ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

MAR 08 2018
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COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 22, 2018

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OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Scott Glenn, Director
State of Hawaii
Office of Environmental Quality Control
Department of Health
235 S. Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

With this letter, the Maui County Planning Department hereby transmits the draft environmental assessment and anticipated finding of no significant impact (DEA-AFONSI) for the 266 Dickenson Street Apartments situated at (2) 4-6-011:011 and 028, in Lahaina on the island of Maui for publication in the next available edition of the Environmental Notice. Enclosed is a completed OEQC Publication Form, two copies of the DEA-AFONSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

If there are any questions, please contact Mr. Paul Fasi, Staff Planner, at 270-8205.

Sincerely,

WILLIAM SPENCE
Planning Director

Enclosures
xc: Rory Frampton, Applicant's Agent
WRS:PFF:lak
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18-390

ONE MAIN PLAZA BUILDING / 2200 MAIN STREET, SUITE 315 / WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735 / FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

APPLICANT

PUBLICATION FORM

Project Name:	266 Dickenson Street 8-Unit Apartment Building
Project Short Name:	Dickenson Street Aparments
HRS §343-5 Trigger(s):	Proposed Action located within the Lahaina National Historic Landmark District
Island(s):	Maui
Judicial District(s):	Lahaina
TMK(s):	(2) 4-6-011:011 & 028
Permit(s)/Approval(s):	Change in Zoning, Special Management Area Use Permit, Building Permit
Approving Agency:	County of Maui Department of Planning
Contact Name, Email, Telephone, Address	Director William Spence (808) 270-7735 2200 Main Street One Main Plaza, Suite 315 Wailuku, HI 96793 Attention: Paul Fasi, Staff Planner, Paul.Fasi@co.maui.hi.us
Applicant:	Mr. Christopher Ondatje
Contact Name, Email, Telephone, Address	Christopher Ondatje, alliancehawaii@yahoo.com, (808) 870-7682, 14 N. Iwa Place, Lahaina, HI 96761
Consultant:	Rory Frampton Consulting Inc.
Contact Name, Email, Telephone, Address	Rory Frampton, rory@roryframpton.com, (808) 298-4956, 340 Napoko Place, Kula, HI 96790

Status (select one)	**Submittal Requirements**
_X_ DEA-AFNSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
____ FEA-FONSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
____ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
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___ FEIS Acceptance Determination	The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
____ FEIS Statutory Acceptance	The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

____ Supplemental EIS Determination	The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
____ Withdrawal	Identify the specific document(s) to withdraw and explain in the project summary section.
____ Other	Contact the OEQC if your action is not one of the above items.

Project Summary

The Project Site ('Property') consists of two parcels incorporating approximately 10,595 SF at 266 Dickenson Street, Lahaina, Hawaii identified as TMK(s) (2) 4-6-011:011 & 028. The Property is owned by the Christopher & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The Property is currently vacant. The Property is designated as "D-2 Duplex" with a small portion of the Property designated as "R-1 Residential" by Maui County Zoning, ,"Multi-Family" in the West Maui Community Plan, and is within the Maui Island Plan Urban Growth Boundary, the State Land Use "Urban" District, the Lahaina National Historic Landmark District, and the Special Management Area. The Applicant, Mr. Ondatje, is a managing owner and would be the general contractor for proposed construction of an 8-unit apartment building consisting of seven (7) 2-bedroom units and one (1) single-bedroom unit, as well as two (2) onsite parking spaces per unit. The use proposed is compatible with existing uses in Lahaina including the Maui Island Plan and West Maui Community Plan Land Use Map . The Applicant seeks approval of a Special Management Area Permit and a Change in Zoning from "D-2 Duplex" and "R-1 Residential" to "A-2 Apartment". Since the proposed action is located within the Historic Landmark District this environmental assessment has been prepared per Chapter 343, HRS.

Draft Environmental Assessment

PROPOSED 266 DICKENSON STREET 8-UNIT APARTMENT BUILDING

LAHAINA, MAUI, HAWAII
TMKs (2) 4-6-011:011 & 028

Prepared for:

Christopher Ondatje, Owner

Prepared by:

Rory Frampton, Planning Consultant

Mariah J. Gill, Environmental Consultant

February 2018

Executive Summary

Project Name:	266 Dickenson Street 8-Unit Apartment Building
Project Short Name:	Dickenson Street Apartments
HRS §343-5 Trigger(s):	Proposed Action located within the Lahaina National Historic Landmark District
Island(s):	Maui
Judicial District(s):	Lahaina
TMK(s):	(2) 4-6-011:011 & 028
Permit(s)/Approval(s):	Special Management Area Use Permit, Change in Zoning, Building Permit and other construction permits (electrical, plumbing, etc.)
Approving Agency:	County of Maui Department of Planning
Contact Name, Email, Telephone, Address	Director William Spence (808) 270-7735 2200 Main Street One Main Plaza, Suite 315 Wailuku, HI 96793
Applicant:	Mr. Christopher Ondatje
Contact Name, Email, Telephone, Address	Christopher Ondatje, alliancehawaii@yahoo.com, (808) 870-7682, 14 N. Iwa Place, Lahaina, HI 96761
Consultant:	Rory Frampton Consulting Inc.
Contact Name, Email, Telephone, Address	Rory Frampton, rory@roryframpton.com, (808) 298-4956, 340 Napoko Place, Kula, HI 96790

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____ Other	Contact the OEQC if your action is not one of the above items.

Project Summary

The Project Site ('Property') consists of two parcels incorporating approximately 10,595 SF at 266 Dickenson Street, Lahaina, Hawaii identified as TMK(s) (2) 4-6-011:011 & 028. The Property is owned by the Christopher & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The Property is currently vacant. The Property is designated as "D-2 Duplex" with a small portion of the Property designated as "R-2 Residential" by Maui County Zoning, ,"Multi-Family" in the West Maui Community Plan, and is within the Maui Island Plan Urban Growth Boundary, the State Land Use "Urban" District, the Lahaina National Historic Landmark District, and the Special Management Area. The Applicant, Mr. Ondatje, is a managing owner and would be the general contractor for proposed construction of an 8-unit apartment building consisting of seven (7) 2-bedroom units and one (1) single-bedroom unit, as well as two (2)

onsite parking spaces per unit. The use proposed is compatible with surrounding uses and existing uses in Lahaina. The Applicant seeks approval of a Special Management Area Permit and a Change in Zoning from “D-2 Duplex” and “R-2 Residential” to “A-2 Apartment”. Since the proposed action is located within the Historic Landmark District this environmental assessment has been prepared per Chapter 343, HRS. The project is anticipated to begin construction approximately 6-9 months after the SMA permit is approved. Construction and completion of improvements is anticipated to take approximately 1 to 1.5 years.

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I. PROJECT INFORMATION

A. PROPERTY LOCATION, EXISTING USE AND LAND USE DESIGNATIONS

The Project Site ('Property) consists of two parcels incorporating approximately 10,595 SF at 266 Dickenson Street, Lahaina, Maui, Hawaii identified as TMK(s) (2) 4-6-011:011 & 028. The Property is owned the Christopher and & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust ('Owner'). The Property currently consists of a vacant lot that was previously in residential use.

The proposed project site is located on the western leeward side of the island of Maui, in the historical town of Lahaina approximately half (0.5) a mile inland from Lahaina Harbor. The Project is located west (makai) of Honoapiilani Highway and is surrounded by mixed uses including residential, vacation/hospitality, educational, public and commercial uses. The property is currently designated as "D-2 Duplex District" and "R-2 Residential" by Maui County Zoning, is within the Maui Island Plan Urban Growth Boundary, is designated as "Multi-Family" in the West Maui Community Plan and is within the State Land Use "Urban" District. The Property is located within the Lahaina National Historic Landmark District, as well as the Special Management Area. The 'Applicant', Mr. Christopher Ondatje is a managing owner and would be the general contractor for the proposed actions.

