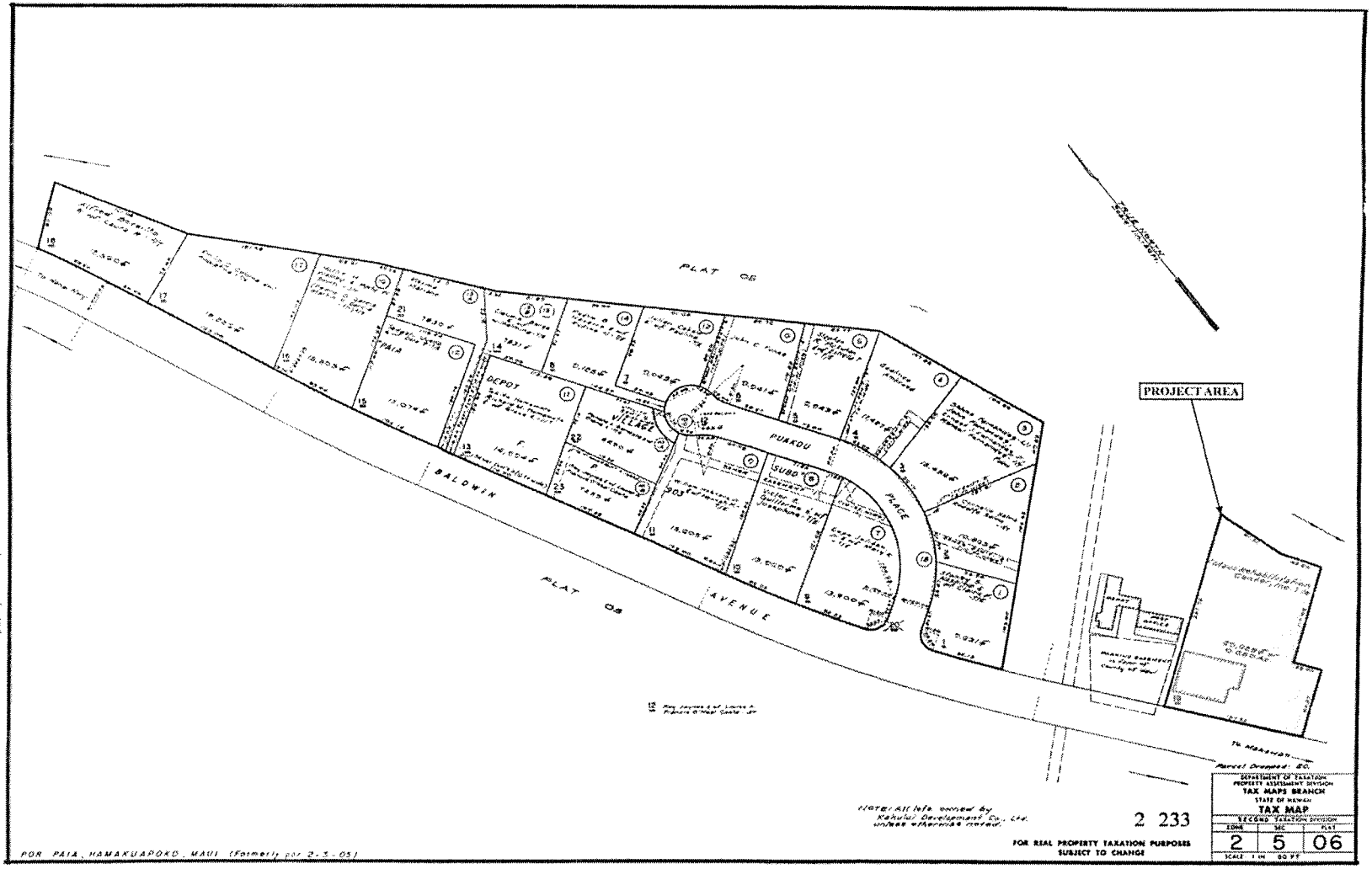

Figure 2: Tax Map Key Showing Project Area.

for the gods. The title of *ai`i `ai moku* ensured rights and responsibilities to the land, but did not confer absolute ownership. The king kept the parcels he wanted, his higher chiefs received large parcels from him and, in turn, distributed smaller parcels to lesser chiefs. The *maka`āinana* (commoners) worked the individual plots of land.

In general, several terms, such as *moku, ahupua`a, `ili* or *`ili`* ā*ina* were used to delineate various land sections. A district (*moku*) contained smaller land divisions (*ahupua`a*) which customarily continued inland from the ocean and upland into the mountains. Extended household groups living within the *ahupua`a* were therefore, able to harvest from both the land and the sea. Ideally, this situation allowed each *ahupua`a* to be self-sufficient by supplying needed resources from different environmental zones (Lyons 1875:111). The *`ili `āina*, or *`ili*, were smaller land divisions and were next to importance to the *ahupua`a.* They were administered by the chief who controlled the *ahupua`a* in which it was located (*ibid*: 33; Lucas 1995:40). The *mo`o `āina* were narrow strips of land within an *`ili.* The land holding of a tenant or *hoa `āina* residing in an *ahupua`a* was called a *kuleana* (Lucas 1995:61). The project area is located in the *ahupua`a* of Pā`ia, meaning literally "noisy" (Pukui *et al.* 1974:174).

TRADITIONAL SETTLEMENT PATTERNS

The Hawaiian economy was based on agricultural production and marine exploitation, as well as raising livestock and collecting wild plants and birds. Extended household groups settled in various *ahupua`a*. During pre-Contact times, there were primarily two types of agriculture, wetland and dry land, both of which were dependent upon geography and physiography. River valleys provided ideal conditions for wetland *kalo* (*Colocasia esculenta*) agriculture that incorporated pond fields and irrigation canals. Other cultigens, such as *kō* (sugar cane, *Saccharum officinaruma*) and *mai`a* (banana, *Musa* sp.), were also grown and, where appropriate, such crops as *`uala* (sweet potato, *Ipomoea batatas*) were cultivated. This was the typical agricultural pattern seen during traditional times on all the Hawaiian Islands (Kirch and Sahlins 1992, Vol. 1:5, 119; Kirch 1985). Agricultural development on Maui was likely to have begun early in what is known as the Expansion Period (A.D. 1200-1400, Kirch 1985).

Pā`ia is located on the north side of Haleakalā in a region of sloping *kula* lands that are intersected by small stream gulches. According to Handy and Handy:

> The number of very narrow *ahupua`a* thus utilized along the whole of the Hamakua coast indicates that there must have been a very considerable population...It was probably a favorable region for breadfruit, banana, sugar cane, arrowroot; and for yams and *`awa* in the interior. The slopes between gulches were covered with good soil, excellent for sweet-potato planting. The low coast is

> indented by a number of small bays offering good opportunity for fishing [1972:498].

Pā`ia Ahupua`a, in the Makawao District, is located on the windward slope of Haleakalā. Rainfall averages range from 500 mm on the leeward side of East Maui, to 750 mm in Makawao, to less than 400 mm in the leeward coastal section. The combined arid conditions and lack of reliable water sources except for Maliko Stream, resulted in the importance of the expansive upland dry land field systems. Pā`ia consisted of sloped plains with finger ridges and *a`a* outcrops. This area of Maui was described by Handy (1940) as suitable for dry land taro and he surmised it had been well populated and cultivated because of the abundance of *kula* land.

A small *ahupua`a*, there is little direct information about Pā`ia. Traditionally there were trails that extended along the coast and from the coast to the mountains, linking the two for both economic and social reasons. It can be confidently assumed there was one near by, perhaps from Pā`ia Town. The *Alaloa*, or around-the-island road built by Kiha-a-pi`ilani, (16th century based on Fornander) extended along the coastal region from Wai`ehu, passing Pā`ia and extending on, crossing streams where the gulches emerged along the shore.

As Thrum surveyed religious sites throughout the islands, he recorded the tradition concerning Wa`a who was a chief and the divider of lands in Makawao. He established *heiau* or *pu`uhonua* (places of refuge), two of which were located in Makawao (Thrum 1894).

HISTORIC PERIOD

Descriptions of the north coast of Maui were first recorded in November of 1778 by Captain Cook and his men (Beaglehole 1967: Part I, Vol. III). Returning from several months in Alaska, they sailed down a portion of the northeast side of the island. David Samwell, a surgeon on the Discovery, reported "...the ships lay to all day about 3 miles off shore, trading with the Natives who came off in their canoes in great number..." (Samwell 1967:1151).

It had been a time of war between Kalaniopu`u, ruler of Hawai`i Island, and Kahekili, chief of Maui and Moloka`i. During this season of the year (*Makahiki*), however, the fighting was temporarily suspended and the great chief of Maui, Kahekili, was free to visit the foreign ships. Samwell recorded his impressions of the King and the windward slopes of the northern coast of Maui. He stated that Kahekili was "a middle aged man ... rather of a mean appearance..." and the land was "...mountainous, the sides of the hills are covered with trees...large open plains on which stand their houses & where they have their plantations of sweet potatoes, taro & c. ..." (*ibid.*).

THE GREAT MĀHELE

In the 1840s, traditional land tenure shifted drastically with the introduction of private land ownership based on western law. While it is a complex issue, many scholars believe that in order to protect Hawaiian sovereignty from foreign powers, Kauikeaouli (Kamehameha III) was forced to establish laws changing the traditional Hawaiian economy to that of a market economy (Kame`eleihiwa 1992:169-70, 176; Kelly 1983:45, 1998:4; Daws 1968:111; Kuykendall 1938 Vol. I: 145). The Great Māhele of 1848 divided Hawaiian lands between the king, the chiefs, the government, and began the process of private ownership of lands. The subsequently awarded parcels were called Land Commission Awards (LCAs). Once lands were made available and private ownership was instituted, the *maka`āinana*, if they had been made aware of the procedures, were able to claim the plots on which they had been cultivating and living. These claims did not include any previously cultivated but presently fallow land, *`okipū* (on O`ahu), stream fisheries, or many other resources necessary for traditional survival (Kelly 1983; Kame`eleihiwa 1992:295; Kirch and Sahlins 1992). If occupation could be established through the testimony of two witnesses, the petitioners were awarded the claimed LCA and issued a Royal Patent after which they could take possession of the property (Chinen 1961:16). There were 11 LCA claims made in Pā`ia Ahupua`a, none of which were in the project area.

The lands along the north coast of Maui were described in 1860 as:

> ... a complete desert, a great, barren stretch of sand and dust spread from Wailuku to Paia, except for a little cattle grazing land around the present location of Spreckelsville [Burns 1991:72].

In spite of this, sugar cane became a major industry in the 1800s with the Hawaiian Commercial Company owned, by Claus Spreckels, developing most of the flat lands of central and eastern Maui along with Alexander and Baldwin Company (A&B). A&B began with a modest purchase of 11.94 acres of Bush Ranch in 1869 and eventually formed the Hamakua Ditch Company in 1876 (Wilcox 1996). During the mid 1870s, A&B incorporated as the Pā`ia Plantation, which included Hāli`imaile Plantation, East Maui Plantation, and Seaside Farm (*ibid.*).

The growth of the sugar industry was augmented by the importation of labor from foreign lands. Camp communities were situated throughout the sugar lands and plantation towns appeared at the end of the 20th century at Pā`ia, Pu`unene, and Spreckelsville. A railroad was installed at Pā`ia Plantation around 1880 at the same time as a new mill was being constructed at Pā`ia Village Camp. Railroads, established by the sugar company, facilitated communication between the camps and the hauling of cane, as well as transporting people to the new commercial centers. At the outbreak of WWII, much of the sugar lands at Pu`unene and Kahului were

annexed by the Military. Marines were transported in long convoys through Pā`ia Town, past the sugar mill, plantation village, and Makawao, to a camp at Kokomo where they trained for fighting in the Pacific.

Pā`ia Town was established around 1896, with small shops able to provide goods to the many immigrants working the sugar fields surrounding the town and camps. At one time, it was one of Maui's largest plantation towns with 10,000 residents (Steele 2004). The combination of backgrounds and cultures created a unique and rich environment that is reflected in its architecture (some of which has survived into the 21st century). In spite of a fire in 1930 that destroyed some 15 stores in Pā`ia Town and a *tsunami* in 1946, historic buildings within the project area were left unscathed and are still being used for commercial purposes today. Businesses and services listed in the Directory for 1925 include, Sing Kee Shoe Repair, Yamato Store, Chee Po Tailor, Kobayashi Service, Nakamura Barber, Hawaiian Congregational Church, Machida Drug Store, Domingo Store, help illustrate the cultural diversity which produced a thriving community that could only be found in Hawai`i.

SUMMARY

The "level of effort undertaken" (OEQC 1997) has not been officially defined and is left up to the investigator. A good faith effort can mean contacting agencies by letter, interviewing people who may be affected by the project or who know its history, research identifying sensitive areas and previous land use, holding meetings in which the public is invited to testify, notifying the community through the media, and other appropriate strategies based on the type of project being proposed and its impact potential. Sending inquiring letters to organizations concerning development of a piece of property that has already been totally impacted by previous activity and is located in an already developed industrial area may be a "good faith effort". However, when many factors need to be considered, such as in coastal or mountain development, a good faith effort would undoubtedly mean an entirely different level of research activity.

INTERVIEWS

As suggested in the "Guidelines for Accessing Cultural Impacts" (OEQC 1997), CIAs incorporating personal interviews should include ethnographic and oral history interview procedures, circumstances attending the interviews, as well as the results of the consultation. It is also permissible to include organizations with individuals familiar with cultural practices and features associated with the project area.

As explained earlier, letters were sent to organizations whose jurisdiction included knowledge of the area. Consultation was sought from Kai Markell, Office of Hawaiian Affairs, O`ahu; Thelma Shimaoka, Maui Office of Hawaiian Affairs, Community Resource Coordinator, the Cultural Resources Commission of the Maui Planning Department; Pā`ia Main Street Association; and Hinano Rodrigues Cultural Historian with the State Historic Preservation Division, Maui Office (SHPD).

Archival research included historical and cultural source materials that were used extensively and can be found listed in the References Cited portion of the report. Such scholars as Beckwith, Chinen, Kame`eleihiwa, Fornander, Kuykendall, Kelly, Handy and Handy, Puku`i and Elbert, Thrum, and Walker have contributed, and continue to contribute, to our knowledge and understanding of Hawai`i, past and present. The works of these, and other authors, were consulted and incorporated in the report where appropriate. Land use document research was supplied by the Waihona `Aina 2004 Database.

Analysis of the potential effect of the project on cultural resources, practices or beliefs, its potential to isolate cultural resources, practices or beliefs from their setting, and the potential of the project to introduce elements which may alter the setting in which cultural practices take place is a requirement of the OEQC (No. 10, 1997). The project area has not been used for traditional cultural purposes within the recent past. Based on historical research and the lack of responses received from the from Kai Markell, Office of Hawaiian Affairs, O`ahu; Thelma Shimaoka, Maui Office of Hawaiian Affairs, Community Resource Coordinator, the Cultural Resources Commission of the Maui Planning Department; Pā`ia Main Street Association; and Hinano Rodrigues Cultural Historian with the State Historic Preservation Division, Maui Office (SHPD), it is reasonable to conclude that Hawaiian rights related to gathering, access or other customary activities within the project parcel will not be affected and there will be no direct adverse effect upon cultural practices or beliefs.

CULTURAL ASSESSMENT

Based on organizational response and archival research, it is reasonable to conclude that, pursuant to Act 50, the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access, or other customary activities, will not be affected by development activities on Parcel 19. Because there were no specific cultural activities identified within the project area parcel, there are no adverse effects.

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APPENDIX C-1.

Cultural Impact Assessment Interviews

PROPOSED HERITAGE HALL
CULTURAL IMPACT ASSESSMENT

Interview with: Alfredo Tabaco

Interviewed by: Erin Mukai, Planner
Munekiyo & Hiraga, Inc.

Mr. Alfredo Tabaco was born in Paia on April 8, 1932: He makes seventy-seven this year. The interview with Mr. Tabaco was conducted on March 23, 2009 at Koho Bar & Grill in Queen Kaahumanu Shopping Center.