(See Figures 1-3 & 5)

B. PROPOSED ACTION

Christopher Ondatje ('Applicant') proposes the construction of an 8-unit apartment building located in Lahaina Town, Island of Maui, Hawaii on lands owned by the Christopher and & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The proposed apartment building is intended to provide safe and clean rental housing walking distance from the retail and hospitality center of Front Street, Lahaina. The apartment building would consist of seven (7) 2-bedroom apartments and one (1) single-bedroom apartment with two (2) onsite parking spaces per unit. The apartment would consist of three stories with four (4) units on the first floor, three on the second floor and one unit occupying the top story. See Figures 4a and 4b for preliminary site plan and apartment schematic building elevation. The project is anticipated to begin construction approximately 6-9 months after the SMA permit is approved. Construction and completion of improvements is anticipated to take approximately 1 to 1.5 years.

The property is located within the County of Maui's Special Management Area, which requires compliance with SMA Rules of the Maui Planning Commission and Chapter 205A Hawaii Revised Statutes (HRS) "Coastal Zone Management". As such, a SMA Assessment application for a Special Management Area Use Permit is being submitted to the County of Maui, Department of Planning for review and action by the Maui Planning Commission. The Property is currently zoned "D-2 Duplex" and "R-2 Residential" by County of Maui Zoning. A Change in Zoning request to change the Property from "D-2 Duplex" and "R-2 Residential" to "A-2 Apartment" is being submitted to the County of Maui, Department of Planning for review and action by the Maui Planning Commission and the Maui County Council to accommodate the proposed apartment building. As the proposed project is located within the Lahaina National Historic Landmark District, a Chapter 343, HRS Environmental Assessment review is triggered, thus this Environmental Assessment (EA) has been prepared in support of these applications to analyze the potential impacts related to the construction of the 8-unit apartment building. (See Figures 6-10)

C. PROJECT NEED

Lahaina Town serves as the commercial, visitor industry, and residential center of the region and with approximately 30% of Maui County's employed residents working in the hospitality and retail industries and has evolved, along with South Maui, into a major employment hub of Maui County (Sperling, 2017). Approximately 7,444 workers commute daily into West Maui from elsewhere in the County contributing to chronic traffic congestion along Honoapiilani Highway (US Census Bureau, 2016). Workers are forced to commute as the housing rental market in Lahaina is fiercely competitive for limited and expensive inventory. Approximately 44% of households rented in the County of Maui in 2011 and these renters paid the highest amount outside of Honolulu to cover monthly housing expenses (SMS Research for HHFD, 2011). Accordingly, there is a recognized need for rental units in Lahaina to meet the needs of the local workforce.

D. CHAPTER 343, HRS REQUIREMENTS

This assessment has been prepared in compliance with the Environmental Impact Statement Rules, Chapter 200, Hawaii Administrative Rules (HAR) in support of the Special Management Area Permit and Change in Zoning request. Pursuant to Chapter 343, HRS, a request for a new project within any historic site or district designated in the National or Hawaii Register of Historic Sites requires the preparation of an Environmental Assessment. Therefore, this EA is being prepared to evaluate the proposed project's potential environmental and socio-economic impacts, and alternatives, as well as to identify potential mitigation measures. The determining agency for the EA is the Maui Planning Commission.

E. ALTERNATIVES

This Environmental Assessment addresses three alternatives, the No Action, No Change in Zoning Alternative, and the Preferred Alternative. Other alternatives were eliminated from further consideration because they did not meet the purpose and need of this project or were not feasible.

1. No Action Alternative

In the short term, the Property would remain vacant and underutilized. Property taxes and the cost of maintenance may be prohibitive for the land owner(s) forcing them to sell the lot. This alternative would not address the need for housing, especially rental housing, in Lahaina and people will continue to live in subpar living situations. This alternative would also not be consistent with the West Maui Community Plan land use map and policies supporting multi-family projects within Lahaina Town as well as strong policies towards infill development in the Maui Island Plan. The property would be underutilized and as such this alternative is not practical or feasible.

2. No Change in Zoning Alternative

If the permission was not granted for the Change in Zoning the Property would remain zoned for "D-2 Duplex" and "R-2 Residential" at the County Zoning level. A duplex or single-family residence may be constructed, but due to land costs & cost of construction, a single-family home would likely be priced at or above the upper end of the workforce housing price guidelines. This alternative would also not be consistent with the West Maui Community Plan land use map and policies supporting multi-family projects within Lahaina Town as well as strong policies towards infill development in the Maui Island Plan. Thus the "No Change in Zoning Alternative" may be financially achievable for the applicant, but

would not address West Maui's acute workforce housing shortage and is not desirable for the community as a whole.

3. Applicant's Preferred Alternative

The proposed apartment building is intended to provide safe and clean rental housing walking distance from the retail and hospitality center of Front Street, Lahaina. The apartment building would consist of seven (7) 2-bedroom apartments and one (1) single-bedroom apartment with two (2) onsite parking spaces per unit. The apartment would consist of three (3) stories with four (4) units on the first floor, three on the second floor and one unit occupying the top story. Each unit will have either a small back yard area (ground floor) or a covered lanai. The Property would be landscaped to create tenant privacy, quality of life, and aesthetic cohesion with the surrounding area. Property perimeter fencing, building and parking lighting, and hurricane safe building construction would ensure safety. The proposed apartment rentals would be managed to ensure tenant satisfaction and rent would be determined by the Applicant based on current perceived incomes of hospitality and retail workers in Lahaina Town. In addition to the actions proposed above, the added rental units will incidentally help to meet West Maui's workers housing deficit. This alternative is also consistent with the policies of the West Maui Community Plan and the Maui Island Plan. The "Applicant's Preferred Alternative" is designed to minimize adverse impacts to the surrounding environment and character of the region.

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

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

Existing Conditions. A wide range of land uses currently surrounds the project site. To the north of the project site is Sacred Hearts School and Maria Lanakila Catholic Church. Directly abutting the Property to the south is Aina Nalu-An Outrigger Condo Resort, a 103 unit multifamily complex. Abutting the Property to the west are residences and to the east of the project site, across the Honoapiilani Highway, lies a gas station and acres of fallow, vacant agricultural lands formerly under sugar cultivation and owned by the Pioneer Mill Co., LTD. (See Figures 1-3) The project site is designated as "Multi-Family" in the West Maui Community Plan Land Use Map.

Potential Impacts and Mitigation Measures. Land uses surrounding the project site consist of commercial, public/quasi-public, single-family, and multi-family uses. The proposed apartment building project is compatible with the adjacent multi-family and residential uses and is not anticipated to have an adverse impact on other surrounding land uses in the area. The project site is located within the limits of the existing Lahaina Town urban center and has ready access to infrastructure systems as well as employment, entertainment and educational opportunities. The proposed project is consistent with the community plan's "Multi-Family" designation.

2. Climate

Existing Conditions. Lahaina's unvarying year-round climate is typical of most coastal leeward areas in the Hawaiian Islands. Lahaina can be characterized as being sunny, warm and dry for most of the year. Lahaina's climate is stable due to the surrounding Pacific Ocean, it's tropical latitude, its relative position amongst the other Hawaiian Islands, and prevailing northeasterly trade winds.

The average annual high temperature is 84.9 degrees Fahrenheit with the average low temperature being 66.4 degrees Fahrenheit. June through August are historically the warmer months of the year while the cooler months are generally January to March.

Lahaina is located on the leeward side of the West Maui Mountains and typically receives little rainfall. Rainfall is highly seasonal and Lahaina receives most of its precipitation in the winter months, during the late afternoon and early evening, after the onshore winds bring ocean moisture upslope during the day. Mean annual precipitation from 1916 to 2011 in Lahaina was 14.6 inches. Basic climatic data for the proposed project area can be found at https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?hi5177.

Potential Impacts and Mitigation Measures. The proposed project is not anticipated to have an adverse effect on local climate due to the extremely small scale of the project. In theory, land use change to a "hardscape" or built environment could increase the "heat island" effect causing a change to local climatic conditions. However, the existing project site surface is partly covered in gravel and wood piles and is only partially vegetated. What little vegetation exists at the project site is primarily alien plant species so is kept cropped short and is not irrigated-so provides little shade relief. The project aims to preserve as many, specifically the remaining mango tree and orange tree, as the few shade trees that currently exist on the Property as possible. Additionally, landscaping proposed for the project will increase vegetation cover on the Property and thus provide shade and cooling through evapotranspiration which could result in lower surface and air temperatures, although the small scale of the project is unlikely to affect a measurable difference in local temperatures. (EPA, 2017). Additionally, approximately 19.64 pounds of carbon dioxide, a greenhouse gas, are produced from burning one (1) gallon of gasoline in the typical combustion engine. By reducing the number of commuters driving to work in Lahaina by, many pounds of carbon dioxide may be kept from the atmosphere preventing the warming and climate changing consequences of greenhouse gas emissions (US Energy Information Administration, 2014).