"You can call me 'Al', 'Alfred', 'Tabaco'..." Mr. Tabaco casually trails off, leaving it up to me on how I would like to address this kind man who is so generous in sharing his time and his memories. His tanned and wrinkled hands, a testament to his many years of hard work, lay loosely on the wooden table, one resting on top the other. His wife, Alberta, instructed him to dress nicely for this interview. They have been married for 47 years, and will make 48 years on September 23rd. She is the love of his life and caught his eye some 50 years ago when she came by Mr. Tabaco's workplace to pick up soda her father ordered.

Mr. Tabaco was born in the old Paia hospital, which once stood near Paia School. All that remains of the hospital, Mr. Tabaco explains, is a plaque in its memory. His father, Martin Tabaco, worked in the sugar cane fields for Maui Agriculture Company or 'M.A. Company'. In fact, when Mr. Martin Tabaco retired in 1967, his family and friends held his retirement party in the old Paia Dispensary building that once occupied the site of the proposed Heritage Hall. Mr. Tabaco's mother, Rita Santiago, 'worked the tables' at Libby Cannery, picking the eyes off pineapple. She later worked for Maui Land and Pineapple, where she was eventually promoted to the position of 'forelady', overseeing other women on the table. Mr. Tabaco is the oldest of ten children. His parents had seven girls and three boys.

Paia was then divided into Upper Paia and Lower Paia; the old railroad tracks, or 'Track 9' located near the project site, split Paia in two. Mr. Tabaco spent his early years growing up in the Paia plantation camps; first 'Store Camp' named after a camp store built by the plantation that sold an assortment of dry goods and groceries; then 'Kaheka' which was located near the Holy Rosary Church; and lastly 'Orpheum Camp' where Mr. Tabaco spent

most of his childhood years. Today, Mr. Tabaco describes, the only camp that remains is 'Skill Camp' or 'Skill Village'. The locations of the other old plantation camps lay hidden in the cane fields.

Mr. Tabaco recalls that he has never spent one day without a pig; he and his family have always raised pigs. The closest he has ever gotten to having none was last year in October, when he had only one female pig. That number was quickly adjusted, when Mr. Tabaco borrowed a male pig from a friend in Wailuku. Raising pigs was part time work, he explains, for many families including his own during the plantation era. The sugar company would build piggeries at each of the plantation camps so that families could raise the livestock. He and his family would make good use of these pens.

Mr. Tabaco worked for HC&S for 36 years, from 1957 to 1995, at which point he retired, although he did not retire from work entirely. Mr. Tabaco worked for another 12 years, delivering groceries for various food service operators, and it was not until a couple of years ago, in 2007, that Mr. Tabaco retired from work completely.

It all started for Mr. Tabaco at the age of 11 when he began his first paying job: shining shoes. This was back in late 1943, when the Military had a large presence on the island. During the war, Mr. Tabaco reflects, the Marines would come 'holoholo' in Paia. Mr. Tabaco and his friends would take their shoe shine boxes (Mr. Tabaco still keeps his box to this day) down to Lower Paia to make 10¢ shining a pair of one-color shoes. He and his friends would charge 15¢ on a pair of shoes that were two toned, usually white and a darker color such as black or brown. The more tedious, latter of the two, however, was not the preferred shoe to shine. Some of the buildings in Paia that exist today are the same buildings of Mr. Tabaco's shoe-shining time. All the shops then were locally run, Mr. Tabaco recalls; there were restaurants and night clubs, too. Shoe shining in the Military days was good and profitable, Mr. Tabaco remembers. Sometimes he would receive $1 after shining a pair of shoes, and be told to keep the change. Sometimes the military men would ask him, "Got any sisters?" "Yea, plenty sisters," Mr. Tabaco would respond, "but all wearing diapers."

After the war, shoe shining became less profitable and Mr. Tabaco took on other jobs such as working for The Maui News and Libby McNeal in the pineapple fields on Molokai during the summers. He and his family eventually moved from 'Orpheum Camp' to 'Camp Maui', presently known as 'Lilikoi Farm' in Haiku. Mr. Tabaco still resides in the area, just three lots down from the place his parents moved into during the summer following his

sophomore year at the old Maui High School. His parents wanted their own place, instead of a plantation home.

It is difficult to sum up the years of Mr. Tabaco's life following his high school graduation. He joined the "All Hawaiian Platoon" of the Marine Corp following graduation, his decision partly influenced by his shoe-shining encounters with the military men of the World War II era. When he left Hawaii in 1952 with the platoon, he was met with a whirlwind of events taking him on his longest train ride from Jacksonville, Florida to Memphis, Tennessee; teaching him how to start a plane; swimming in the Mississippi River; traveling all across the continental US; and living for a period of time in Japan. What he did not learn in school growing up, Mr. Tabaco explains, he was taught during his time spent in the military. The military transformed him, Mr. Tabaco concludes: it taught him "not to 'muck' around."

When Mr. Tabaco returned to Maui in 1955, the GI Bill allowed him to continue his education, and he found himself enrolled in the Technical School of Maui in Kahului. It was there at the Technical School in 1957 that Mr. Tabaco was first employed by HC&S. The company came to the school to recruit four men to work on an experiment that would conserve water for the large agricultural company. At that time, sugar cane was irrigated through the use of ditches and the company was looking to start a sprinkler system. While working for HC&S, Mr. Tabaco still managed to receive his degree from the Technical School. He remained with the company until 1995 when he retired.

When asked of his memories of the site for the proposed Heritage Hall, Mr. Tabaco recollects that aside from his father's retirement party in 1967, the building which once stood on the lot served as the Paia Dispensary. A dispensary, Mr. Tabaco clarifies, was what we now refer to as a clinic. The old Paia Dispensary was owned by M.A. Company and used by any M.A. employee who had medical coverage. Mr. Tabaco recalls that he had occasionally visited the dispensary growing up. Although he can't remember exactly when, the dispensary later moved to Kahului, and the facility was converted into a community center and eventually torn down. It was at that time when the facility was used as a community center that they held his father's retirement party. The Kahului location of the clinic exists to this day, currently known as Maui Clinic located near Bank of Hawaii and Longs Drugs. As an after thought, Mr. Tabaco remembers that before the dispensary was constructed, there was a cemented area on the property that may have been used as a pavilion for dancing or other similar get-togethers. As a youngster, Mr. Tabaco used to walk by the site often, as it was his duty to collect his family's mail and he would have to pass by the site on his way to the post office. Mr. Tabaco gently laughs, explaining that

his family's mail box was located on the top shelf at the post office and he couldn't reach the top. His uncle made him a stool as a quick solution to his short height so that when he needed to collect the mail, he could reach the box at the top. Instead of carrying the stool to and from home for each visit, Mr. Tabaco hid the stool in the bushes somewhere along his walk to the post office.

Mr. Tabaco expresses his desire to see the Heritage Hall constructed. He is looking forward to using the facility, he explains. When asked if he knows of any cultural practices that have been or are still carried out on or the near the project site, Mr. Tabaco says he knows of none.

Our interview is occasionally interrupted by a few passer-bys: all strangers to me, all friends to Mr. Tabaco. He greets each one with a smile and a hug and shares some short and some lengthy catch up conversation. It is obvious he makes friends with anyone he meets. "If I see you around and you don't say 'hi' to me, watch out!" he cautions me. I promise to always stop and talk to Mr. Tabaco even if it means a re-introduction.

"Life is like the ocean:" Alfredo offers a conclusion, "not always smooth. It's up and down."

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PROPOSED HERITAGE HALL
CULTURAL IMPACT ASSESSMENT

Interview with: Alfred Boteilho, Jr.

Interviewed by: Erin Mukai, Planner
Munekiyo & Hiraga, Inc.

Mr. Alfred Boteilho, Jr., originally from Hamakuapoko, spent eight (8) years of his life growing up in Skill Village, and the majority thereafter in a house his parents bought not two (2) miles away along Baldwin Avenue in Paia, Maui. The interview with Mr. Boteilho took place over the phone on March 27, 2009.

Born in 1948 to Alfred Boteilho Sr. and Laura Rocha-Boteilho, Mr. Alfred Boteilho Jr. was the youngest of four (4) children. His sisters Linda, Claudia, and Judy were all older than he by at least eight (8) years. Mr. Boteilho reflects; he can't remember growing up with all three (3) sisters in the house at one time. Life was different for him than it was for his sisters, Mr. Boteilho explains. His oldest sister was sixteen years his senior, Mr. Boteilho was the youngest and only boy, and by the time his parents had him, they were already settled and active participants in the community. This roughly translates into: no hand-me-downs. Every year Mr. Boteilho would get a new shirt for school from the Ikeda store in Paia. The Ikedas would take his measurements, and sew his custom-fit shirt. The owners of the store were the Ikedas, the parents of Dr. Ikeda, the dentist whose dental office was right next door. Mr. Boteilho recalled his trips to the dentist: no novocaine.

During the war, Mr. Boteilho's father had different jobs on the plantation, working for HC&S. At one point he was the Safety Director, a newly created position that involved patrolling the beaches on horseback in case there was an attack. Mr. Boteilho's mother was the head forelady at Libby Cannery, and later became a teacher. Because Mr. Boteilho's parents recognized the value of giving back, his parents were very active in the community, joining and leading various non-profit and volunteer organizations. Mr. Boteilho recalls his father pointing out the importance of leading an organization rather than just being a member. He explained that it was where real change and guidance happened.

Raised in a household that never permitted swearing, and a house so clean that the "five second rule" didn't apply but the "one hour rule" did, Mr. Boteilho carries with him a strong

value of family. Every Saturday the family would gather to do chores in the yard. Among other things, Mr. Boteilho would have to cut the grass, and rake the leaves, and if there were no leaves left to be raked, Mr. Boteilho's father would shake the trees so that there would be leaves to rake. Mr. Boteilho shared his memories scrubbing the public sidewalk that fronted their family's house: If someone walked up the sidewalk and reached their house, there would suddenly be a clean sidewalk. But, as soon as that person stepped onto the clean pavement, Saturday's hard work would be concealed by a few dirt marks. Although he may not have realized it at the time, Mr. Boteilho said, the chores served the purpose of bringing the family together.

Mr. Boteilho remembered life in his early childhood as being the most fun – plum trees used to line the street near Paia Gym along Baldwin Avenue and Mr. Boteilho and his friends would pick the fruit and fill their pockets. Mr. Boteilho remembers his pockets would turn purple from the stains of the plum juice – a clear give away to his mother that he was out eating plums. Also near the gym was Nashiwa Bakery, a theater, and a Puerto Rican club house where there were popular dances. It was a good time to grow up, Mr. Boteilho concluded.

Originally, Mr. Boteilho recollected, the plantation camps were generally set up by race. Certain needs were filled that way, Mr. Boteilho explained. Some camps were designed with a stone oven (to accommodate the Portuguese) and others with a *furo* (to accommodate the Japanese). However, over time, camps within Maui began to blend racially as men and women began to marry outside racial lines and the racial distinction between the camps began to fade. Mr. Boteilho remembered the camps as being a very tight knit community – so close in fact that a child not only had to worry about his or her parents scolding him or her, but would have to worry about anyone in the camp telling him or her what he or she could or couldn't do. Essentially, it was as if a child had dozens of mothers.

Mr. Boteilho remembers that there was once a dispensary on the site of the proposed Heritage Hall; he remembers having gone there as a child. At some point the dispensary had turned into a community hall. From his memory, Mr. Boteilho gathered that the area in the vicinity of the project site was primarily a business section. Adjacent to the proposed project site, to the west, was the old train depot, the post office, and behind the old post office was a house. Traveling up Baldwin Avenue, Mr. Boteilho remembered Paia Store, or A&B Store, that sold a variety of things including clothes, food, canned goods, and bicycles. There was even a counter at which someone could sit and order a bite to eat.

Mr. Boteilho recalls going there as a child when his parents were either at work, volunteering at an event, or participating in a meeting. He would order something to eat and place the order on his father's tab at the store. Mr. Boteilho marveled at the idea of the store keeping a tab.

When asked if the project proceeds, what cultural concerns should be considered in the development plans, Mr. Boteilho responded that the sidewalks in the vicinity of the project site should be preserved. He added that should the need for road widening arise, the Paia Mill (directly across the street from the project site) should provide the additional space. Mr. Boteilho says that the architectural character of the proposed building for Heritage Hall captures the character of the Portuguese and Puerto Rican cultures in Hawai`i. Mr. Boteilho concluded that the project is a statement of two separate groups of people who left their native homes a long time ago; it is a statement of their struggle; and their story of being here in Maui.

Your mind never grows white hair, Mr. Boteilho advised. Over time it will just gain knowledge.

Mr. Alfred Boteilho, Jr. currently resides on the Big Island, although he frequently returns to Maui for visits. He has been living on the island of Hawai`i since July 2008 with his wife Arlene Cynthia Boteilho.

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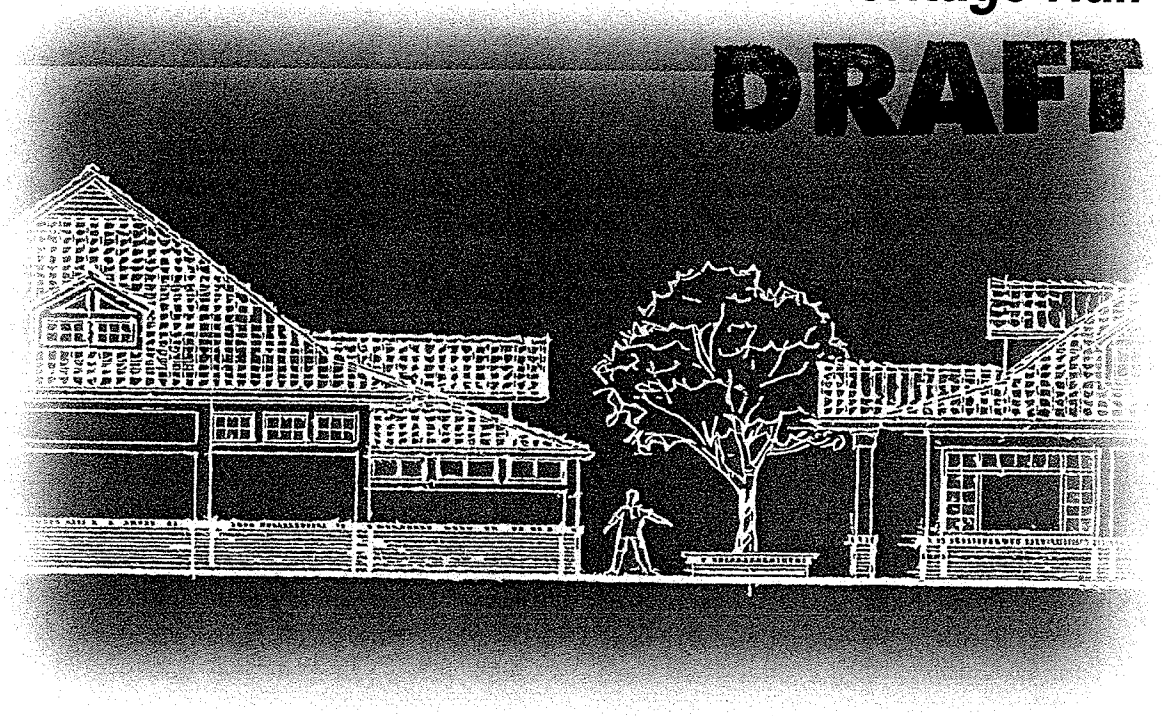
APPENDIX D.

Traffic Impact Report Prepared by Wilson Okamoto Corporation

Traffic Impact Report

Heritage Hall

DRAFT



Prepared for:
Munekiyo & Hiraga Inc.

Prepared by:
Wilson Okamoto Corporation

December 2008

DRAFT

TRAFFIC IMPACT REPORT

FOR THE PROPOSED

HERITAGE HALL

Prepared for:

Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Prepared by:

Wilson Okamoto Corporation
1907 South Beretania Street
Honolulu, Hawaii 96826
WOC Ref: 7767-01

December 2008

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I. INTRODUCTION

A. Purpose of Study

The purpose of this study is to identify and assess the traffic impacts resulting from the proposed Heritage Hall in Paia on the island of Maui. The proposed project entails the construction of a cultural and multi-purpose center adjacent to Baldwin Avenue to serve the Maui Portuguese and Puerto Rican communities.

B. Scope of Study

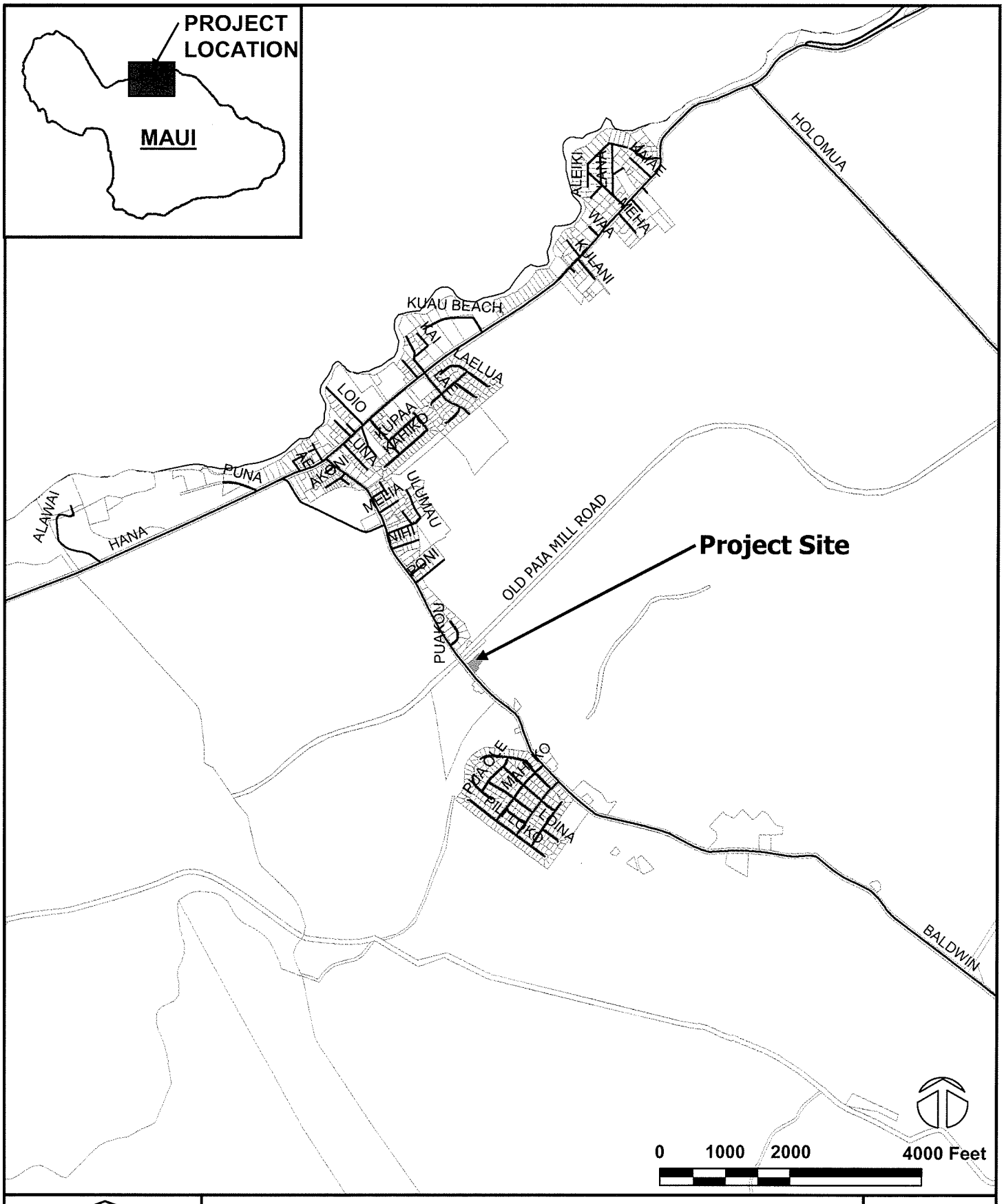
This report presents the findings and conclusions of the traffic study, the scope of which includes:

1. Description of the proposed project.
2. Evaluation of existing roadway and intersection traffic operations in the vicinity.
3. Analysis and development of trip generation characteristics for the proposed project.
4. Development of traffic projections and analyses of future traffic conditions.
5. Superimposition of site-generated traffic over future traffic conditions.
6. Identification and analysis of traffic impacts, if any, resulting from the proposed project.
7. Development of recommended roadway or intersection improvements, as appropriate, to mitigate identified traffic impacts resulting from the proposed project.

II. PROJECT DESCRIPTION

A. Location

The project site located adjacent to Baldwin Avenue south of the Old Paia Mill Road in Paia on the island of Maui. The project site is further identified as Tax Map Key: 2-5-06: 019 (see Figure 1). Vehicular access to the project site will be provided via a new driveway off Baldwin Avenue.



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HERITAGE HALL

LOCATION MAP

FIGURE 1

B. Project Characteristics

The proposed Heritage Hall will be a cultural and multi-purpose center serving the Maui Portuguese and Puerto Rican communities. The proposed project entails the construction of two buildings (~5,516 square feet total) that will include office spaces, conference/class rooms; a community hall with a pulldown stage for community activities, and a kitchen. The office spaces are expected to house administrative offices for the non-profit organization that will manage the center with the other facilities expected to be utilized periodically for community and cultural activities. Vehicular access will be provided via a new driveway off Baldwin Avenue and the project is expected to be completed by the Year 2013. The project site plan is shown in Figure 2.

III. EXISTING CONDITIONS

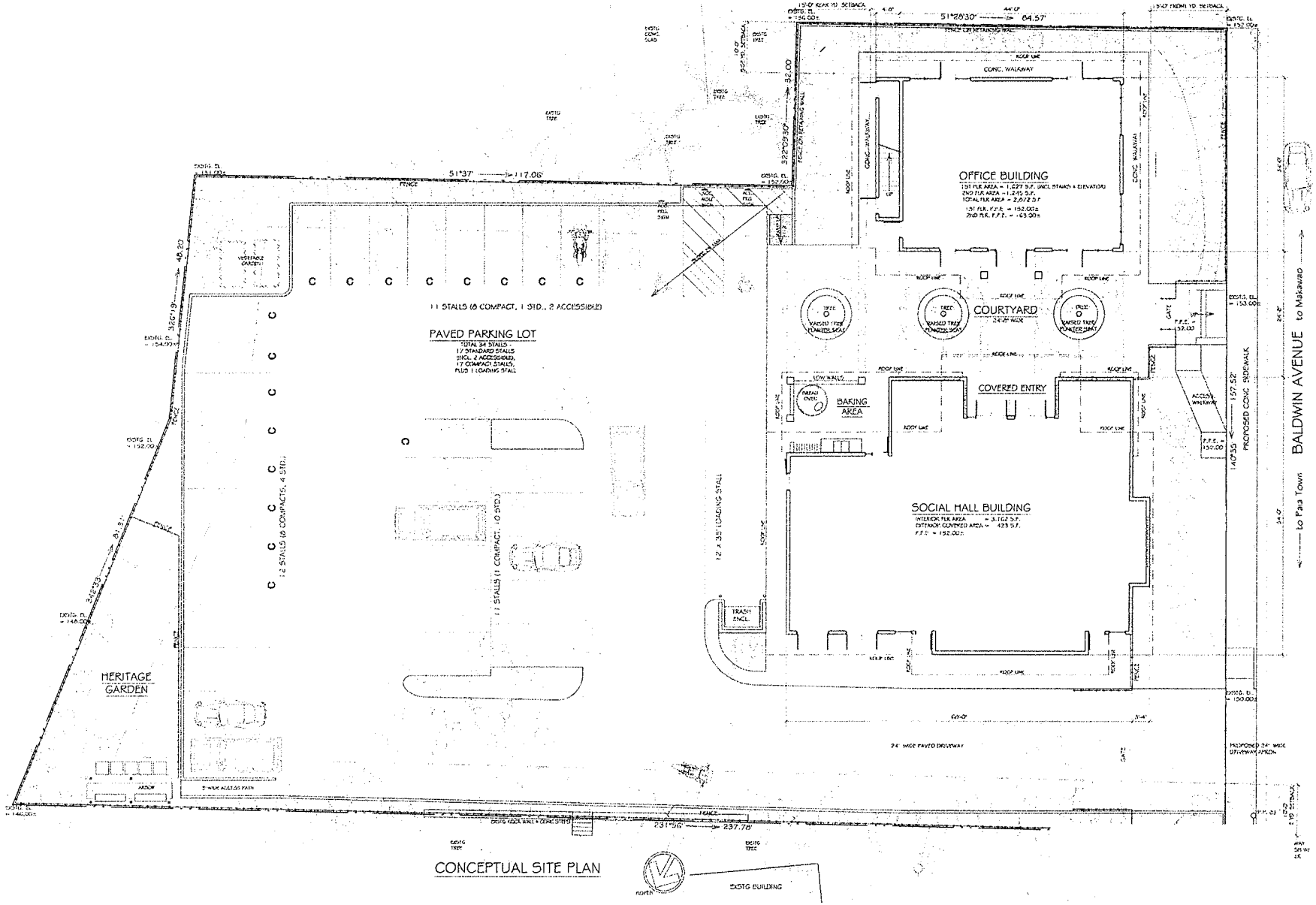
A. General

The proposed project site is located adjacent to Baldwin Avenue south of the Old Paia Mill Road. Baldwin Avenue is a predominantly two-way, two-lane roadway generally oriented in the north-south direction that serves as the main access road through Paia and Makawao between Hana Highway and Makawao Avenue.

B. Area Roadway System

Northwest of the proposed project site, Baldwin Avenue intersects the Paia Mini Bypass near the Paia Post Office. At this unsignalized T-intersection, both approaches of Baldwin Avenue have one through lane. The Paia Mini Bypass is a one-way (eastbound) roadway generally oriented in the east-west direction that provides an alternate route to Paia from Hana Highway during the afternoon peak hours of 1:00 PM and 6:30 PM. The bypass is closed and gated during the morning peak period. At the intersection with Baldwin Avenue, the stop-controlled bypass approach has exclusive left-turn and right-turn lanes.

Southeast of the project site, Baldwin Avenue intersects Mahiko Street. At this unsignalized T-intersection, the northbound approach of Baldwin Avenue has one lane that serves left-turn and through traffic movements while the southbound approach has one lane that serves through and right-turn traffic movements. Mahiko



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HERITAGE HALL

PROJECT SITE PLAN

FIGURE 2

Street is a two-way, two-lane roadway generally oriented in the east-west direction that provides access to an adjacent residential area. At the intersection with Baldwin Avenue, the Mahiko Street approach has one stop-controlled lane that serves left-turn and right-turn traffic movements.

C. Traffic Volumes and Conditions

1. General

a. Field Investigation

The field investigation was conducted on November 18-19, 2008. The field investigation consisted of manual turning movement count surveys and field observations of traffic conditions in the project vicinity. The turning movement count surveys were conducted between the morning peak hours of 6:00 AM and 9:00 AM, and between the afternoon peak hours of 3:00 PM and 6:00 PM at the following intersections:

- Baldwin Avenue and the Paia Mini Bypass
- Baldwin Avenue and Mahiko Street

In addition, a 24-mechanical count survey was conducted along Baldwin Avenue north of the project site. Appendix A includes the existing traffic count data.

b. Capacity Analysis Methodology

The highway capacity analysis performed in this study is based upon procedures presented in the "Highway Capacity Manual", Transportation Research Board, 2000, and the "Highway Capacity Software", developed by the Federal Highway Administration. The analysis is based on the concept of Level of Service (LOS).

LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined by LOS "A" through "F". LOS "A" represents ideal or free-flow traffic operating conditions and LOS "F" represents unacceptable or potentially congested traffic operating conditions. LOS "B", "C", "D", and "E" represent the

intermediate traffic operational characteristics between the two extremes of LOS "A" and LOS "F". The LOS definitions are included in Appendix B.

"Volume-to-Capacity" (v/c) ratio is another measure indicating the relative traffic demand to the roadway carrying capacity. A v/c ratio of one (1.00) indicates that the roadway is operating at or near capacity. A v/c ratio of greater than 1.00 generally indicates that the traffic demand exceeds the road's carrying capacity.

2. Existing Peak Hour Traffic

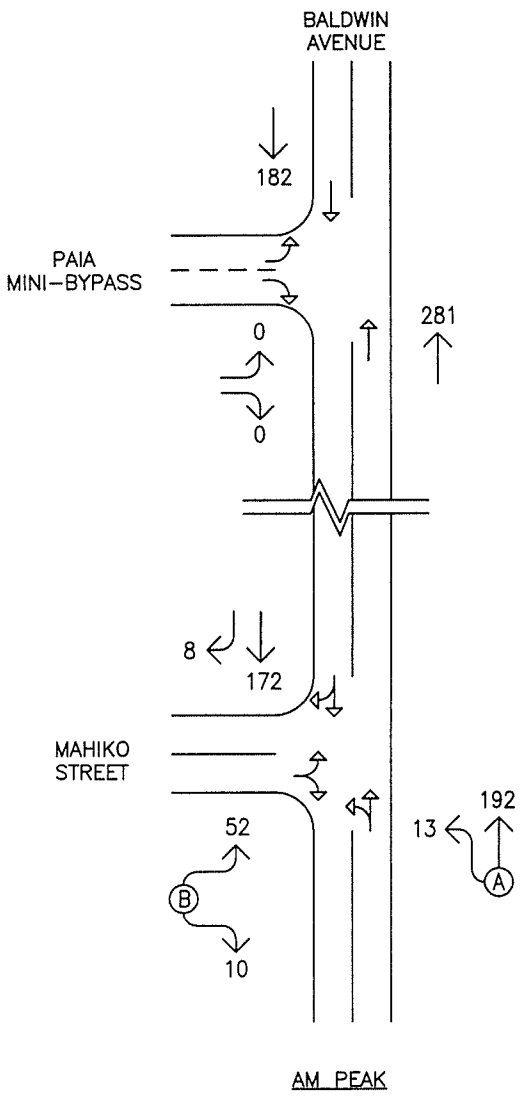
a. General

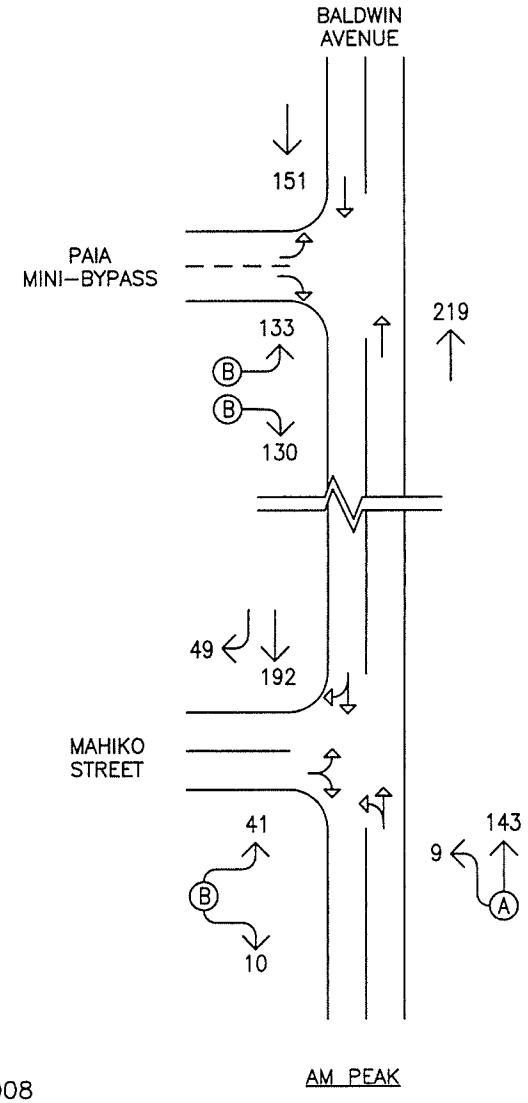
Figure 3 shows the existing AM and PM peak hour traffic volumes and traffic operating conditions along Baldwin Avenue in the project vicinity. The morning peak hour of traffic generally occurs between 7:15 AM and 8:15 AM in the project vicinity. In the afternoon, the peak hour of traffic generally occurs between the hours of 4:15 PM and 5:15 PM. The analysis is based on these peak hour time periods to identify the traffic impacts resulting from the proposed project. LOS calculations are included in Appendix C.

b. Baldwin Avenue and the Paia Mini Bypass

At the intersection with the Paia Mini Bypass, Baldwin Avenue carries 281 vehicles northbound and 182 vehicles southbound during the AM peak period. During the PM peak period, traffic volumes are slightly less with 219 vehicles traveling northbound and 151 vehicles traveling southbound.