3. Topography and Soils

Existing Conditions. The site is located on relatively flat land. Elevations on the site range from approximately 24 feet above mean sea level at the western boundary of the Property to approximately 28 feet above mean sea level at the eastern boundary of the site. The soils of the proposed project site are classified as Ewa silty clay loam, (EaA) with slopes ranging between 0 and 3%. These soils cover the entirety of the project site. These soils are generally well drained, with a low runoff class with the depth to water table being generally more than 80 inches. The Property was formerly under sugar cane cultivation and residential uses, both of which may

have involved mechanical earth moving, grading and/or grubbing that may have altered the natural topography of the Property. (See Figure 14 Site Topography)

Potential Impacts and Mitigation Measures. The project site was previously altered by sugarcane cultivation as well as residential uses but has been vacant and unused since 2003. The topographic character of the site is relatively flat and minimal grading will be required to prepare the site for construction. BMPs will be implemented to minimize impacts during the construction. The soil composition of the project site is not expected to be significantly altered. As such no adverse impacts to topography and soils are anticipated.

4. Flood and Tsunami Hazard

Existing Conditions. Flood Insurance Rate Map Panel Number 1500030362F as revised November 04, 2015 indicates that the project site is in an area outside the 0.2% annual chance floodplain or an area of minimal chance of flood (Zone X). The site is located within the coastal tsunami evacuation area. (See Figures 12 & 13)

Potential Impacts and Mitigation Measures. The project site is located within an area of minimal flooding. Due to its situation within the coastal tsunami evacuation area, evacuation routes during a tsunami event would be available via the existing crosswalk at the signalized Honoapiilani Highway and Dickenson Street intersection to the nearest "Safe Zone" relative to the project site, which is located at the southeast corner of the Honoapiilani Highway and Dickenson Street intersection. No adverse impacts on the flood and tsunami hazard zones are anticipated during implementation of the project.

5. Flora and Fauna

Existing Conditions. Ms. Mariah Gill, Environmental Consultant, conducted a field survey of the project site in September 2017 (See Appendix F for Flora and Fauna Survey). Flora and fauna observed were typical of species found in the urbanized Lahaina area. Although the project site was previously resided on and gardens may have been cultivated, the project site has been unirrigated, vacant and idle for many years resulting in the dearth of megafauna.

The Property is not located in or adjacent to any wetland or riparian habitat (See Figure 11). The Property's vegetation could be characterized as non-native and typical of urban, highly disturbed land. The most common vegetation inhabiting the site is koa haole (*Leucaena leucocephala),* Guinea grass (*Megathyrsus* maximus), false mallow (*Malvastrum coromandelianum),* scarlet spiderling (*Boerhaavia coccinea)* and 'uhaloa (*Waltheria indica)*. Of the 12 species of plants found at the project site, only one species is indigenous to Hawaii, 'Uhaloa (*W. indica)* which is widespread in the local region and on other Pacific islands. A single specimen of orange (citrus), mango, and monkey pod respectively were found on the Property. The remaining 11 species are not native to Hawaii. There are no rare, Federal or State listed threatened or endangered species of plants found at or in the vicinity of the project site.

Alien bird species are commonly spotted in the Lahaina region and feathers of the common mynah and the barred and spotted doves were found. While not observed during the survey times, evidence of feral cats was found on the project site including scat and empty cat

food containers. Evidence of the carpenter bee (*Xylocopa sonorina)* was found in a wood pile on the Property but no specimens were observed. There are no rare, Federal or State listed threatened or endangered mammal, bird, or insect species at or in the vicinity of the project site. Animal life which may be found in this area is typical of other urbanized regions around West Maui. While not observed during the survey, common rats, mice and mongoose are commonly found in this area. No evidence of the Hawaiian hoary bat was observed.

Special attention was expended looking for both the Blackburn Sphynx Moth (*Manduca blackburni)* and the yellow-faced bees (*Hylaeus spp)*. A separate survey of the Property was done in the morning of September 18th, 2017 to search for *Hylaeus* and potential nests, larvae and food plants. While tree tobacco (*Nicotina glauca*), host plant of *M. blackburni,* are generally found in disturbed areas and on the sides of highways, no *N. glauca* specimen were found on the project site. No signs of *M. blackburni* were found. The only native plant observed was the uhaloa (*W. indica)*. *Hylaeus* is only known to gather pollen and nectar from native Hawaiian plants. Other than the *W. indica*, no native flowering plants were observed. A pile of mango wood and stump on the Property and the stems of healthy *W. indica* found on Property were searched for signs of *Hylaeus* and/or nests—no signs of *Hylaeus* were found.

Potential Impacts and Mitigation Measures. There have been no Federal or State listed threatened or endangered plants or special plant communities identified within the project site. The proposed project is not anticipated to have significant impacts on botanical resources.

There have been no Federal or State listed threatened or endangered animals or special habitat identified within the project site. While no threatened or endangered plant or animal species are known to exist on the Property, the following specific mitigation measures will be taken:

No permanent open water features are planned for the proposed building. Pest control will be administered to target potential rodent and feral animal populations should they be detected. Outdoor lighting will be minimized and down shielded to the extent practicable to help avoid creating an attractive nuisance to seabirds, specifically the Newell's shearwaters (*Puffinus newelli*) and Hawaiian petrels (*Pterodroma sandwichensis*) that might transit over the Property at night. Trees greater than fifteen feet tall will not be removed or trimmed between June 1 and September 15 through the development of the project to avoid interference with the Hawaiian hoary bat pupping season.

6. Air Quality

Existing Conditions. Current ambient air quality at the proposed project site is within both the state and national ambient air quality standards. Air quality in Lahaina was considered "Good" based on low (under 50) Air Quality Index (AQI) values 99% of the time for the past 9 years. This air quality index level is acceptable, however may cause a moderate health concern for a very small number of people who are unusually sensitive to air pollution (Airnow, 2017). In Lahaina, the pollutant causing intermittent periods of "moderate" air quality is "vog" or SO_2 gas and particulate matter less than 2.5 micrometers in diameter ($PM_{2.5}$) from volcanic emissions of

the Kilauea Volcano on the Hawaii Island cause Lahaina to have periods of "Moderate" air quality (AQI 51-100). Other sources of $PM_{2.5}$ emissions near the project site include automobile exhaust from traffic travelling on Honoapiilani Highway and Dickenson Street as well as from fugitive dust emissions from the fallow fields and various construction activities in the region. Daily wind speeds in Lahaina averaged approximately 12 mph between October 2016 and October 2017 and quickly dispersed any intermitted air pollution in the region (Weather Underground, 2017). Daily regional wind speeds are attributed to the prevalent easterly/north easterly trade in this area. Current air quality data, trends and local conditions affecting air quality in the project area can be found at and http://health.hawaii.gov/cab/hawaii-ambient-air-quality-data/ and https://www.homefacts.com/airquality/Hawaii/Maui-County/Lahaina.html

Potential Impacts and Mitigation Measures. In the short term, construction related activities will be the primary source of airborne pollutants in the form of dust and exhaust emissions. The emission can be mitigated by proper vehicle and construction equipment maintenance and the use of dust control. BMPs will be implemented during construction to mitigate potential for dust-related impacts, including but not limited to, utilizing dust barriers, dust irrigation, and vegetating and/or watering disturbed dirt areas. In the long term, new tenants will be encouraged to take alternative modes of transportation such as walking, biking and public transit due to the convenient location of the Project to the conveniences and employment centers of Lahaina Town. This will reduce CO2 and other pollution emissions associated with vehicle transport and driving having a beneficial impact to regional air quality. Once completed the proposed project is not anticipated to generate any adverse air quality impacts.

7. Noise Characteristics

Existing Conditions. The project site is currently vacant with existing background noise in the vicinity of the project site coming from traffic along Honoapiilani Highway and Dickenson Street. Other noise is attributed to Sacred Hearts School where children playing and school and church bells contribute to the background noise of the area.