The Paia Mini Bypass is only open to traffic during the PM peak period. During this period, the bypass approach carries 263 vehicles eastbound. The left-turn and right-turn traffic movements on this approach operate at LOS "B" during the PM peak period. Traffic queues periodically formed on the bypass approach of the intersection with average queue lengths of 1-2 vehicles and maximum queue





LEGEND

90 TRAFFIC MOVEMENT VOLUME (VPH)

LANE USAGE

(A) LANE GROUP LEVEL OF SERVICE

Date of Count: November 18 & 19, 2008

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HERITAGE HALL

EXISTING PEAK HOURS OF TRAFFIC

FIGURE 3

lengths of 5-7 vehicles observed during the PM peak period. Although most of these queues cleared quickly, occasionally northbound queues along Baldwin Avenue extended through the intersection with the Paia Mini Bypass thereby impeding left-turning vehicles.

c. Baldwin Avenue and Mahiko Street

At the intersection with Mahiko Street, Baldwin Avenue carries 205 vehicles northbound and 180 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is approximately the same with 152 vehicles traveling northbound and 241 vehicles traveling southbound. The critical movement on the Baldwin Avenue approaches is the northbound left-turn and through traffic movement which operates at LOS "A" during both peak periods.

The Mahiko Street approach of the intersection carries 62 vehicles and 51 vehicles eastbound during the AM and PM peak periods, respectively. This approach operates at LOS "B" during both peak periods.

IV. PROJECTED TRAFFIC CONDITIONS

A. Site-Generated Traffic

1. Trip Generation Methodology

The trip generation methodology used in this study is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 8th Edition," 2008. The ITE trip generation rates are developed empirically by correlating the vehicle trip generation data with various land use characteristics such as the number of vehicle trips generated per 1,000 square feet of development. The proposed Heritage Hall is primarily expected to house administrative offices for the non-profit organization that will manage the center although there will be other facilities on-site that are expected to be utilized periodically for community and cultural activities. As such, the trip generation rate utilized

for the proposed project was the rate for a general office building. In addition, the total square footage of the proposed center was conservatively utilized to determine the trip generation characteristics for the project. Table 1 summarizes the project site trip generation characteristics applied to the AM and PM peak hours of traffic.

Table 1: Peak Hour Trip Generation

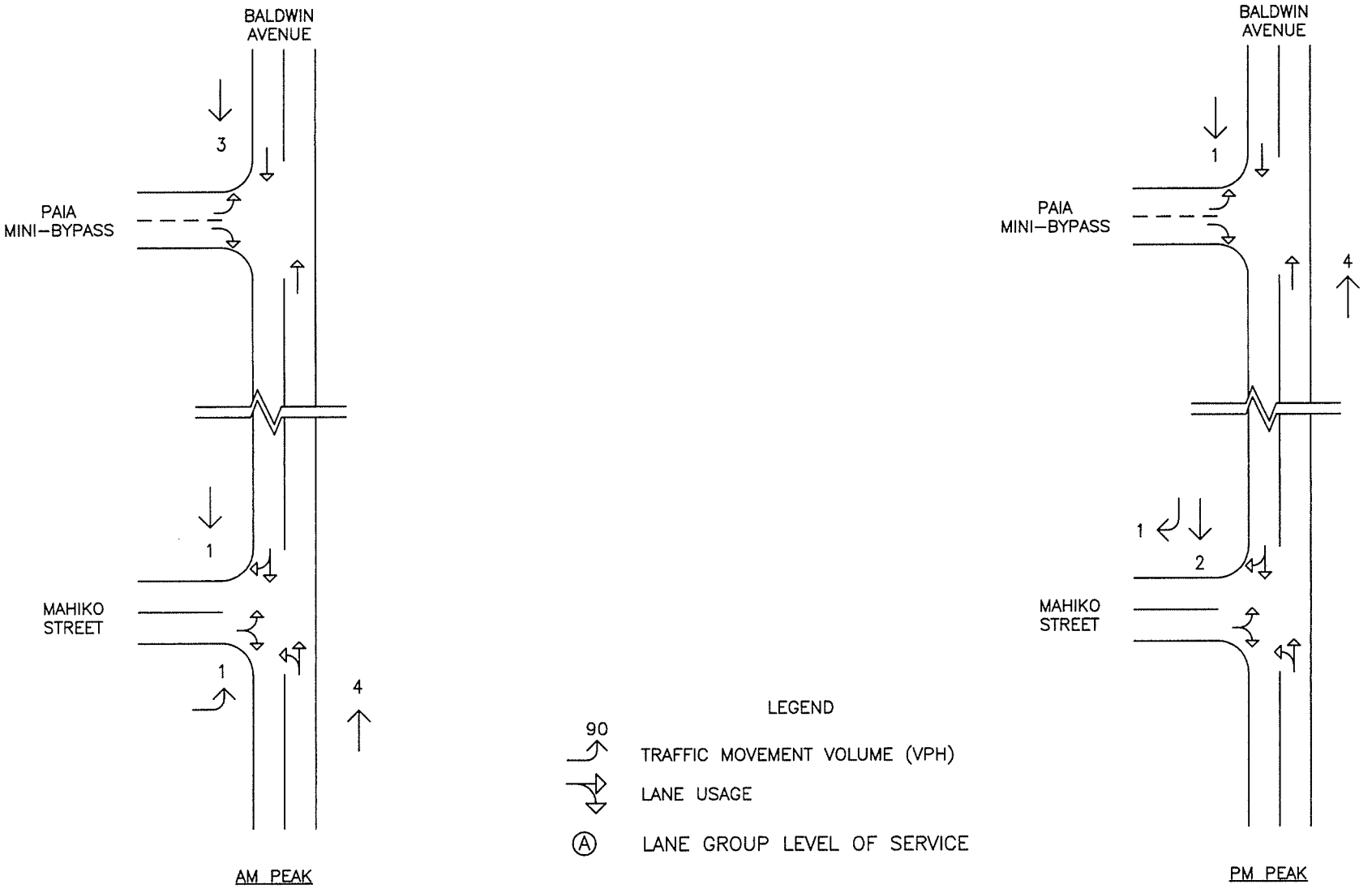
GENERAL OFFICE BUILDING		
INDEPENDENT VARIABLE:		1,000 sf of development = 5.516
		PROJECTED TRIP ENDS
AM PEAK	ENTER	8
	EXIT	1
	TOTAL	9
PM PEAK	ENTER	1
	EXIT	7
	TOTAL	8

2. Trip Distribution

Figure 4 shows the AM and PM peak hour distribution of site-generated traffic at each of the study intersections. Access to the project site will be provided via a new driveway off Baldwin Avenue. The directional distribution of traffic was based on the prevalent distribution of traffic along Baldwin Avenue. As such, 60.7 % were assumed to be traveling northbound and 39.3% were assumed to be traveling southbound during the AM peak period. Similarly, during the PM peak period, 43.8% were assumed to be traveling northbound and 56.2% were assumed to be traveling southbound. The directional distribution of traffic at the study intersections was assumed to remain similar to existing conditions.

B. Through Traffic Forecasting Methodology

Typically, travel forecasts are developed based upon historical traffic count data obtained from the State Department of Transportation (SDOT), Highway Division survey stations. However, there was insufficient SDOT data in the project vicinity to derive an appropriate growth rate with a reasonable level of accuracy or



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HERITAGE HALL

DISTRIBUTION OF SITE GENERATED VEHICLES

FIGURE 4

certainty in the traffic forecast. As such, the travel forecast developed for this study conservatively assumes the existing traffic volumes along Baldwin Avenue will increase at a rate of 0.5% per year to the Year 2013. Using 2008 as the Base Year, a growth factor of 1.025 was applied to the existing through traffic demands along Baldwin Avenue to achieve the projected Year 2013 traffic demands.

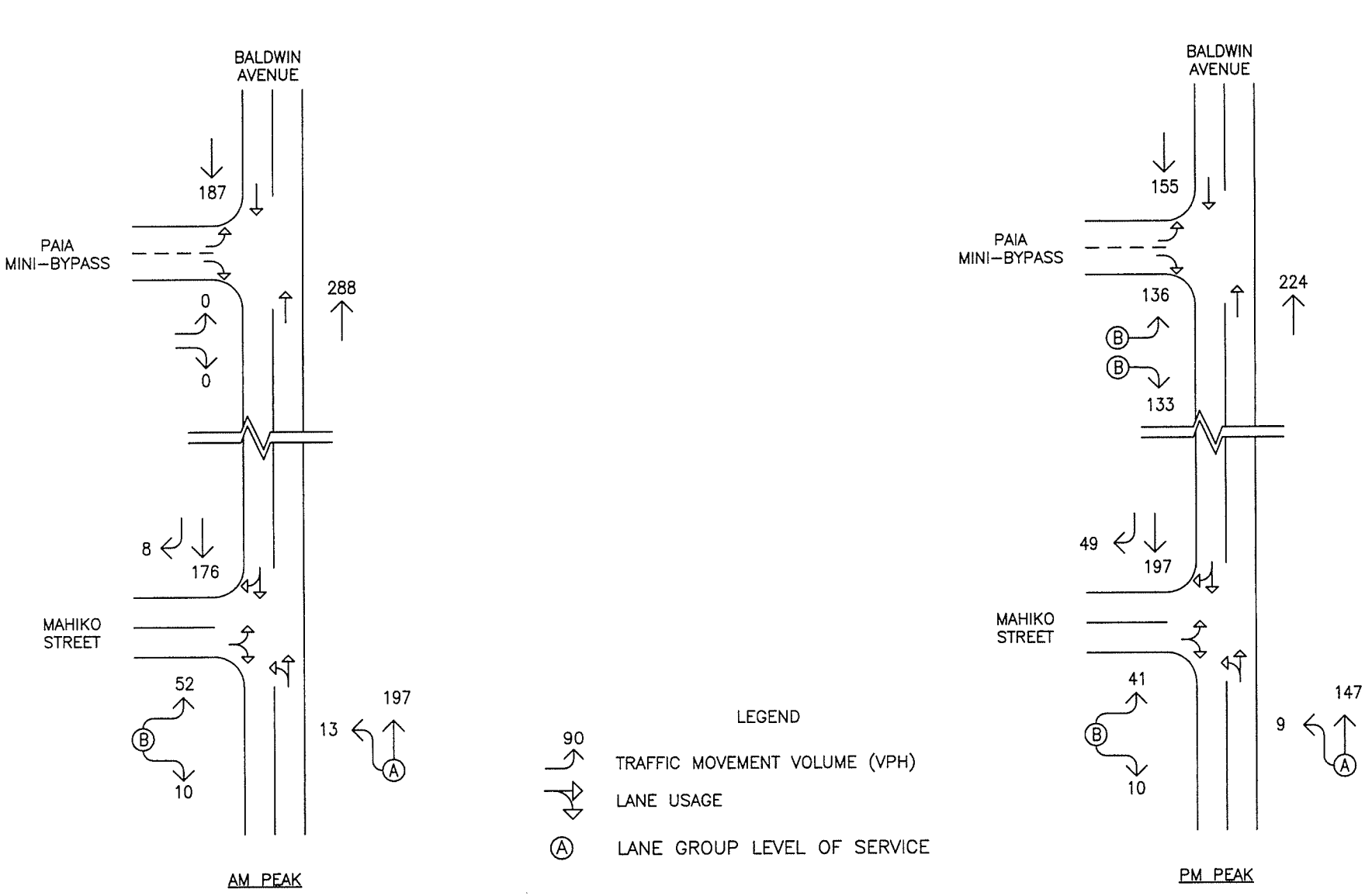
C. Total Traffic Volumes Without Project

The projected Year 2013 AM and PM peak hour traffic volumes and operating conditions without the proposed Heritage Hall are shown on Figure 5, and summarized in Table 2. The existing levels of service are provided for comparison purposes. LOS calculations are included in Appendix D.

Table 2: Existing and Projected (Without Project) LOS Traffic Operating Conditions

Intersection	Critical Movement		AM		PM	
			Exist	Year 2013 w/out Proj	Exist	Year 2013 w/out Proj
Baldwin Ave/ Paia Mini Bypass	Eastbound	LT	-	-	B	B
		RT	-	-	B	B
Baldwin Ave/ Mahiko St	Eastbound	LT-RT	B	B	B	B
	Northbound	LT-TH	A	A	A	A

Traffic operations within the project vicinity are expected to remain similar to existing conditions during both peak hours of traffic despite the anticipated increase in traffic along Baldwin Avenue due to ambient growth in traffic. The eastbound approach of the intersection of Baldwin Avenue with the Paia Mini Bypass is expected to continue operating at LOS "B" during the PM peak period. Similarly, the eastbound and northbound approaches of the intersection with Mahiko Street are expected to continue operating at LOS "B" and LOS "A," respectively, during both peak periods.



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HERITAGE HALL

YEAR 2013 WITHOUT PROJECT

FIGURE 5

D. Total Traffic Volumes With Project

Figure 6 shows the Year 2013 cumulative AM and PM peak hour traffic conditions with the proposed Heritage Hall. The cumulative volumes consist of site-generated traffic superimposed over Year 2013 projected traffic demands. The traffic impacts resulting from the proposed project are addressed in the following section.

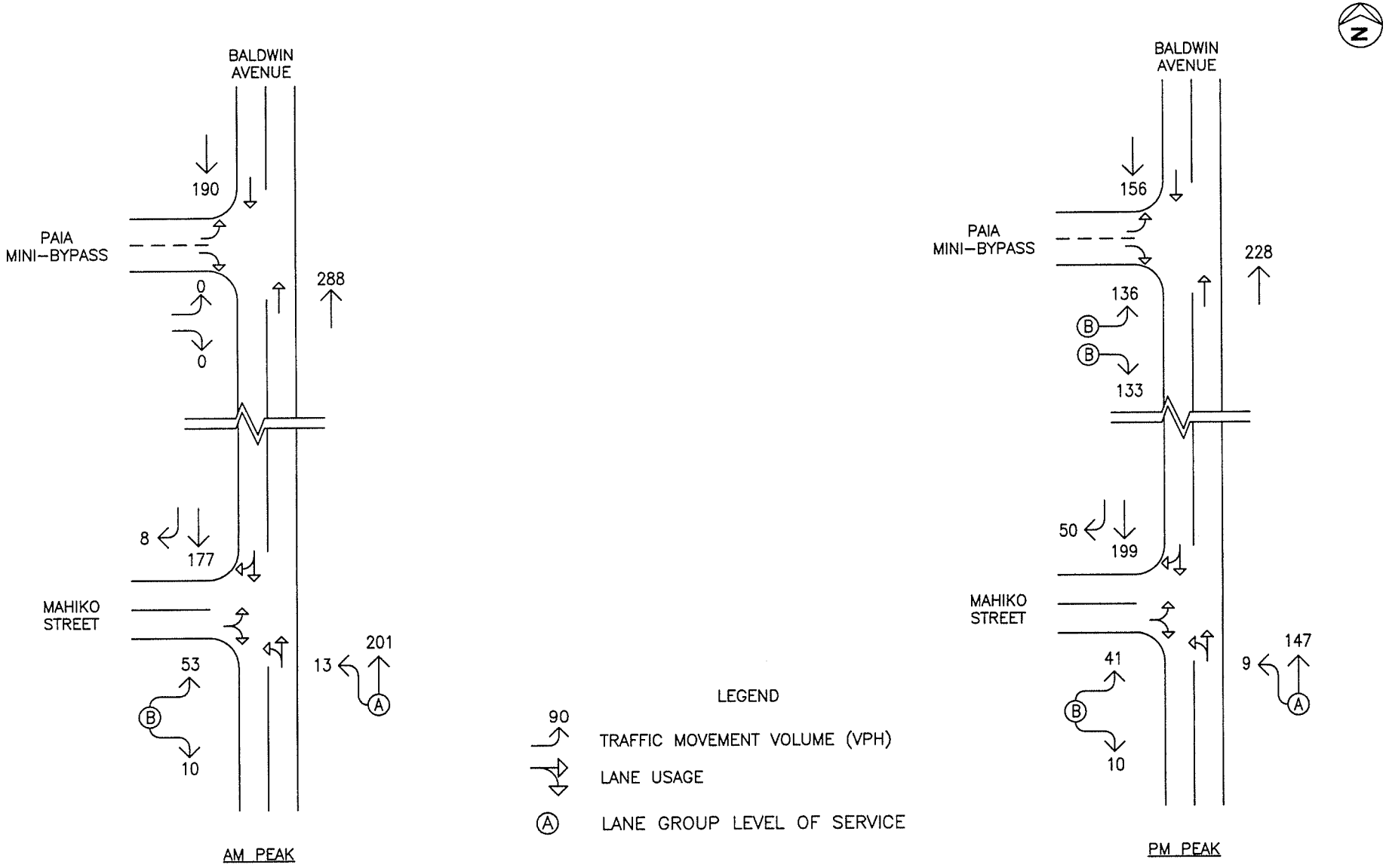
V. TRAFFIC IMPACT ANALYSIS

The Year 2013 cumulative AM and PM peak hour traffic conditions with proposed Heritage Hall are summarized in Table 3. The existing and projected Year 2013 without project operating conditions are provided for comparison purposes. LOS calculations are included in Appendix E.

Table 3: Existing and Projected (Without and With Project) Traffic Operating Conditions

Intersection	Critical Movement		AM			PM		
			Exist	Year 2013		Exist	Year 2013	
				w/out Proj	w/ Proj		w/out Proj	w/ Proj
Baldwin Ave/ Paia Mini Bypass	Eastbound	LT	-	-	-	B	B	B
		RT	-	-	-	B	B	B
Baldwin Ave/ Mahiko St	Eastbound	LT-RT	B	B	B	B	B	B
	Northbound	LT-TH	A	A	A	A	A	A

Traffic operations in the project vicinity are expected to remain similar to existing and Year 2013 without project conditions despite the addition of site-generated traffic to the surrounding roadway network. The eastbound approach of the intersection of Baldwin Avenue with the Paia Mini Bypass is expected to continue operating at LOS "B" during the PM peak period. Similarly, the eastbound and northbound approaches of the intersection with Mahiko Street are expected to continue operating at LOS "B" and LOS "A," respectively, during both peak periods.



WILSON OKAMOTO CORPORATION
ENGINEERS · PLANNERS

HERITAGE HALL

YEAR 2013 WITH PROJECT

FIGURE 6

VI. RECOMMENDATIONS

Based on the analysis of the traffic data, the following are the recommendations of this study:

1. Maintain sufficient sight distance for motorists to safely enter and exit the project driveway.

2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.

3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.

4. Provide sufficient turning radii at the project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

VII. CONCLUSION

The proposed Heritage Hall is not expected to have a significant impact on traffic operations in the project vicinity. The critical traffic movements at the study intersections are anticipated to continue operating at levels of service similar to existing and without project conditions. In addition, the total traffic volumes entering the intersections along Baldwin Avenue are expected to increase by less than 2% during both peak periods. These increases in the total traffic volumes are in the range of daily volume fluctuations along that roadway and represent a minimal increase in the overall traffic volumes.

APPENDIX A

EXISTING TRAFFIC COUNT DATA

W[illegible]ON [illegible]AMOTO CO[illegible]PORA[illegible]ON
1907 S. Beretania Street Suite 400
Honolulu, Hi 96826

Counter:D4-3889
Counted:TO
Weather:Clear

File Name : BaldwinBy-Pass AM
Site Code : 00000001
Start Date : 11/19/2008
Page No : 1

Groups Printed- Unshifted

	Baldwin Avenue Southbound					Westbound					Baldwin Avenue Northbound					Pa'ia Mini-Bypass Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	4	0	0	4	0	0	0	1	1	0	18	0	0	18	0	0	0	0	0	23
06:15 AM	0	14	0	0	14	0	0	0	1	1	0	32	0	0	32	0	0	0	0	0	47
06:30 AM	0	24	0	0	24	0	0	0	3	3	0	45	0	0	45	0	0	0	0	0	72
06:45 AM	0	29	0	0	29	0	0	0	2	2	0	41	0	0	41	0	0	0	0	0	72
Total	0	71	0	0	71	0	0	0	7	7	0	136	0	0	136	0	0	0	0	0	214
07:00 AM	0	40	0	0	40	0	0	0	0	0	0	51	0	0	51	0	0	0	0	0	91
07:15 AM	0	47	0	0	47	0	0	0	3	3	0	78	0	0	78	0	0	0	2	2	130
07:30 AM	0	56	0	0	56	0	0	0	2	2	0	76	0	0	76	0	0	0	0	0	134
07:45 AM	0	41	0	0	41	0	0	0	3	3	0	83	0	0	83	0	0	0	0	0	127
Total	0	184	0	0	184	0	0	0	8	8	0	288	0	0	288	0	0	0	2	2	482
08:00 AM	0	38	0	0	38	0	0	0	8	8	0	44	0	0	44	0	0	0	0	0	90
08:15 AM	0	29	0	0	29	0	0	0	5	5	0	56	0	0	56	0	0	0	0	0	90
08:30 AM	0	16	0	0	16	0	0	0	6	6	0	58	0	0	58	0	0	0	0	0	80
08:45 AM	0	24	0	0	24	0	0	0	6	6	0	49	0	0	49	0	0	0	0	0	79
Total	0	107	0	0	107	0	0	0	25	25	0	207	0	0	207	0	0	0	0	0	339
Grand Total	0	362	0	0	362	0	0	0	40	40	0	631	0	0	631	0	0	0	2	2	1035
Apprch %	0	100	0	0		0	0	0	100		0	100	0	0		0	0	0	100		
Total %	0	35	0	0	35	0	0	0	3.9	3.9	0	61	0	0	61	0	0	0	0.2	0.2	

	Baldwin Avenue Southbound					Westbound					Baldwin Avenue Northbound					Pa'ia Mini-Bypass Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	40	0	0	40	0	0	0	0	0	0	51	0	0	51	0	0	0	0	0	91
07:15 AM	0	47	0	0	47	0	0	0	**3**	**3**	0	78	0	0	78	0	0	0	**2**	**2**	130
07:30 AM	0	**56**	0	0	**56**	0	0	0	2	2	0	76	0	0	76	0	0	0	0	0	**134**
07:45 AM	0	41	0	0	41	0	0	0	3	3	0	**83**	0	0	**83**	0	0	0	0	0	127
Total Volume	0	184	0	0	184	0	0	0	8	8	0	288	0	0	288	0	0	0	2	2	482
% App. Total	0	100	0	0		0	0	0	100		0	100	0	0		0	0	0	100		
PHF	.000	.821	.000	.000	.821	.000	.000	.000	.667	.667	.000	.867	.000	.000	.867	.000	.000	.000	.250	.250	.899

W[illegible]ON OKAMOTO CORPORATION
1907 S. Beretania Street Suite 400
Honolulu, Hi 96826

Counter:D4-5677
Counted:RY
Weather:Clear

File Name : BalMah AM
Site Code : 00000001
Start Date : 11/19/2008
Page No : 1

Groups Printed- Unshifted

	Baldwin Avenue Southbound					Westbound	Baldwin Avenue Northbound					Mahi Ko Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	4	1	0	5	0	0	9	0	0	9	5	0	1	0	6	20
06:15 AM	0	7	4	0	11	0	1	20	0	0	21	10	0	2	0	12	44
06:30 AM	0	11	6	0	17	0	1	24	0	0	25	12	0	1	0	13	55
06:45 AM	0	27	5	0	32	0	1	19	0	0	20	17	0	2	0	19	71
Total	0	49	16	0	65	0	3	72	0	0	75	44	0	6	0	50	190
07:00 AM	0	29	3	0	32	0	1	35	0	0	36	10	0	5	0	15	83
07:15 AM	0	46	3	0	49	0	4	43	0	3	50	19	0	4	0	23	122
07:30 AM	0	49	2	0	51	0	4	58	0	2	64	14	0	3	0	17	132
07:45 AM	0	41	1	0	42	0	0	59	0	1	60	9	0	2	0	11	113
Total	0	165	9	0	174	0	9	195	0	6	210	52	0	14	0	66	450
08:00 AM	0	36	2	0	38	0	5	32	0	0	37	10	0	1	0	11	86
08:15 AM	0	22	4	0	26	0	2	40	0	0	42	10	0	3	0	13	81
08:30 AM	0	12	5	0	17	0	2	48	0	0	50	9	0	3	0	12	79
08:45 AM	0	23	0	0	23	0	0	35	0	0	35	8	0	0	0	8	66
Total	0	93	11	0	104	0	9	155	0	0	164	37	0	7	0	44	312
Grand Total	0	307	36	0	343	0	21	422	0	6	449	133	0	27	0	160	952
Apprch %	0	89.5	10.5	0			4.7	94	0	1.3		83.1	0	16.9	0		
Total %	0	32.2	3.8	0	36	0	2.2	44.3	0	0.6	47.2	14	0	2.8	0	16.8	

	Baldwin Avenue Southbound					Westbound	Baldwin Avenue Northbound					Mahi Ko Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	46	**3**	0	49	0	4	43	0	**3**	50	**19**	0	**4**	0	**23**	122
07:30 AM	0	**49**	2	0	**51**	0	4	58	0	2	**64**	14	0	3	0	17	**132**
07:45 AM	0	41	1	0	42	0	0	**59**	0	1	60	9	0	2	0	11	113
08:00 AM	0	36	2	0	38	0	**5**	32	0	0	37	10	0	1	0	11	86
Total Volume	0	172	8	0	180	0	13	192	0	6	211	52	0	10	0	62	453
% App. Total	0	95.6	4.4	0			6.2	91	0	2.8		83.9	0	16.1	0		
PHF	.000	.878	.667	.000	.882	.000	.650	.814	.000	.500	.824	.684	.000	.625	.000	.674	.858

W[illegible]ON [illegible]AM[illegible] CO[illegible]OR[illegible]ON
1907 S. Beretania Street Suite 400
Honolulu, Hi 96826

Counter:D4-3889
Counted:TO
Weather:Clear

File Name : BaldwinBy-Pass PM
Site Code : 00000001
Start Date : 11/18/2008
Page No : 1

Groups Printed- Unshifted

	Baldwin Avenue Southbound					Westbound					Baldwin Avenue Northbound					Pa'ia Mini-Bypass Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
03:00 PM	0	36	0	0	36	0	0	0	0	0	0	62	0	0	62	8	0	19	0	27	125
03:15 PM	0	27	0	0	27	0	0	0	6	6	0	48	0	0	48	9	0	14	2	25	106
03:30 PM	0	42	0	0	42	0	0	0	0	0	0	73	0	0	73	10	0	19	2	31	146
03:45 PM	0	31	0	0	31	0	0	0	3	3	0	43	0	0	43	15	0	23	2	40	117
Total	0	136	0	0	136	0	0	0	9	9	0	226	0	0	226	42	0	75	6	123	494
04:00 PM	0	37	0	0	37	0	0	0	0	0	0	60	0	0	60	27	0	19	0	46	143
04:15 PM	0	46	0	0	46	0	0	0	5	5	0	46	0	0	46	37	0	29	1	67	164
04:30 PM	0	42	0	1	43	0	0	0	5	5	0	59	0	0	59	21	0	35	0	56	163
04:45 PM	0	21	0	0	21	0	0	0	8	8	0	64	0	0	64	40	0	34	0	74	167
Total	0	146	0	1	147	0	0	0	18	18	0	229	0	0	229	125	0	117	1	243	637
05:00 PM	0	42	0	0	42	0	0	0	0	0	0	50	0	0	50	35	0	32	0	67	159
05:15 PM	0	42	0	0	42	0	0	0	0	0	0	59	0	0	59	21	0	32	0	53	154
05:30 PM	0	39	0	0	39	0	0	0	4	4	0	34	0	0	34	19	0	31	0	50	127
05:45 PM	0	36	0	0	36	0	0	0	0	0	0	43	0	0	43	14	0	34	0	48	127
Total	0	159	0	0	159	0	0	0	4	4	0	186	0	0	186	89	0	129	0	218	567
Grand Total	0	441	0	1	442	0	0	0	31	31	0	641	0	0	641	256	0	321	7	584	1698
Apprch %	0	99.8	0	0.2		0	0	0	100		0	100	0	0		43.8	0	55	1.2		
Total %	0	26	0	0.1	26	0	0	0	1.8	1.8	0	37.8	0	0	37.8	15.1	0	18.9	0.4	34.4	

	Baldwin Avenue Southbound					Westbound					Baldwin Avenue Northbound					Pa'ia Mini-Bypass Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	**46**	0	0	**46**	0	0	0	5	5	0	46	0	0	46	37	0	29	**1**	67	164
04:30 PM	0	42	0	**1**	43	0	0	0	5	5	0	59	0	0	59	21	0	**35**	0	56	163
04:45 PM	0	21	0	0	21	0	0	0	**8**	**8**	0	**64**	0	0	**64**	**40**	0	34	0	**74**	**167**
05:00 PM	0	42	0	0	42	0	0	0	0	0	0	50	0	0	50	35	0	32	0	67	159
Total Volume	0	151	0	1	152	0	0	0	18	18	0	219	0	0	219	133	0	130	1	264	653
% App. Total	0	99.3	0	0.7		0	0	0	100		0	100	0	0		50.4	0	49.2	0.4		
PHF	.000	.821	.000	.250	.826	.000	.000	.000	.563	.563	.000	.855	.000	.000	.855	.831	.000	.929	.250	.892	.978

V SON AM D C POR ON
1907 S. Beretania Street Suite 400
Honolulu, Hi 96826

Counter:D4-5677
Counted:RY
Weather:Clear

File Name : BalMah PM
Site Code : 00000001
Start Date : 11/18/2008
Page No : 1

Groups Printed- Unshifted

	Baldwin Avenue Southbound					Westbound	Baldwin Avenue Northbound					Mahi Ko Place Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
03:00 PM	0	38	12	0	50	0	1	40	0	0	41	6	0	2	0	8	99
03:15 PM	0	31	9	0	40	0	1	35	0	6	42	4	0	1	0	5	87
03:30 PM	0	36	11	0	47	0	1	34	0	0	35	10	0	0	0	10	92
03:45 PM	0	44	9	0	53	0	1	30	0	1	32	8	0	1	0	9	94
Total	0	149	41	0	190	0	4	139	0	7	150	28	0	4	0	32	372
04:00 PM	0	36	10	0	46	0	0	35	0	0	35	5	0	0	0	5	86
04:15 PM	0	55	13	0	68	0	4	27	0	0	31	11	0	4	0	15	114
04:30 PM	0	52	17	0	69	0	1	45	0	0	46	9	0	2	0	11	126
04:45 PM	0	31	9	0	40	0	2	31	0	0	33	11	0	3	0	14	87
Total	0	174	49	0	223	0	7	138	0	0	145	36	0	9	0	45	413
05:00 PM	0	54	10	0	64	0	2	40	0	0	42	10	0	1	0	11	117
05:15 PM	0	45	13	0	58	0	2	31	0	1	34	6	0	3	0	9	101
05:30 PM	0	45	12	0	57	0	1	29	0	0	30	7	0	0	0	7	94
05:45 PM	0	45	13	0	58	0	4	28	0	0	32	6	0	3	0	9	99
Total	0	189	48	0	237	0	9	128	0	1	138	29	0	7	0	36	411
Grand Total	0	512	138	0	650	0	20	405	0	8	433	93	0	20	0	113	1196
Apprch %	0	78.8	21.2	0			4.6	93.5	0	1.8		82.3	0	17.7	0		
Total %	0	42.8	11.5	0	54.3	0	1.7	33.9	0	0.7	36.2	7.8	0	1.7	0	9.4	