Potential Impacts and Mitigation Measures. In the short term, construction related activities will be the primary source of noise pollution. Noise from vehicle and machinery activities can be mitigated by proper maintenance and the use of mufflers or other noise control equipment. Construction work will be scheduled during appropriate working hours to limit adverse impacts to sensitive residential receptors in the vicinity of the project. Material dust barriers built around the Property boundary may help to attenuate noise from construction activities leaving the Property. Sacred Hearts School classrooms have air conditioning and as such keep windows and doors closed for most of the school day. This will help to keep construction noise from disrupting class on the short term. The Applicant will work with Sacred Hearts School to find ways to mitigate construction noise impacts on potential sensitive special events or School activities. The Applicant will maintain communication with the School to determine appropriate mitigation during the construction phase. Once completed the proposed project is not expected to be a source of noise pollution.

The proposed project design includes insulated windows, doors, walls, ceiling and floors which will reduce the impact of noise primarily from Honoapiilani Highway on future tenants. As

such, in the long term, the proposed project will generate noise that is typical of residential use and is not anticipated to generate any significant adverse noise pollution.

8. Visual Resources and Urban Design

Existing Conditions. The project site is located on Dickenson Street near the downtown part of Lahaina Town and is also located within the Lahaina Historical Landmark District. Lahaina Town is known for its historic character and charm and efforts have been expended to preserve the historic character of the town. The site is located within the Lahaina Historical Landmark District (See Figure 10). The West Maui Community Plan sets objectives and policies for the urban design for West Maui and also specifically for Lahaina Town to help to maintain the historical character of the District.

Honoapiilani Highway borders the site to the east. Due to the urbanized nature of the surrounding area, scenic resources in the vicinity of the project site are limited. There are no scenic views across the project site from public streets due to existing development on abutting properties as well as the area's relatively flat topography. Also to the east lies vast expanses of vacant agricultural lands where sugar cane was formerly cultivated and these vacant fields lie between the mountains and the existing urbanized Lahaina Town center and proposed project site.

Potential Impacts and Mitigation Measures Building design will be similar to the surrounding area and landscaping will provide visual buffering from the road looking at the building. The proposed project is consistent with the following specific objectives and policies set for the urban design of Lahaina Town intended to maintain the historical character of Lahaina:

7. Landscape Character:

d. Landscaping along Wainee Street and other interior streets should be designed to soften the effects of the built environment and to provide buffers for parking areas.

The project plans include landscaping around the perimeter of the building and on site open air parking area. Additionally, existing mature trees on the property will be preserved to the extent possible in order to provide shade. Landscaping will provide a visual buffer between Honoapiilani Highway and the Property.

8. Building Character:

a. New building and renovation of existing buildings in Lahaina town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.

b. Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- to two-story building heights encouraged.

c. Building design should complement the pedestrian character of Lahaina town. Restraint and harmonious relationships with natural and man-made surrounding should characterize building form; harsh forms or shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means. Such themes may include:

1) First story awnings or covered walkways
2) Transom openings above windows and doorways
3) Multiple panes in storefront windows.
4) Second story balconies.

d. Encourage the use of natural materials in existing or new buildings.

e. Emphasize contrasting earth-tone color schemes for buildings.

The architectural design of the building is inspired by the plantation style homes or "cane houses" of Historic Lahaina. The project proposes an 8-unit structure under 35' in height consistent with the scale and size of surrounding structures and historical structures in Lahaina. Sloped roofs are utilized and only the makai potion of the structure consists of three (3) stories. Contrasting earth-tone paint colors are planned for the building and all of the ocean side second story apartments are designed to have balconies to complement the pedestrian character of Lahaina. No harsh forms, colors or shapes are included in the building designs and the Applicant plans to utilize mango wood preserved from old trees cut from the Property in building décor and design. Planters with native and tropical plants are planned along walk ways between the parking and the building further emphasizing the pedestrian character of the proposed project.

As such, there are no significant adverse impacts on scenic and open space resources.

9. Cultural and Archaeological Resources

Existing Conditions. In November of 2017, Cathleen A. Dagher of Scientific Consultant Services, Inc. completed a Cultural Impact Assessment (CIA) for the proposed project. That CIA is available in Appendix B. The project area is located in the Paunau Ahupua'a which literally translates to "completely chewed up" (Pukui et al 1974 in Dagher, 2017). The District of Lahaina has been a traditional, political, residential, and cultural center since pre-Contact (pre-1778) times and as such has been registered as the Lahaina National Historic Landmark District, National Park Service reference number 66000302. The Lahaina Historic Landmark District Boundary is listed in the Hawaii Register of Historic Places as State Site Number-50-03-3001. The District Boundary encompasses more than 60 Sites and was nominated for placement on the National Register of Historic Places on December 29, 1962 (updated in 1974).

Lahaina literally translates to "cruel sun" but some believe the original name for Lahaina was *"lele"* meaning small piece of property (Dagher, 2017). Lahaina is traditionally known for its favorable climate and soils for breadfruit, "*ulu",* cultivation and Lahaina was formerly known for its verdant gardens and groves of *ulu* trees. Lahaina was a utilized by the Hawaiian high chiefs of Maui as a favorite place of residence and ruling because of its proximity to other islands, favorable climate, and abundant resources (Handy and Handy, 1972 in Dagher, 2017). Lahaina was known as a place of refuge, "*pu'uhonua*", or a place where people could be saved from

death (Kamakau, 1961 in Dagher, 2017). Lahaina served as the capital of the Hawaiian Kingdom from 1802 until 1850 when the capital moved to Honolulu (Dagher, 2017).

According to the Waihona ‘Aina, 2017 Database, 71 Land Commission Awards were claimed within Paunau Ahupua’a. The Office of Hawaiian Affairs 2017 Database indicates that the current project area is located within LCA 7713 (Royal Patent 4475) which was awarded to Victoria Kamamalu. The Title Report and Deed for the Property also indicate that the project area also includes a protion of LCA 8542-B, Apana 1 to Peke. There are numerous LCAs in the region surrounding the project site indicating that the region was heavily utilized during pre-contact and historic periods. Aerial photographs of the region from 1949 show that the current project site was previously utilized for sugar cane cultivation (see Appendix G). Later historic photographs from the 1960s, show residential dwelling(s) on the Property. According to historical tax records, in 1957 two (2) structures were either constructed or placed on the Property, an approximately 1,970 SF dwelling, and an approximately 1,130 SF garage with washroom and patio. In 1996 and 2003, the structures were demolished and the site has been unused for the past 21 years. An interview with George “Keoki” Freeland, former Pioneer Mill employee and former head of the Lahaina Restoration Foundation, was conducted through the consultation process for this project. Mr. Freeland’s interview corroborates the historical photos and tax records indicating that the project site was under commercial sugar cane cultivation prior to modern residential use. There is no evidence of historic or archaeological resources at the project site.

No archaeological studies were previously conducted in the project area but many studies have been conducted in the general vicinity of Lahaina Town. During the consultation process, SCS reached out to 30 individuals and organizations in order to gather information on potential cultural practices that were or may be conducted in the vicinity of the proposed project. A total of seven (7) written responses were received by SCS to their queries for information. Those responses may be viewed in Appendix B.

Potential Impacts and Mitigation Measures. The project area has not been used for traditional cultural purposes within recent times. Based on response, interview, and archival research SCS concludes 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 the proposed construction of the 8-unit apartment building. However, two (2) respondents in the CIA have brought up that West Maui lands were once culturally significant lands inhabited by the ali’i and that all of Lahaina, to some, continue to be culturally significant. In order to mitigate the potential for encountering subsurface historic or cultural resources an archaeological monitoring plan will be prepared and implemented according to the requirements of the State Historic Preservation Division. In accordance with Section 6E-43, HRS and Chapter 13-300, HAR, if any significant cultural deposits or human skeletal remains are encountered, work will stop in the immediate vicinity and the SHPD will be contacted. SCS recommends that if concerns arise during the permit review process, cultural advisors be consulted to ensure that appropriate mitigation measures, if needed, can be put in place before construction starts. Thus, there are no anticipated impacts to archaeological or cultural resources of the region associated with proposed project.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Demographics

Existing Conditions. The population of neighboring islands is projected to grow significantly faster than that of Honolulu, and Maui County's population is projected to grow by 25% by 2025 (State of Hawaii DEBT, 2015). According to the US Census, the resident population of the County of Maui in 2010 was approximately 154,834 and was estimated to be 165,386 in 2016. This represents a 6.8 percent increase over only six (6) years (US Census Bureau, 2010) The proposed project is located in Lahaina Town, within the West Maui Community Planning area. The population of West Maui in 2010 was approximately 22,156 (US Census Bureau, 2010) and was estimated to have increased to 24,985 people as of 2017 (Esri Estimate, 2017), a 1.7% growth rate over 7 years. As the visitor industry is based in Lahaina many people commute to West Maui for work or live in overcrowded living situations. Lahaina's person per household ratio was 3.48 compared to Maui County's 2.96 persons per household ratio in 2011-2015 (US Census Bureau, 2010).

The socio-cultural makeup of the municipality of Lahaina, Maui, Hawaii is considered a cultural "melting pot" much like other coastal communities in Hawaii and when considered in context of Maui County and the State of Hawaii, Lahaina's demographics are not unusual. 39.5% of Lahaina's resident population identified as Asian, 23.4% as white and 18.7% as multiracial (also defined as 2 or more races, not Hispanic/Latino). The 2010 Census reported the State of Hawaii's Asian population at 37.3%, Maui County reported 28.7%. The population with 2 or more races were reported at 23.6% in the State of Hawaii and 23.5% in Maui County. Therefore, Lahaina's demographic breakdown is typical for Maui County and the State of Hawaii, and Lahaina does not represent an area with a relatively high minority population compared to other locales in Hawaii (US Census Bureau, 2010). The vast majority (89.4%) of the populace had achieved either a high school diploma or higher and approximately 23% of Lahaina's population age 25 or older has received a bachelor's degree or higher. (US Census Bureau, 2010). Basic census and demographic data can be found at https://www.census.gov/quickfacts.

Potential Impacts and Mitigation Measures. The proposed project is an urban in-fill project intended to help alleviate some of the regions residential housing demand. Although small in scale, the project could result in slight increase in Lahaina's resident population. While the intention of the project is to house people who already work in Lahaina Town population may increase if commuters from other parts of Maui are housed in the new project. As noted above, Maui's population is continuing to grow and the proposed project will help meet anticipated population growth that will occur with or without the project. As such, the project is not anticipated to have a significant impact to Maui County and aside from the possible slight increase in population, no significant impacts to Lahaina's population or demographics are anticipated.

2. Economy

Existing Conditions. With its dry and mild climate and proximity to recreation-orientated shoreline resources Lahaina's visitor based economy has grown steadily. The town of Lahaina serves as the commercial, visitor industry and residential center of the region. Along with South

Maui, West Maui has evolved into the primary region for economic activity and employment and as such has attracted significant development and capital investment over the past 40+ years. In Maui County, approximately 19.52% of the population works in accommodation and food services and approximately 11.23% work in retail (Sperling, 2017). Lahaina Town itself hosts a number of restaurants, retail shops, entertainment hubs, tourism activities, and visitor accommodations attracting workers from all over Maui County. In 2016 there were approximately 12,382 workers commuting in and out of West Maui daily. 7,444 of those commuters were employed in West Maui but lived elsewhere (US Census Bureau, 2016).

Potential Impacts and Mitigation Measures. The proposed apartment building will provide short-term construction related employment opportunities. In the long term, the proposed project could support the local workforce through maintenance and rental management services. Finally, new renters that may move to the area from other parts of the island will support the local economy with new consumers of services and goods from local businesses.

3. Housing

Existing Conditions. In Hawaii, housing units area more crowded than in other places. Crowding is defined as more than one person per room. The national average crowding rate was 3.2% in 2009. Maui County at 9%, has the highest rate of overcrowding in the State of Hawaii and one of the highest in the nation. The only market reviewed by SMS Research that had a higher crowding rate was Orange County (9.4%) (SMS Research for HHFD, 2011). Housing crowding may explain why population density in Lahaina is comparable to population density per square mile of the highly urbanized island of Oahu. Lahaina's density in 2010 was 1,503 people per square mile and Oahu's density was approximately 1,587 people per square mile in the same year (US Census Bureau, 2010).

As population on Maui is expected to increase by 25% by 2025, housing demand is also forecasted to continue to rise. Demand for additional housing units during the 2015-2025 period is 13,949 additional housing units for Maui County (State of Hawaii DEBT, 2015). High housing costs, particularly in Maui County have had a negative impact on residents resulting in about 30% of households dedicating more than 40% of their income each month to shelter payments (SMS Research for HHFD, 2011). Approximately 44% of households rented in the County of Maui in 2011 and these renters paid highest amount outside of Honolulu to cover monthly housing expenses (SMS Research for HHFD, 2011). Demand was found by SMS Research (2011) to be highest for Maui along with price increases and while more units have been added to Maui's inventory than in other counties, the level of out-of-state ownership has also been much higher suggesting that pent-up demand may be higher for Maui than for other counties (SMS Research for HHFD, 2011).

City-Data reported that in 2015 the median gross rent in Lahaina (area reaching from Olowalu to Kapalua) was $1,371 (City-Data, 2017). Approximately 19 separate apartments were listed on various sites (Honolulu.Craigslist.org, Zillow.com, Realtor.com, Rent.com) as available for rent in November of 2017 within approximately 1 mile of the project site. Of these, most were rooms or converted parts of single-family homes that were listed on Craigslist with very little information ranging from approximately $1,350 to $1,950 per month for a one-bedroom

apartment. Zillow, Realtor and Rent.com websites only listed rental units within the Ho'onanea Condominium complex which were 3-bedrooms 2-bathrooms and listed between $2,950 and $3,300 per month. More rental inventory was observed to the north of Lahaina Town in Honokowai and Napili neighborhoods, approximately 6.5 miles north of Lahaina.

Potential Impacts and Mitigation Measures. There is already a perceived shortage of legal, safe rental inventory in Lahaina. Many working in the visitor industry are excluded from buying in the housing market due to the relatively high home costs in West Maui. When existing homeowners convert or designate parts or rooms of existing homes for rentals, it is difficult for shelter seekers to know if such rentals are legal, safe and managed by dependable landlords. Renters are then forced to settle for potentially subpar rental arrangements, pay more than 40% of their income on shelter, or find housing elsewhere on the island and commute to Lahaina. As housing demand is anticipated to increase, competition for existing rental units will intensify possibly worsening an already stressed rental market. Although the intent of the Applicant is to provide rental units affordable to the local workforce, the County's residential workforce housing ordinance, Chapter 2.96, MCC, is not applicable to the project since the total number of new units is under 10. See letter from the Department of Housing and Human Concerns Director Carol Reimann in Appendix A. The proposed apartment building, while small in scale, will help to accommodate an extremely small portion of the projected housing units needed to meet the rising housing demand in West Maui. Additionally, the proposed apartment building will be safe and well-managed protecting renters from landlord abuse and hazardous living conditions. As such, the proposed project is anticipated to have a small, positive impact on housing conditions within Lahaina Town.

C. PUBLIC SERVICES

1. Medical Facilities

Existing Conditions. Maui Memorial Hospital is currently the only major medical facility on the island. This facility provides for all acute, general and emergency care services and is located approximately 21-miles from the project site. Emergency ambulance services are based at the Lahaina Civic Center Complex (approximately 2.4 miles from the project site) and at the Napili Fire Station (approximately 8.5 miles from the project site). The West Maui Hospital and Medical Center ('WMHMC') broke ground on August 15, 2016 and is expected to complete construction and open its 25-bed Hospital with 24-hr Emergency Room at the end of 2018. WMHMC is located approximately 5-miles from the project site. The WMHMC will also include the following services:

- 9 Critical Care/Telemetry Beds
- 3 Operating Rooms
- 16 Medical Surgical Beds
- MRI
- CT
- Diagnostic Radiology Department
- Outpatient Services
- Clinical Laboratory and Pharmacy
- Social Services

Future plans and more information on the WMHMC can be found here: http://wmhandmc.com/. Additionally, several medical and dental offices and pharmacies are located in the Lahaina area to serve the region's residents including but not limited to Maui Medical Group and Kaiser Permanente's Lahaina Clinic.

Potential Impacts and Mitigation Measures. The proposed project is an urban infill project and will not extend the existing service area for emergency medical services. Further the new WMHMC is under construction and is only approximately 5-miles from the project site. As such, the proposed project is not anticipated to present impacts on existing medical facilities and services.