	Baldwin Avenue Southbound					Westbound	Baldwin Avenue Northbound					Mahi Ko Place Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	**55**	13	0	68	0	**4**	27	0	0	31	**11**	0	**4**	0	**15**	114
04:30 PM	0	52	**17**	0	**69**	0	1	**45**	0	0	**46**	9	0	2	0	11	**126**
04:45 PM	0	31	9	0	40	0	2	31	0	0	33	11	0	3	0	14	87
05:00 PM	0	54	10	0	64	0	2	40	0	0	42	10	0	1	0	11	117
Total Volume	0	192	49	0	241	0	9	143	0	0	152	41	0	10	0	51	444
% App. Total	0	79.7	20.3	0			5.9	94.1	0	0		80.4	0	19.6	0		
PHF	.000	.873	.721	.000	.873	.000	.563	.794	.000	.000	.826	.932	.000	.625	.000	.850	.881

Wilson Okamoto Corporation

1907 S. Beretania Street #400
Honolulu, HI 96826

: 7767-01 Heritage Hall
: Baldwin Ave. South of Puakou
:

Site: 100000000000
Date: 11/19/08

Interval	SB			NB			Combined			Day: Wednesday
Begin	AM		PM	AM		PM	AM		PM	
12:00	4	12	*	3	12	*	7	24	*	
12:15	7		*	6		*	13		*	
12:30	0		*	2		*	2		*	
12:45	1		*	1		*	2		*	
1:00	2	10	*	0	3	*	2	13	*	
1:15	3		*	3		*	6		*	
01:30	2		*	0		*	2		*	
01:45	3		*	0		*	3		*	
2:00	0	4	*	1	2	*	1	6	*	
2:15	1		*	0		*	1		*	
02:30	1		*	1		*	2		*	
02:45	2		*	0		*	2		*	
3:00	2	8	*	2	11	*	4	19	*	
3:15	4		*	4		*	8		*	
03:30	0		*	4		*	4		*	
03:45	2		*	1		*	3		*	
4:00	2	8	*	0	11	*	2	19	*	
4:15	1		*	6		*	7		*	
04:30	4		*	2		*	6		*	
04:45	1		*	3		*	4		*	
5:00	2	18	*	7	56	*	9	74	*	
5:15	5		*	16		*	21		*	
05:30	6		*	18		*	24		*	
05:45	5		*	15		*	20		*	
6:00	6	80	*	10	112	*	16	192	*	
6:15	12		*	29		*	41		*	
06:30	26		*	35		*	61		*	
06:45	36		*	38		*	74		*	
7:00	33	177	*	39	242	*	72	419	*	
7:15	50		*	65		*	115		*	
07:30	50		*	68		*	118		*	
07:45	44		*	70		*	114		*	
8:00	41	108	*	43	195	*	84	303	*	
8:15	26		*	51		*	77		*	
08:30	17		*	55		*	72		*	
08:45	24		*	46		*	70		*	
9:00	28	99	*	40	134	*	68	233	*	
9:15	12		*	28		*	40		*	
9:30	32		*	32		*	64		*	
09:45	27		*	34		*	61		*	
10:00	21		*	30		*	51		*	
0:15	0		*	0		*	0		*	
0:30	*		*	*		*	*		*	
10:45	*		*	*		*	*		*	
11:00	*		*	*		*	*		*	
1:15	*		*	*		*	*		*	
1:30	*		*	*		*	*		*	
11:45	*		*	*		*	*		*	
Totals	545		0	808		0	1,353		0	
Split%	40.3		*	59.7		*				
Day Totals		545			808			1,353		
Day Splits		40.3			59.7					
Peak Hour	07:15		*	07:15		*	07:15		*	
Volume	185		*	246		*	431		*	
Factor	0.93		*	0.88		*	0.91		*	

Wilson Okamoto Corporation

1907 S. Beretania Street #400

Honolulu, HI 96826

: 7767-01 Heritage Hall

: Baldwin Ave. South of Puakou

:

Site: 100000000000

Date: 11/18/08

Interval	SB				NB				Combined				Day: Tuesday
Begin	AM		PM		AM		PM		AM		PM		
12:00	*		38	133	*		50	156	*		88	289	
12:15	*		34		*		28		*		62		
12:30	*		30		*		42		*		72		
12:45	*		31		*		36		*		67		
1:00	*		36	157	*		38	134	*		74	291	
1:15	*		28		*		36		*		64		
01:30	*		40		*		32		*		72		
01:45	*		53		*		28		*		81		
2:00	*		52	214	*		48	214	*		100	428	
2:15	*		63		*		60		*		123		
02:30	*		52		*		56		*		108		
02:45	*		47		*		50		*		97		
3:00	*		49	188	*		46	184	*		95	372	
3:15	*		37		*		40		*		77		
03:30	*		48		*		54		*		102		
03:45	*		54		*		44		*		98		
4:00	*		58	235	*		36	173	*		94	408	
4:15	*		56		*		44		*		100		
04:30	*		74		*		49		*		123		
04:45	*		47		*		44		*		91		
5:00	*		59	239	*		50	155	*		109	394	
5:15	*		64		*		34		*		98		
05:30	*		60		*		38		*		98		
05:45	*		56		*		33		*		89		
6:00	*		74	192	*		34	125	*		108	317	
6:15	*		44		*		45		*		89		
06:30	*		39		*		25		*		64		
06:45	*		35		*		21		*		56		
7:00	*		22	114	*		16	61	*		38	175	
7:15	*		28		*		18		*		46		
07:30	*		43		*		14		*		57		
07:45	*		21		*		13		*		34		
8:00	*		15	88	*		20	60	*		35	148	
8:15	*		20		*		14		*		34		
8:30	*		27		*		14		*		41		
08:45	*		26		*		12		*		38		
09:00	*		19	65	*		15	53	*		34	118	
9:15	*		17		*		17		*		34		
9:30	*		15		*		11		*		26		
09:45	17		14		22		10		39		24		
10:00	18	104	17	58	28	126	8	23	46	230	25	81	
0:15	30		18		26		4		56		22		
0:30	25		16		26		8		51		24		
10:45	31		7		46		3		77		10		
11:00	23	118	9	32	27	133	5	19	50	251	14	51	
1:15	28		9		34		8		62		17		
1:30	31		10		36		4		67		14		
11:45	36		4		36		2		72		6		
Totals	239		1,715		281		1,357		520		3,072		
Split%	46.0		55.8		54.0		44.2						
Day Totals		1,954				1,638				3,592			
Day Splits		54.4				45.6							
Peak Hour	11:00		05:15		10:45		02:00		10:45		02:00		
Volume	118		254		143		214		256		428		
Factor	0.82		0.86		0.78		0.89		0.83		0.87		

APPENDIX B

LEVEL OF SERVICE DEFINITIONS

LEVEL OF SERVICE DEFINITIONS

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) criteria are given in Table 1. As used here, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position, including deceleration of vehicles from free-flow speed to the speed of vehicles in the queue.

The average total delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation. If the degree of saturation is greater than about 0.9, average control delay is significantly affected by the length of the analysis period.

Table 1: Level-of-Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (Sec/Veh)
A	≤10.0
B	>10.0 and ≤15.0
C	>15.0 and ≤25.0
D	>25.0 and ≤35.0
E	>35.0 and ≤50.0
F	>50.0

"Highway Capacity Manual," Transportation Research Board, 2000.

APPENDIX C

CAPACITY ANALYSIS CALCULATIONS
EXISTING PEAK HOUR TRAFFIC ANALYSIS

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Existing
Project ID:
East/West Street: Pa'ia Mini-Bypass
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		219			151	
Peak-Hour Factor, PHF		0.86			0.82	
Hourly Flow Rate, HFR		254			184	
Percent Heavy Vehicles		--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes		1			1	
Configuration		T			T	
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				133		130
Peak Hour Factor, PHF				0.89		0.89
Hourly Flow Rate, HFR				149		146
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1	1	
Configuration				L	R	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config						L		R
v (vph)						149		146
C(m) (vph)						576		858
v/c						0.26		0.17
95% queue length						1.04		0.61
Control Delay						13.4		10.1
LOS						B		B
Approach Delay							11.8	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: AM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Existing
Project ID:
East/West Street: Mahiko Street
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	13	192			172	8
Peak-Hour Factor, PHF	0.83	0.83			0.88	0.88
Hourly Flow Rate, HFR	15	231			195	9
Percent Heavy Vehicles	2	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				52		10
Peak Hour Factor, PHF				0.67		0.67
Hourly Flow Rate, HFR				77		14
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	15						91	
C(m) (vph)	1368						584	
v/c	0.01						0.16	
95% queue length	0.03						0.55	
Control Delay	7.7						12.3	
LOS	A						B	
Approach Delay							12.3	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Existing
Project ID:
East/West Street: Mahiko Street
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	9	143			192	49
Peak-Hour Factor, PHF	0.83	0.83			0.87	0.87
Hourly Flow Rate, HFR	10	172			220	56
Percent Heavy Vehicles	2	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				41		10
Peak Hour Factor, PHF				0.85		0.85
Hourly Flow Rate, HFR				48		11
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	10						59	
C(m) (vph)	1287						601	
v/c	0.01						0.10	
95% queue length	0.02						0.33	
Control Delay	7.8						11.6	
LOS	A						B	
Approach Delay							11.6	
Approach LOS							B	

APPENDIX D

CAPACITY ANALYSIS CALCULATIONS
PROJECTED YEAR 2013 PEAK HOUR TRAFFIC
ANALYSIS WITHOUT PROJECT

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Year 2013 Without Project
Project ID:
East/West Street: Pa'ia Mini-Bypass
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		224			155	
Peak-Hour Factor, PHF		0.86			0.82	
Hourly Flow Rate, HFR		260			189	
Percent Heavy Vehicles		--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes		1			1	
Configuration		T			T	
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				136		133
Peak Hour Factor, PHF				0.89		0.89
Hourly Flow Rate, HFR				152		149
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1	1	
Configuration				L	R	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config						L		R
v (vph)						152		149
C(m) (vph)						568		853
v/c						0.27		0.17
95% queue length						1.09		0.63
Control Delay						13.6		10.1
LOS						B		B
Approach Delay							11.9	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: AM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Year 2013 Without Project
Project ID:
East/West Street: Mahiko Street
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	13	197			176	8
Peak-Hour Factor, PHF	0.83	0.83			0.88	0.88
Hourly Flow Rate, HFR	15	237			200	9
Percent Heavy Vehicles	2	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				52		10
Peak Hour Factor, PHF				0.67		0.67
Hourly Flow Rate, HFR				77		14
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	15						91	
C(m) (vph)	1362						576	
v/c	0.01						0.16	
95% queue length	0.03						0.56	
Control Delay	7.7						12.4	
LOS	A						B	
Approach Delay							12.4	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Year 2013 Without Project
Project ID:
East/West Street: Mahiko Street
North/South Street:
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	9	147			197	49
Peak-Hour Factor, PHF	0.83	0.83			0.87	0.87
Hourly Flow Rate, HFR	10	177			226	56
Percent Heavy Vehicles	2	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				41		10
Peak Hour Factor, PHF				0.85		0.85
Hourly Flow Rate, HFR				48		11
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	10						59	
C(m) (vph)	1280						593	
v/c	0.01						0.10	
95% queue length	0.02						0.33	
Control Delay	7.8						11.7	
LOS	A						B	
Approach Delay							11.7	
Approach LOS							B	

APPENDIX E

CAPACITY ANALYSIS CALCULATIONS
PROJECTED YEAR 2013 PEAK HOUR TRAFFIC
ANALYSIS WITH PROJECT

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Year 2013 With Project
Project ID:
East/West Street: Pa'ia Mini-Bypass
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		228			156	
Peak-Hour Factor, PHF		0.86			0.82	
Hourly Flow Rate, HFR		265			190	
Percent Heavy Vehicles		--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes		1			1	
Configuration		T			T	
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				136		133
Peak Hour Factor, PHF				0.89		0.89
Hourly Flow Rate, HFR				152		149
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config						L		R
v (vph)						152		149
C(m) (vph)						563		852
v/c						0.27		0.17
95% queue length						1.10		0.63
Control Delay						13.8		10.1
LOS						B		B
Approach Delay							12.0	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: AM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Year 2013 With Project
Project ID:
East/West Street: Mahiko Street
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	13	201			177	8
Peak-Hour Factor, PHF	0.83	0.83			0.88	0.88
Hourly Flow Rate, HFR	15	242			201	9
Percent Heavy Vehicles	2	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				53		10
Peak Hour Factor, PHF				0.67		0.67
Hourly Flow Rate, HFR				79		14
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	15						93	
C(m) (vph)	1361						570	
v/c	0.01						0.16	
95% queue length	0.03						0.58	
Control Delay	7.7						12.5	
LOS	A						B	
Approach Delay							12.5	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:
Agency/Co.:
Date Performed: 12/31/2008
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary
Analysis Year: Year 2013 With Project
Project ID:
East/West Street: Mahiko Street
North/South Street: Baldwin Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	9	147			199	50
Peak-Hour Factor, PHF	0.83	0.83			0.87	0.87
Hourly Flow Rate, HFR	10	177			228	57
Percent Heavy Vehicles	2	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				41		10
Peak Hour Factor, PHF				0.85		0.85
Hourly Flow Rate, HFR				48		11
Percent Heavy Vehicles				2		2
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	10						59	
C(m) (vph)	1277						592	
v/c	0.01						0.10	
95% queue length	0.02						0.33	
Control Delay	7.8						11.8	
LOS	A						B	
Approach Delay							11.8	
Approach LOS							B	

APPENDIX E.

Preliminary Drainage Report Prepared by Warren S. Unemori Engineering, Inc.

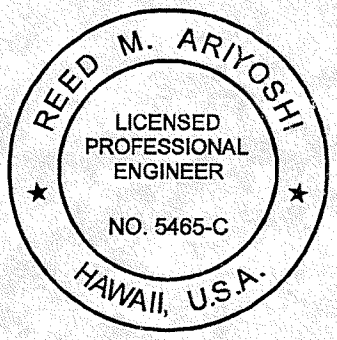
Established 1969

Preliminary Drainage Report for

HERITAGE HALL

Paia, Maui, Hawaii
TMK: (2) 2-5-06:19

Prepared For: Heritage Hall, Inc.
Paia, Maui, Hawaii



Date: March 2009

WARREN S. UNEMORI ENGINEERING, INC.
Civil and Structural Engineers - Land Surveyors
Wells Street Professional Center - Suite 403
2145 Wells Street
Wailuku, Maui, Hawaii 96793

TABLE OF CONTENTS

Preliminary Drainage Report
for
Heritage Hall
Paia, Maui, Hawaii

I. PROJECT LOCATION

The project site is adjacent to Baldwin Avenue, approximately 0.75 miles southeast of the Hana Highway and Baldwin Avenue intersection, and encompasses approximately 0.68 acres in Paia, on the island of Maui, and in the state of Hawaii (See Exhibit 1). It is bounded by the Baldwin Avenue right-of-way to the southwest, a small commercial building to the northwest, a vacant office building to the southeast, and sugar cane fields to the northeast. The site slopes from an elevation of approximately 156 feet from the south to approximately 145 feet on the north for an approximate average grade of 4.0% (See Exhibit 4).

This report briefly describes existing drainage conditions and drainage improvements proposed.