2. Recreational Facilities

Existing Conditions. There are numerous recreational facilities near Lahaina Town. These facilities include several County and State parks and back parks. There is currently no recreational park area within the Property. Recreational facilities in Lahaina Town include the Lahaina Aquatic Center located approximately 0.6 miles from the Property which is ADA accessible, includes an Olympic sized swimming pool and children's pool, parking lot with 150 spaces and electric car charging stations, and showers, changing space and restrooms. The Lahaina Recreation Centers 1 and 2 are also ADA accessible and located less than a mile from the project site and provide public restrooms, playground, picnic tables and barbecue grills, illuminated parking with 151 spaces, drinking water and 18 acres of playing fields. Additional park and recreation spaces near the project site include but are not limited to the Kamehamhea Iki Cultural and Beach Park, Lahaina Banyan Court, Lahaina Civic Center, Puamana and Launiupoko Beach Parks, Malu Ulu Olele Park, Kelawea Mauka Makai Park, and the West Maui Senior Center.

Potential Impacts and Mitigation Measures. The proposed project is centrally located to provide easy walking, biking and driving access to many of the regions recreational opportunities. Pursuant to Maui County Code Chapter 18.16.320, the Applicant will satisfy the park dedication requirement by paying an in-lieu fee to the County of Maui Department of Parks and Recreation. As such, the proposed project is not anticipated to have any significant adverse impacts on the region's recreational resources.

3. Police and Fire Protection

Existing Conditions. The project site is within the Maui Police Department's service area. The County of Maui's Police Department is headquartered in Wailuku, Maui. The Lahaina Police Station, located at 1850 Honoapiilani Hwy, serves Lahaina. Lahaina, Maui, HI 96761 approximately 2.4 miles from the project site.

The County's Department of Fire and Public Safety offer fire prevention, suppression and protection services on Maui. 14 fire stations serve Maui County with two located in the West Maui region, the Lahaina Fire Station and the Napili Fire and Ambulance Station. The Lahaina Fire Station is located at 1860 Honoapiilani Hwy. Lahaina, Maui, HI 96761,

approximately 2.4 miles from the project site. The Napili Fire and Ambulance Station is located at 4950 Hanawai St., Lahaina, HI 96761 approximately 8.5 miles from the project site.

Potential Impacts and Mitigation Measures. The proposed project is an urban infill project within Lahaina Town and is currently within existing service areas for fire and police. The Applicant proposes to comply with the fire protection requirements of the Fire Code and/or Fire Department. As such, the proposed project is not anticipated to present significant adverse impacts on existing police and fire service is the region.

4. Solid Waste

Existing Conditions. The project site is within the service area of the County of Maui but the County does not provide refuse service to apartment buildings. The private collection company, Maui Disposal Service currently services Sacred Hearts School and others not served by the County in the area. There are six operating landfills, recycling and/or refuse convenience centers in Maui County. Residential solid waste collected by the County of Maui is disposed at the Count's Central Maui Landfill located in Kahului approximately 25-miles from the project site. The Central Maui Landfill also accepts residential and commercial waste from private collection companies like Maui Disposal Service. In addition to the Central Maui Landfill, the Olowalu Recycling and Refuse Convenience Center is located approximately six (6) miles south of the project site in Olowalu and serves West Maui by accepting residential refuse, green waste, as well as used oil and recyclable materials. No commercial waste is accepted at the Olowalu facility and waste from this facility is transported to the Central Maui Landfill for ultimate disposal or recycling.

Potential Impacts and Mitigation Measures. During construction, solid waste will primarily consist of left-over building materials and some vegetation during grubbing and grading and this waste will be disposed of properly, in accordance and coordination with the County's Solid Waste Division. The Applicant will seek to minimize construction waste and will recycle construction material waste per normal practice. Virtually no demolition material is expected, as the site is vacant.

In the long term, the eight (8) apartments in this proposed a private solid waste disposal company would serve project. Recycling bins will be provided for the apartment complex. The proposed project is not anticipated to affect the service capabilities of County or private waste collection operations and disposal facilities.

5. Schools

Existing Conditions. The West Maui area is served by four public schools operated by the State of Hawaii, Department of Education (DOE): Lahainaluna High School, Lahaina Intermediate School, Princess Nahienaena Elementary School and King Kamehameha Elementary III School. Privately operated pre-elementary, elementary and high school schools including but not limited to Sacred Hearts Elementary School and Maui Preparatory Academy also serve the region. The University of Hawaii-Maui College (UH-Maui) is located in Kahului, and is part of the University of Hawaii system. UH-Maui is the primary higher education institution serving Maui. In addition to the Kahului campus there is a UH-Maui Lahaina Education Center that opened in Fall 2007.

The enrollments in the four West Maui public schools have grown significantly in the past twenty years. Currently, all four public schools are over capacity. See below for more information on each school.

School	Distance from Project Site	Grade Levels	Public /Private	Special Education?	Current Enrollment	School Capacity (DOE, 2010)
King Kamehameha III Elementary School	0.4 miles	pre-K thru 5	Public	Yes	776	646
Princess Nahi'ena'ena Elementary School	1.4 miles	pre-K thru 5	Public	Yes	733	612
Lahaina Intermediate School	1.3 miles	6 thru 8	Public	Yes	635	571
Lahainaluna High School	1.5 miles	9 thru 12	Public	Yes	1014	969
Sacred Hearts School	25 feet	pre-K thru 8	Private	No	169	NA
Maui Preparatory Academy	8 miles	pre-K thru 12	Private	No	179	NA

Potential Impacts and Mitigation Measures. The proposed project is located within the West Maui Impact Fee District, which coincides with the Lahainaluna Complex Area (DOE, 2010). In accordance with the Fee, the DOE will assess the apartment units based on the projected number of students to be generated from the Project. According to the DOE estimated student generation formula, the eight (8) proposed apartment units will generate 1.44 students to the West Maui School District. The Applicant will comply with the requirements of the West Maui Impact Fee District regarding school impact fees.

D. INFRASTRUCTURE

1. Roadways

Existing Conditions. Austin, Tsutsumi & Associates, Inc. (ATA) conducted a traffic assessment for the proposed project in May of 2017. See Appendix D for the Traffic Assessment. Honoapiilani Highway is a State highway that provides regional connectivity for West Maui to the rest of the island. In the vicinity of the Project, Honoapiilani Highway is generally a north-south, four-lane, two-way, divided road with a speed limit of 35 mph. The highway begins in Wailuku where it transitions from South High Steet and continues southward towards Maalaea. The highway borders the coastline as it curves back to West Maui and northward to Honokohau

where it transitions into Kahekili Highway. The project is located near the signalized Honoapiilani Highway/Dickenson Street intersection.

Dickenson Street is generally an east-west, two-lane, two-way, undivided County roadway with a speed limit of 20 mph in the vicinity of the project. The road begins to the west at its intersection with Front Street and travels east before terminating at its intersection with Mill Street. The roadway is relatively narrow with no shoulder space fronting the project.

On May 10th and 18th of 2017, ATA made the following observations at the Dickenson Street/Honoapiilani Highway Intersection during the AM and PM peak hours of traffic:

- Vehicular turning movements onto Dickenson St. from Honoapiilani Highway are restricted to passenger cars and pickup trucks based on existing warning signs.
- Average northbound left-turn vehicle queues range from 1-3 vehicles long during both AM and PM peak hours and generally cleared within a single signal cycle
- Average eastbound approach vehicle queues range from 4-7 vehicles long during both AM and PM peak hours and generally cleared within a single signal cycle
- A small 6-stall parking lot for the Sacred Hearts School is located about 50-ft west of the signal, but did not provide significant impacts to traffic flow.

Potential Impacts and Mitigation Measures. The ATA Traffic Assessment calculated trip generation for the proposed project using the Institute of Engineers (ITE) Code 220 for Apartment. ATA concluded that the proposed project is anticipated to generate 8 trips in the AM peak hour of traffic and 23 trips during the PM peak hour of traffic. The proposed project will result in project-generated traffic that is well below the minimum 100-new trip threshold that would trigger the need for a Traffic Impact Analysis Report. ATA further anticipated minimal impacts to turning movement at nearby intersections on Dickenson ST, Honoapiilani Highway and Wainee Street. ATA further recommended that left-turn entry onto the Project site should be restricted. Additionally, during a preliminary request for consultation in August of 2017, the Maui Police Department submitted recommendations based on safety concerns with regards to the proximity of the project driveway to Honoapiilani Highway. The Department recommended that left-turns onto the Property from Dickenson Street, as well as left-turns out of the Property onto Dickenson Street be restricted. In response to both ATA and the MPD's recommendations, the Applicant will restrict left-turns into the Property as well as left-turns out of the Property onto Dickenson Street (See Appendix A for letter from MPD). The Applicant plans no vehicle entry/exit off of Honoapiilani Highway onto the project site. Roadway improvements such as sidewalks, curbs, or gutters will be coordinated with the County of Maui Public Works Department as appropriate for the Project.

2. Wastewater

Existing Conditions. The proposed project is within the service area of the County of Maui, Department of Environmental Management's Wastewater Reclamation Division. Wastewater from Lahaina is treated at the County's Lahaina Wastewater Reclamation Facility (LWRF) located approximately 5 miles north of the Property. A portion of the treated LWRF's effluent is utilized to irrigate the Kaanapali Golf Courses. As of August 28, 2017 (See Appendix A for DEM Pre-Consultation Response Letter) the Department of Environmental Management reported that there was available

capacity in the Lahaina wastewater system. An existing 8" sewer line fronts the Property along Dickenson Street.

Potential Impacts and Mitigation Measures. The proposed project will generate approximately 2,040 gallons of wastewater daily (See Appendix E). The County has stated that there is available capacity in the Lahaina wastewater system as of August 28, 2017, the Applicant understands that capacity cannot be guaranteed until the issuance of a building permit. The Applicant plans to connect any new laterals installed for the subject project to the existing 8" sewer line fronting the Property along Dickenson Street. During constructing the Applicant will work with the County to notify neighbors if any temporary disruption to service is necessary during installation and connection work. Due to the small scale of the proposed project, no significant adverse impacts to the existing County wastewater system is anticipated for the long term. All wastewater system improvements will be designed in accordance with appropriate regulatory design criteria.

3. Water

Existing Conditions. The proposed project is currently within the County of Maui, Department of Water Supply's (DWS) domestic water system. The County water system services the coastal areas from Launiupoko to Kaanapali and from Honokowai to Napili. The County's water system sources water from both surface waters and groundwater sources. The Launiupoko Aquifer underlies the Property and has a sustainable yield of approximately seven (7) million gallons per day (See Appendix A for DWS Pre-Consultation Response Letter). There is one existing 5/8-inch water meter on TMK: (2) 4-6-011:011 of the project site. Two 12-inch water lines lie adjacent to the property on Dickenson Street and Honoapiilani Highway.

Potential Impacts and Mitigation Measures. The proposed project will have an estimated daily water demand of 4,480 gpd according to the Water System Standards, 2002, State of Hawaii Table 100-18. Fire flow demand for multi-family residential development is 2,000 gallons per minute for a 2-hour duration. There are existing fire hydrants on the northwesterly corner of Honoapiilani Highwaay and Dickenson Street and on Dickenson Street near the southwest corner of the property (See Appendix E). The DWS will require an approved backflow preventer to be installed on site and recommends implementing a number of water conservation and pollution prevention BMP's to alleviate demand on the Lahaina water system and to protect the Launiupoko Aquifer. The Applicant will implement BMP's to protect groundwater resources and to conserve water. As part of the building permit process, domestic water and fire flow calculations will be provided to ensure that there is adequate capacity in the Lahaina water system to accommodate the proposed project in accordance with the rules of DWS. All water system and fire protection improvements will be designed in accordance with applicable regulatory design standards and the Fire Code.

4. Drainage

Existing Conditions. The Preliminary Engineering Report (PER) was prepared by Otomo Engineering, Inc. in December 2017 to document existing infrastructure and the required onsite and offsite improvements to waterwater, water, drainage, roadway and general electrical systems necessary for the proposed project. A preliminary grading and drainage plan was included in the PER. Onsite runoff generally sheet flows in an east to west direction across the property, toward adjoining properties to the west and ultimately toward Wainee Street. It is estimated that the

existing 50-year, 1-hr storm runoff from the project site is 0.310 cfs, corresponding to a runoff volume of 186 cf. See Appendix E for Preliminary Engineering Report.

Potential Impacts and Mitigation Measures. After the development of the proposed project, it is estimated that the 50-year, 1-hr storm runoff will be 1.111cfs, corresponding to a runoff volume of 500 cf. The increase in runoff of 0.801 cfs, with an increase in runoff volume of 314 cf. Onsite runoff will be intercepted by catch basins located within the paved parking area and conveyed to an onsite subsurface drain. The subsurface drainage system will consist of a perforated drainline embedded in crushed rock, which will be wrapped with a layer of filter fabric. Surface runoff entering the perforated pipe will be allowed to infiltrate into the ground. The drainage system will be designed to accommodate the increase in surface runoff volume from a 50-year, 1-hr storm post project development. (See Appendix E for Preliminary Engineering Report) The proposed project plans to utilize low impact design and green drainage features in its drainage plan to mitigate potential increases in storm water runoff. "Grasscrete" is currently planned for the five (5) stalls fronting Dickenson Street per Chapter 19.36A.110, MCC instead of concrete or another non-permeable paving material. This will allow rainwater to infiltrate back into the ground reducing sheet flow across the Property and total runoff from the Property. A drainage plan and Best Management Practices will be implemented in accordance with Chapter 4, "Rules for the Design of Storm Drainage Facilities is the County of Maui" and Chapter 111, "Rules for the Design of Strom Water Treatment Best Management Practices."

5. Electrical and Telephone Systems

Existing Conditions. Maui Electric Company will provide electrical services to the project site. Maui electric has large 69 Kv transmissions lines which go over the West Maui Mountains to deliver electric power from their generating station located in Maalaea at 1000 North Kihei Road, Maui, Hawaii 96753 to Lahaina and the rest of West Maui. Wind turbines and some hydroelectric generation to the south of the Project contribute to the alternative energy mix utilized by MECO to serve reliable and more sustainable service to consumers. Hawaiia Telcom and Spectrum as well among others provide telephone, internet and cable services in the Lahaina region. There is existing overhead lines and power poles on the south side of Dickenson Street fronting the Project.

Potential Impacts and Mitigation Measures. The proposed project would connect to the existing MECO overhead lines and power poles fronting the Property for electrical service. Future apartment residents will be responsible for their own telephone, cable and/or internet services. The proposed project is not anticipated to have significant impacts to the electrical, telephone, internet or cable services in the region. Solar site lighting and attic fans will be utilized for the project.

III. CUMULATIVE AND SECONDARY IMPACTS

Pursuant to the Hawaii Administrative Rules, Chapter 200, Section 11-200-2, a "cumulative impact" means:

…the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

It is important when looking at cumulative impacts to consider what are "reasonably foreseeable actions", such as other developments or infrastructure improvements/changes that have already been approved or officially proposed, within the vicinity of the Project on a similar timescale. At this time, Kahoma Village and the West Maui Community Plan update process are two such actions that may be considered with the proposed project to assess cumulative impacts as no other apartments are currently proposed or approved for West Maui (County of Maui Presentation, 2017)

The West Maui Community Plan (WMCP) is a community specific plan that provides guidance on future development and revitalization of the West Maui Community Plan area over a 20-year period. The WMCP is utilized by County departments to guide annual operating budgets for specific programs and projects, to inform project-specific changes in zoning, and to keep West Maui consistent with the goals and actions of the community derived WMCP. WMCP was last updated in 1996 and is overdue for an update. The WMCP update process will take place in five (5) phases-to date only the first phase has been completed with Phase II underway. Phase II involves conducting community educational workshops and will conclude in Winter of 2018. Phase five (5), Maui County Council Approval, is anticipated to occur between Winter of 2019 and Winter of 2020. More information on the WMCP update process is available here: https://www.wearemaui.org/. Throughout the WMCP update process it is possible that the community may delineate additional areas in West Maui that they feel is appropriate for multi-family or apartment type complexes. Additionally, goals may be set to improve or change infrastructure, especially roadways and traffic flow in Lahaina Town. However, the timeline of the WMCP update is beyond what is anticipated for the proposed project. Should additional lands or areas be designated for future potential apartment rental housing, planning for such areas would need to consider existing and future apartment rental needs.