II. PROJECT DESCRIPTION

The proposed Heritage Hall project is expected to involve the construction of an office building and a recreational hall on the currently undeveloped parcel. The project improvements will consist of the two buildings; an asphalt paved parking lot; underground water, sewer and drainage systems; underground electrical, telephone, and cable television distribution systems; and landscaping.

III. EXISTING CONDITIONS

The project site is currently undeveloped, consisting of an old concrete building pad, surrounded by overgrown vegetation.

According to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*[1], prepared by the United States Department of Agriculture, Soil Conservation Service, the predominant soil classification found on the project site is the Paia Series silty clay, 3 to 7 percent slopes (PcB). The Paia series soil is characterized as having slow runoff and a slight erosion hazard (see Exhibit 2).

The project site is not situated within any flood plain. According to FIRM[2] map Community-Panel Number 150003-0195C, dated March 16, 1995, the site is designated Zone C which is subject to minimal flooding (See Exhibit 3).

Currently, the offsite surface runoff from lands southeast (mauka) of the project site sheet flows in a northwesterly direction, where it is diverted around the project site by means of an existing earth berm.

The onsite surface runoff currently generated by the parcel is approximately 2.0 cfs, based on a 50 year recurrence interval, 1 hour duration storm. The majority of the onsite surface runoff sheet flows in a northerly direction and into the adjacent cane fields. The remainder of the onsite surface runoff sheet flows in a northwesterly direction and into the adjoining parking lot downstream of the subject parcel.

IV. PROPOSED DRAINAGE IMPROVEMENTS

The design criteria for the project site is to mitigate the additional runoff generated by the development of the project site are as follows:

a. There will be no significant change to the natural drainage pattern. The surface runoff entering the downstream properties will not be greater than the pre-development conditions.

b. The peak surface runoff generated in the project site is expected to increase due to the proposed development, however the increase in runoff volume will be contained in a new subsurface drainage system located in the project site.

The total onsite runoff expected to be generated by the development of the project site is approximately 3.9 cfs, based on a 50 year recurrence interval, 1 hour duration storm. This translates to an increase of approximately 1.9 cfs from existing conditions (See Appendix A). The increase in surface runoff will be primarily from the increase in impervious area from the new paved parking lot and the two new buildings. The onsite runoff will be intercepted by curb or grated inlet type catch basins located within the project site, and conveyed to the new subsurface drainage system.

A new subsurface drainage system will be constructed near the northern corner of the parcel and will be designed to mitigate the additional runoff generated by the proposed development of the project site based on a 50 year recurrence interval, 1 hour duration storm. Our calculations indicate that a 72 inch subsurface drain with a length of 70 feet (2,900 cubic feet of storage volume) will accommodate the increase in surface runoff generated by the project site (See Appendix B). Grates at the top of the access manhole for the subsurface drainage system will allow the excess runoff to percolate out of the subsurface drainage system and into downstream properties as it is presently doing, at a rate no greater than pre-development conditions.

V. CONCLUSION

Based on the foregoing, it is our professional opinion that the drainage system proposed for the project will not adversely affect properties downstream of the project site.

VI. REFERENCES

1. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.* August 1972. United States Department of Agriculture, Soil Conservation Service.

2. *Flood Insurance Rate Map, Maui County, Hawaii.* Community-Panel Number 150003 00195 C , March 16, 1995. Federal Emergency Management Agency, Federal Insurance Administration.

3. *Rainfall Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43.* 1962. U.S. Department of Commerce, Weather Bureau.

4. *Rules for the Design of Storm Drainage Facilities in the County of Maui.* July 1995. Department of Public Works and Waste Management, County of Maui.

V:\Projdata\06proj\06061\Reports\Prelim Drain\pre-drain0.wpd

EXHIBITS

1 Location Map

2 Soil Survey Map

3 Flood Insurance Rate Map

4 Drainage Plan

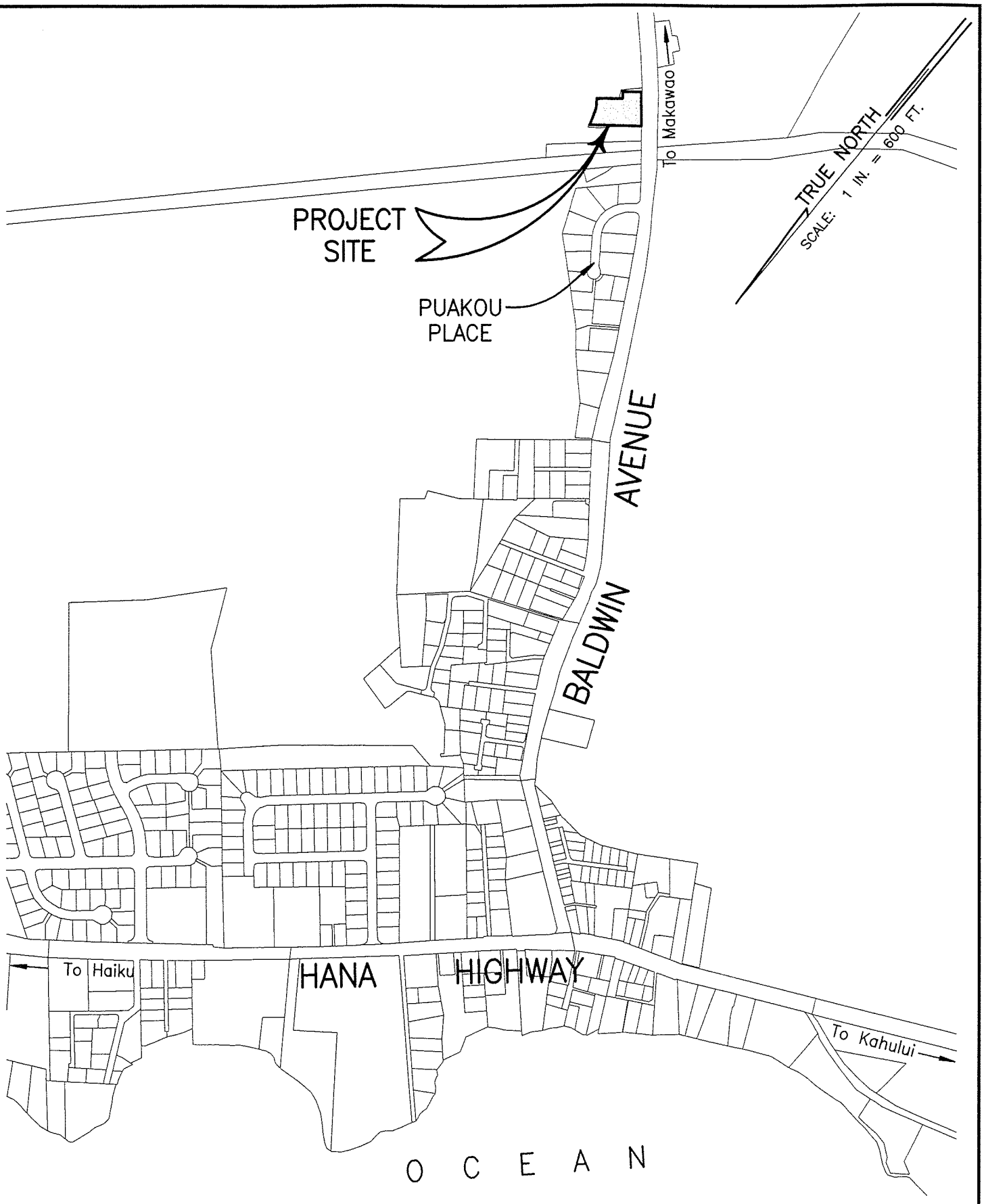


EXHIBIT 1 - LOCATION MAP

0 600 1200 1800 2400

SCALE: 1 IN. = 600 FT.

WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS / LAND SURVEYORS

March 9, 2009

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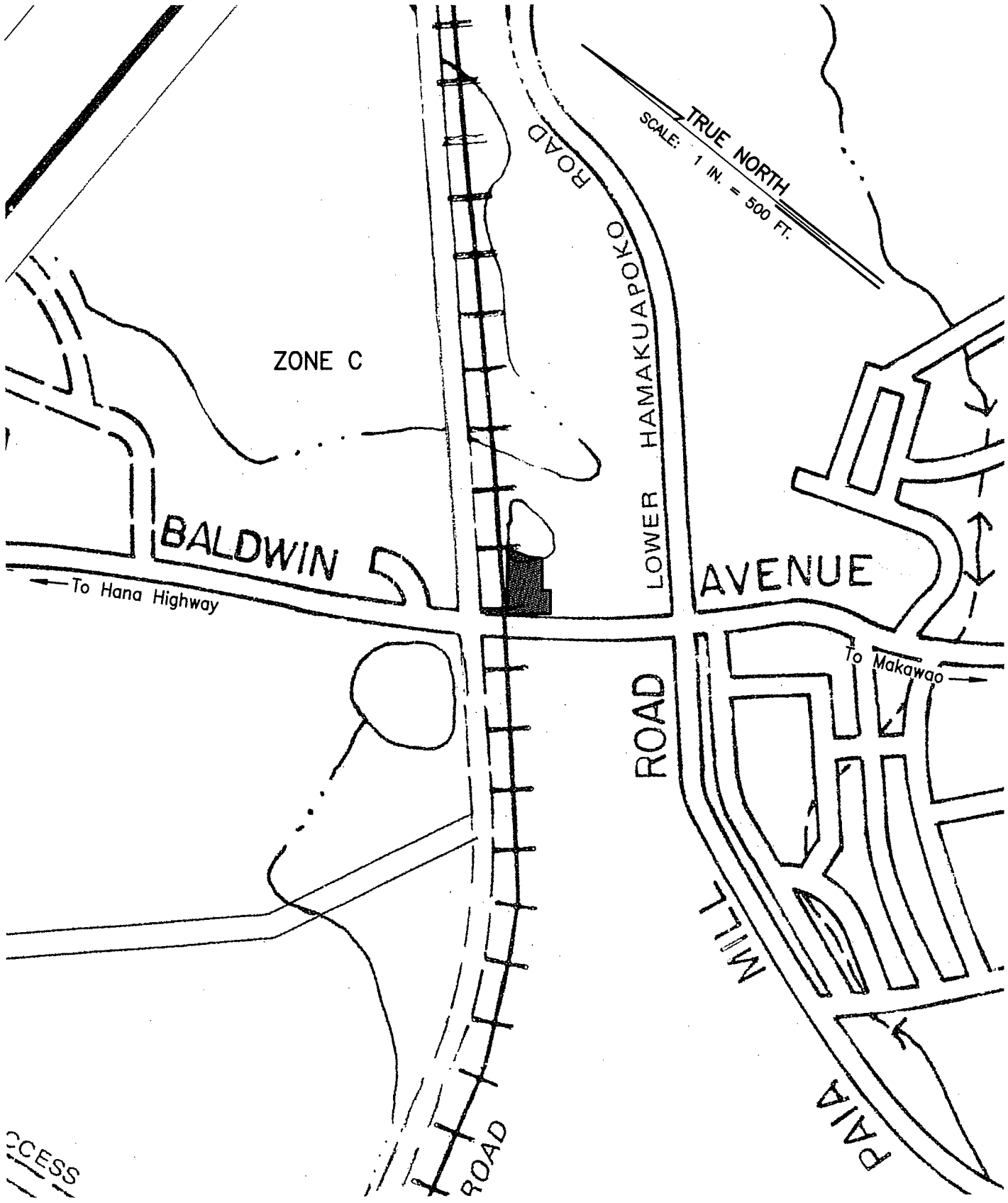

EXHIBIT 3 - FLOOD MAP

0 500 1000 1500 2000

SCALE: 1 IN. = 500 FT.

WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS / LAND SURVEYORS

March 9, 2009

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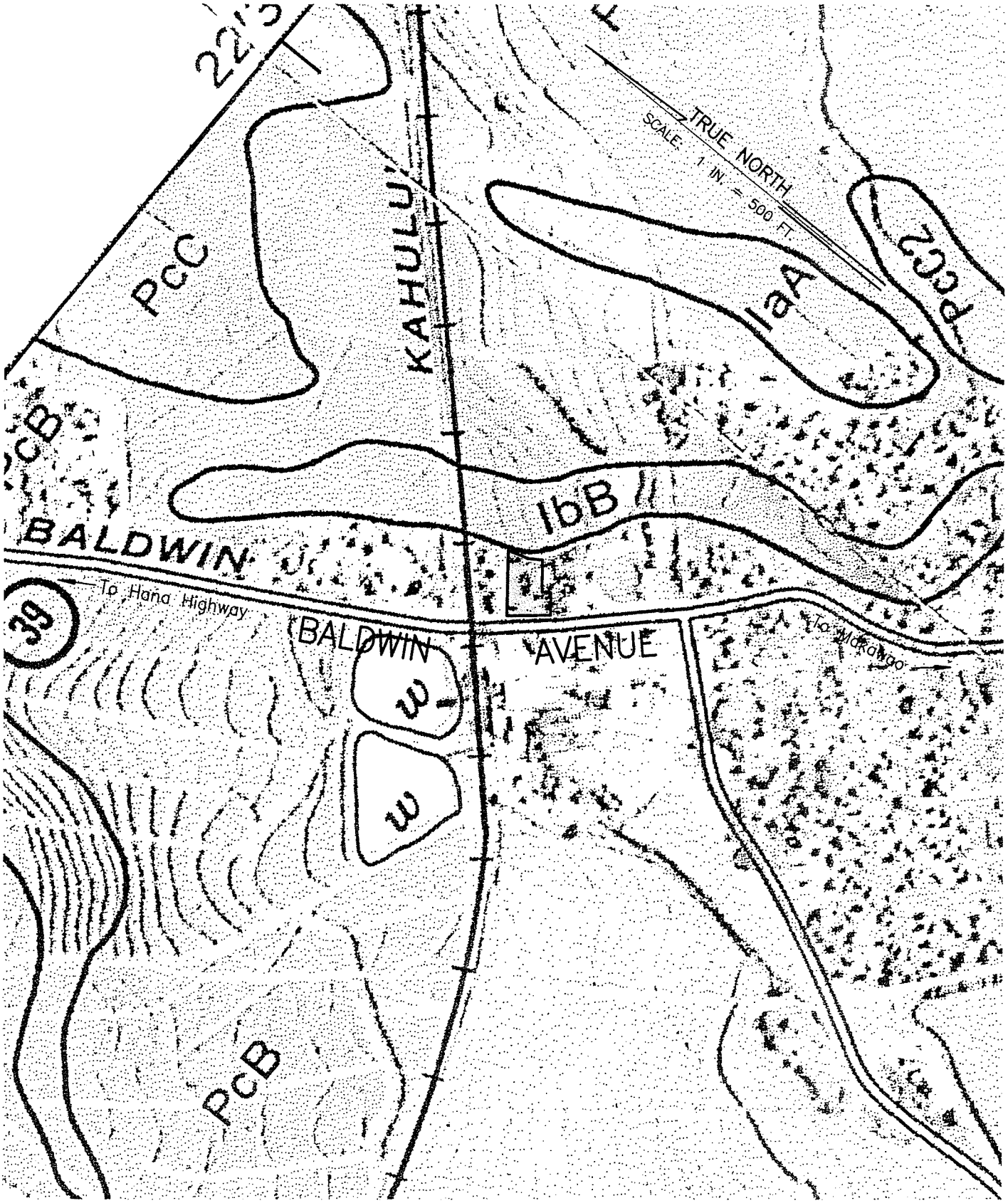

EXHIBIT 2 - SOILS MAP

0 500 1000 1500 2000

SCALE: 1 IN. = 500 FT.

WARREN S. UNEMORI
ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS / LAND SURVEYORS

March 9, 2009

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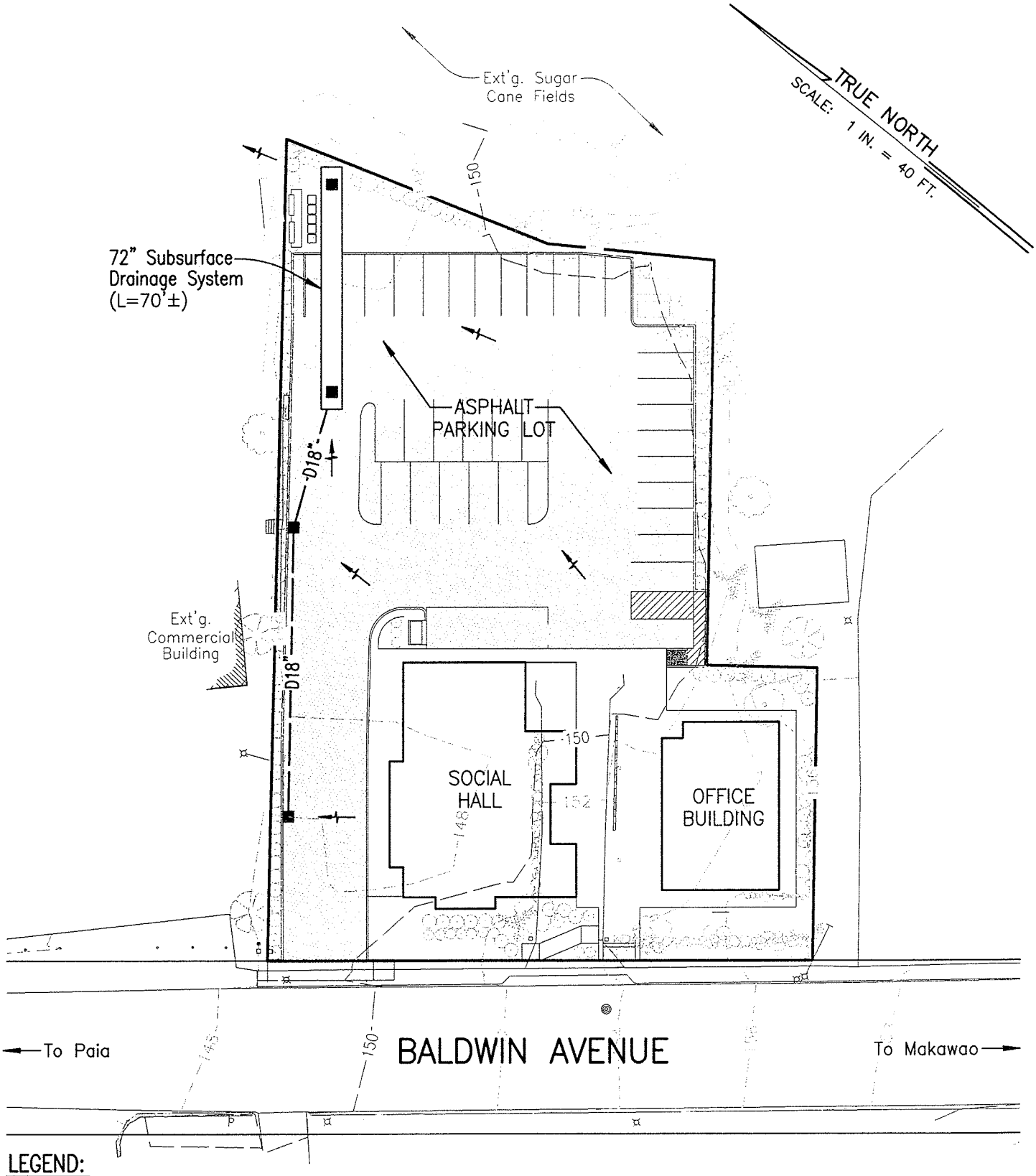

LEGEND:

- DRAIN INLET
- D18" — DRAINLINE W/ SIZE
- FLOW ARROWS
- 150 — EXT'G. CONTOUR W/ ELEVATION
- EXT'G. POWER POLE

EXHIBIT 4 - DRAINAGE PLAN

SCALE: 1 IN. = 40 FT.

WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS / LAND SURVEYORS

March 9, 2009

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APPENDIX A

HYDROLOGIC CALCULATIONS

PRE-DEVELOPMENT ONSITE

HYDROLOGIC CALCULATIONS

Warren S. Unemori Engineering, Inc.
Wells Street Professional Center
2145 Wells Street , Suite 403
Wailuku, Maui , Hawaii 96793

Date: September 12, 2005

HYDROLOGIC CALCULATIONS: PRE-DEVELOPMENT

Objective: To determine the pre-development onsite surface runoff for the proposed Heritage Hall project.

I. 50-Yr. - 1 Hr. Rainfall:

From "Rainfall Frequency Atlas of the Hawaiian Islands", for Paia, Maui,
R(50 Yr.-1Hr.) = 2.75 inches

2. Total Area:

Area (Ac.):	0.68

3. Runoff Coefficents:

Area of Paved Road (Ac.):		0.33
Minimum Runoff Coeff't., C, for Asphalt Streets*:		0.95
Infiltration:	Moderate	0.07
Relief:	Flat (0-5%)	0.00
Vegetal Cover:	Good(10-50%)	0.03
Development Type:	Agricultural	0.15
Runoff Coeff't., C:		0.25
	Weighted Runoff Coeff't., C,	0.59

4. Time of Concentration:

Approx. Elev. Diff'l. (ft.):		12
Higher Elev. (ft.):	156	
Lower Elev. (ft.):	145	
Approx. Runoff Length (ft.):		270
Average Slope:		4.26%
Time of Concentration (min.):		16

5. Intensity:

Intensity (in./hr.):	4.94

6. Total Runoff:

Q = C x I x A (cfs):	**1.98**

POST-DEVELOPMENT ONSITE

HYDROLOGIC CALCULATIONS

Warren S. Unemori Engineering, Inc.
Wells Street Professional Center
2145 Wells Street , Suite 403
Wailuku, Maui , Hawaii 96793

Date: August, 2008

HYDROLOGIC CALCULATIONS: POST-DEVELOPMENT

Objective: To determine the post-development runoff for the proposed site improvements for the Heritage Hall project.

I. 50-Yr. - 1 Hr. Rainfall:

From "Rainfall Frequency Atlas of the Hawaiian Islands", for Paia, Maui,
R(50 Yr.-1Hr.) = 2.75 inches

2. Total Area:

Area (Ac.):		0.68

3. Runoff Coefficents:

Area of Paved Road (Ac.):		0.58
Minimum Runoff Coeff't., C, for Asphalt Streets*:		0.95
Landscape Area (Ac.):		2.18
Infiltration:	Moderate	0.07
Relief:	Flat (0-5%)	0.00
Vegetal Cover:	Good(10-50%)	0.03
Development Type:	Agricultural	0.15
Runoff Coeff't., C:		0.25
	Weighted Runoff Coeff't., C,	0.85

4. Time of Concentration:

Approx. Elev. Diff'l. (ft.):		3
Higher Elev. (ft.):	148	
Lower Elev. (ft.):	151	
Approx. Runoff Length (ft.):		170
Average Slope:		2.00%
Time of Concentration (min.):		5

5. Intensity:

Intensity (in./hr.):	6.67

6. Total Runoff:

Q = C x I x A (cfs):	**3.85**

APPENDIX B

DETENTION BASIN SIZING CALCULATIONS

Warren S. Unemori Engineering, Inc.
Wells Street Professional Center
2145 Wells Street , Suite 403
Wailuku, Maui , Hawaii 96793

Date: March 10, 2009

SUBSURFACE DRAINAGE SYSTEM ANALYSIS AND DESIGN

Project: **Heritage Hall**
72" Subsurface Drainage System

Location: **Paia, Maui, Hawaii**

Job Number: **WSUE #06061**

Objective: To determine the length of subsurface drainage system for storage of additional surface runoff volume attributable to the roadway improvements for the subject project. The required storage volume is the storage volume necessary to reduce the post-development peak runoff rate to pre-development conditions.

I. Determine Required Runoff Storage Volume:

Volume (cf):	2500

Volume obtained from the
Universal Rational Method

II. Establish Initial Trench Cross Section Parameters:

Cover Over Pipe (ft.):	2.00
Pipe Diameter (ft.):	6.00
Cradle Depth Below Pipe (ft.):	2.00
Cradle Thickness on Sides of Pipe (ft.):	2.00
Total Trench Depth (ft.):	10.0
Total Trench Width (ft.):	10.0
Gross Trench Cross Sectional Area (sf/lf):	100.0
Pipe Cross Sectional Area (sf/lf):	28.3
Trench Aggreg. Cross Sectional Area (sf/lf):	71.7

III. Determine Length of Pipe:

Assumed Initial Length of Pipe / Trench (ft.):	70.00

IV. Subsurface Pipe and Release Pipe Parameters:

72" Subsurface Drainage Pipe Invert*(ft.):	2.00
Overflow Invert* (ft.):	10.00
Difference in Pipe Invert* (ft.):	8.00

V. Determine Storage Volume Provided:

Pipe Storage Capacity (cf):	1,979.2
Net Aggregate Cradle Storage Capacity (cf):	5,020.8
Gross Aggregate Cradle Volume (40% void ratio) (cf):	2,008.3
50% of void volume (cf):	1,004.2
Total Storage Capacity Provided (cf):	2,983.4

* Note: Invert elevations are relative to the bottom of the trench.

{Storage Provided = 2,983 cf} > {Storage Required = 2,500 cf}; therefore 70 l.f. of 72-inch diameter pipe will completely store the increase in surface runoff volume.

USER DEFINED VOLUME RATING TABLE

Elevation (ft)	Volume (ac-ft)
.00	.000
2.00	.006
2.50	.009
3.00	.013
3.50	.018
4.00	.023
4.50	.028
5.00	.034
5.50	.039
6.00	.044
6.50	.050
7.00	.054
7.50	.058
8.00	.061
10.00	.067
11.00	.067

MASTER DESIGN STORM SUMMARY

Default Network Design Storm File, ID IDF Storms

Return Event	Rainfall Type	IDF ID
Dev 50	I-D-F Curve	Makila 2.75 in.

MASTER NETWORK SUMMARY
Rational Method -- q/Qp

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
72" SUBSURFACIN	POND	50	.095		.2500	4.15		
72" SUBSURFACOUT	POND	50	.029		.5000	1.49	10.08	.067
*OUT 10	JCT	50	.029		.5000	1.49		
SUBAREA 10	AREA	50	.095		.2500	4.15		

TIME vs. ELEVATION (ft)

Output Time increment = .0500 hrs

Time hrs	Time on left represents time for first value in each row.				
.0000	.00	.37	1.42	2.43	3.30
.2500	4.61	5.98	7.06	8.44	10.05
.5000	10.08	10.02	10.07	10.01	10.06
.7500	10.01	10.06	9.99	10.03	9.71

RATIONAL METHOD HYDROGRAPH USING Q/Qp TEMPLATE
Q/Qp Template File/ID: 50YR

Q = CiA * Units Conversion; Where Conversion = 43560 / (12 * 3600)

Tag	Freq	File	IDF Curve
Dev 50	50		Makila 2.75 in.

Tc = .0833 hrs

Tag	Freq (years)	C	C adj factor	C final	I in/hr	Area acres	Peak Q cfs
Dev 50	50	.850	1.000	.850	7.1180	.680	4.15

HYG file = V:\Projdata\06proj\06061\Calcs\drainage\work_pad.hyg
HYG ID = SUBAREA 10
HYG Tag = Dev 50

Peak Discharge = 4.15 cfs
Time to Peak = .2500 hrs
HYG Volume = .095 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = .0500 hrs
Time on left represents time for first value in each row.

Time hrs					
.0000	.00	.52	.95	1.17	2.41
.2500	4.15	3.00	2.11	1.74	1.38
.5000	1.04	.86	.72	.65	.61
.7500	.58	.56	.43	.11	.00

APPENDIX F.

Letter Dated February 4, 2009 from the Wailuku Main Street Association's Structures and Design Committee and Response Letter Dated March 24, 2009

FEB 0 9 2009

Wailuku Main Street Association, Inc.
Tri-Isle Main Street Resource Center
A Non-Profit Organization
1942 Main Street, Unit 101 • Wailuku, Maui, HI 96793
Tel (808) 244-3888 • Fax (808) 242-2710

February 4, 2009

To: Munekiyo & Hiraga
305 High Street Suite 104
Wailuku, Hi 96793

Project Review- Heritage Hall
TMK (2)5-006:019
January 15, 2009

The Wailuku Main Street Association, Inc./Tri-Isle Main Street Resource Center's Structure and Design Committee met to review the design plans for the Heritage Hall located on Baldwin Avenue in Paia. The review is based on the blueprint and information submittals received by the Project consultants.

We sincerely appreciate the desire and willingness to provide an important cultural facility that will reflect the historical attributes of the cultures represented and the characteristics of the town in which the project will be located. It is important to retain the look and feel of the surrounding area and to project a feeling that is warm and inviting. Since the planned project is expected to exhibited historic integrity, in that it retains Paia's architectural flavor and character and that it will enhance and upgrade the whole area the committee presents the following comments & recommendations.

Our comments are prefaced upon referencing the old Paia Mill office building and other period buildings in the town. We are pleased to see historic reference in the arches over the windows similar to the Mill Office also echoed in the old train station. The committee would recommend a lighter color scheme with a less contrastive fascia accent color.

The entry court yard presents a pleasant interface between the public and the building complex. The portion of the building facing Baldwin Avenue might consider a larger window with lower sill for a more inviting presentation of the Social Hall to the street. We would recommend the use of split-face or textured CMU for the building's base with burnished face and that the concrete wall be a tan or brown color be considered.

We understand the concerns for security, however felt a Cultural Center should invite the community in. The fence height along the roadway should be closer to 4 feet. We recommend consideration of security lights and cameras on site to not compromise the friendly pedestrian feel presented in the rederings. This will avoid the look and feel of

a compound or a gated community. To that end, we also recommend higher plantings along Baldwin Avenue to mask the fence.

We note that it is important to keep as much of the current physical surroundings i.e., street width etc. that exemplify the genuineness and unique character of that neighborhood. We are pleased to see parking in back of the building. The overall scale, massing and attention to design detail of the facility is well handled and quite pleasing. This project will do much to consolidate and rehabilitate this once venerable neighborhood.

Thank you for this opportunity to provide comment.

Sincerely,
WAILUKU MAIN STREET ASSOCIATION, INC.
-Tri-Isle Main Street Resource Center-

Jim Niess, AIA
Chairman
Structure & Design Committee

Jocelyn A. Perreira, Executive Director
Tri-Isle Main Street Program Coordinator

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

March 24, 2009

Jocelyn A. Perreira, Executive Director and
Jim Niess, AIA, Chairman
Wailuku Main Street Association, Inc.
Structure & Design Committee
1942 Main Street, Unit 101
Wailuku, Hawai'i 96793

SUBJECT: Proposed Heritage Hall Community Center, Educational Facilities and Offices, Paia, Maui, Hawai'i (TMK (2) 2-5-006:019)

Dear Ms. Perreira and Mr. Niess:

Thank you for your comment letter dated February 4, 2009, providing us with your comments on the proposed Heritage Hall project in Paia, Maui, Hawai'i. We appreciate the Structures and Design Committee taking the time to review the project at its January 15, 2009 meeting. We have shared your comments with the Heritage Hall Board of Directors and will be reviewing the project to incorporate some of the suggestions from the Committee. The Board felt that the comments were constructive and appreciated the Committee's recognition of the design elements that were included in the project.

Additionally, we would like to thank you for your support for the preservation of the existing sidewalk fronting the project site, along Baldwin Avenue. Heritage Hall plans to request permission to retain the sidewalk as a historic feature of Paia Town when we proceed with our proposed Change in Zoning and Community Plan Amendment for the Heritage Hall project.

Should you have any questions, please do not hesitate to call me or Erin Mukai of our office at 244-2015.

Very truly yours,

Karlynn Fukuda
Principal

KF:lh
cc: Dolores Bio, Heritage Hall, Inc.
Audrey Rocha Reed, Heritage Hall, Inc.
Calvin Higuchi, Hiyakumoto + Higuchi Architects, Inc.
F:\DATA\HeritageHall\Paia\WMSAres.wpd