Kahoma Village is 203 single and multi-family unit residential neighborhood being developed by Stanfod Carr on 22 acres located approximately 1 mile from the proposed project site (Kahoma Village, 2017). The Kahoma Village project is currently under construction and is expected to be completed by early 2018. As such, when the proposed project applies for a building permit, capacity-in both the water system and wastewater system-to accommodate the proposed project's 8-unit demand will be determined based on a future demand that includes that of the new Kahoma Village. With regards to projected population growth and housing demand, Maui County's forecasted demand for additional housing units is between 13,949 and 15,008 units during the 2015-2025 period (State of Hawaii DBEDT, March 2015). Thus, the cumulative impact of both the Kahoma Village's 203 fee-simple units and the 8 proposed rental units at 266 Dickenson Street will be to help and meet the forecasted demand for additional housing units on Maui and there is little concern that the future units will be absorbed. Finally, neither project is expected to significantly impact intersections and roadways near the respective project sites and in Lahaina Town. While regional traffic along Honoapiilani Highway is undesirable, the Lahaina Bypass Phase 1B-2 is under construction and is slated for completion in early 2018. The completion of this phase of the Bypass is expected to alleviate some of the regional traffic along Honoapiilani Highway.

The mitigation of other potential adverse cumulative impacts resulting from infrastructure use and public facilities will be resolved during the planning and permitting process of the proposed project through coordination with the State of Hawaii and County of Maui.

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

Chapter 205, HRS, relating to the Land Use Commission, establishes four (4) major land use districts in which all lands in the State have been placed into one (1) of the four (4) districts. These districts are designated 'Urban', 'Rural', 'Agricultural' and 'Conservation'. The subject Property is located within the 'Urban' District. The proposed project is permitted within the 'Urban' District.

B. COUNTYWIDE POLICY PLAN

The General Plan of the County of Maui (2010 update) provides long-term goals objectives, and policies directed toward improving living conditions in the County. It acts as an over-arching values statement and umbrella policy document of the Maui Island Plan and the nine (9) Community Plans. To guide the Maui Countywide Policy Plan, core principles are defined in the plan as follows:

1. *Excellence in the stewardship of the natural environment and cultural resources;*
2. *Compassion for and understanding of others;*
3. *Respect for diversity;*
4. *Engagement and empowerment of Maui County residents;*
5. *Honor for all cultural traditions and histories;*
6. *Consideration of the contributions of past generations as well as the needs of future generations;*
7. *Commitment to self-sufficiency;*
8. *Wisdom and balance in decision making;*
9. *Thoughtful, island-appropriate innovation; and*
10. *Nurturance of the health and well being of our families and our communities.*

The proposed project is consistent with and is supported by the Core Principles of the Maui Countywide Policy Plan.

In line with these core principles, the Maui Countywide Policy Plan identifies goals, objectives, policies and actions for the following Themes and Principles:

A. *Protect the Natural Environment*
B. *Preserve Local Cultures and Traditions*
C. *Improve Education*
D. *Strengthen Social and Healthcare Services*
E. *Expand Housing Opportunities for Residents*
F. *Strengthen the Local Economy*
G. *Improve Parks and Public Facilities*
H. *Diversify Transportation Options*
I. *Improve Physical Infrastructure*
J. *Promote Sustainable Land Use and Growth Management*
K. *Strive for Good Governance*
(*emphasis added*)

The goals, objectives, policies and actions under Themes A, E, F, H and J are strongly supportive of the proposed use.

C. MAUI ISLAND PLAN

The Maui Island Plan (MIP) is applicable to the island of Maui only and provides planning goals, objectives, policies and implementing actions for population, heritage resources, natural hazards, economic development, housing, land use, and infrastructure and public facilities. As such, MIP helps decision makers determine the appropriateness of new development proposals. The 2030 update to the General Plan of the County of Maui was approved by the Maui County Council and signed into law by the Mayor of Maui County on December 28, 2012. The subject Property is within an 'Urban Growth Boundary' and the proposed project is consistent with the 'Urban Growth Boundary' designation. The Property is not within a designated Protected Area. In addition, the following Goals, Objectives and Policies of the Maui Island Plan are applicable to the proposed project:

Population Goal:
1.1 Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.
Population Objective:
1.1.1 Greater retention and return of island residents by providing viable work, education, and lifestyle options.
Population Policy:
1.1.1.a Expand programs that enable the community to meet the education, employment, housing, and social goals of youth and young adults.

Heritage Resources Policies:
2.2.3.a Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and NPS pollution.

Natural Hazards Goal:
3.1 Maui will be disaster resilient.
Natural Hazards Objective:
3.1.2 Greater protection of life and property.
Natural Hazards Policy:
3.1.2.d Encourage the use of construction techniques that reduce the potential for damage from natural hazards.

Housing Goal:
5.1 Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.
Housing Objectives:
5.1.1 More livable communities that provide for a mix of housing types, land uses, income levels, and age.
5.1.3 Provide affordable housing, rental or in fee, to the broad spectrum of our island community.
Housing Policies:

5.1.1.a Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.
5.1.1.b Promote planning approaches that provide a mix of multi-family and single-family housing units to expand housing choices.

Land Use Goal:
7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.
Land Use Objective:
7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern.
Land Use Policies:
7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.
7.3.2.c Facilitate self-sufficient communities and shorten commutes by:
(1) Directing residential development to job-rich areas;
7.3.2.g Provide incentives to facilitate the development of multifamily housing.

Directed Growth Plan Goal:
8.1 Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.
Directed Growth Plan Objectives:
8.1.d The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.
8.1.e New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.

D. WEST MAUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each region's growth and development are guided by a community plan, which contains objectives and policies in accordance with the Maui County General Plan. The West Maui Community Plan was adopted by ordinance No. 2476 on February 27, 1996 by the Maui County Council. The West Maui Community Plan is currently in the process of being updated. Phase 1 of 5 began in Spring of 2017 and the updates are expected to be complete by the winter of 2020. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives. The subject property is located within the West Maui Community Plan region and is designated 'Multi-Family' by the West Maui Community Plan's Land Use Map. The Plan's definition of 'Multi-Family' includes, "apartment and condominium buildings having more than two units." As such, the proposed project will be consistent with the intentions and uses of the 'Multi-Family' designation.

The proposed project is also consistent with the following West Maui Community Plan goals, objectives and policies:

Land Use Goal: An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that

provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources

Objectives and Policies for the West Maui Region in General:

- Establish an appropriate supply of urban land within the region t meet the needs of the community over the next 20 years. The Community Plan and its map shall define the urban growth limits for the region and all zoning requests and/or proposed land uses and developments shall be consistent with the West Maui Community Plan and its land use map.

Objectives and Policies for Lahaina Town:

- Concentrate multifamily dwelling units around the central commercial district in the following locations:
    b. Toward the south end of Lahaina town along Wainee Street, generally from Lahainaluna Road to Shaw Street.

Environment Goal: A clean and attractive physical, natural and marine environment in which man-made developments on or alterations to the natural and marine environment are based on sound environmental and ecological practices, and important scenic and open space resources are preserved and protected for public use and enjoyment.

Objectives and Policies:

- Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.
- Promote drainage and stormwater management practices that prevent flooding and protect coastal water quality.

Cultural Resources Goal: To preserve, protect and restore those cultural resources and sites that best represent and exemplify the Lahaina region's pre-contact, Hawaiian Monarchy, missionary and plantation history.

Objectives and Policies:

- Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.

Housing Goal: A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for a broad cross section of residents.

Objectives and Policies:

- Accommodate the 20-year housing needs of the planning region.
- Provide a variety of affordable housing opportunities, including improved lots and self-help projects and special needs housing for the elderly, single parent families, homeless and disabled.
- Promote efficient housing designs in order to reduce residential home energy consumption.
- Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provisions of adequate off-street parking.

Urban Design Goal: An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, water courses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies for the West Maui Region in General:

- Improve pedestrian and bicycle access within the region.
- Incorporate drought-tolerant plant species in future landscape planting
- Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors.

Objectives and Policies for Lahaina Town:

- Maintain the scale, building, massing and architectural character of historic Lahaina Town.
- Improve pedestrian and bicycle access within the town core.
- Landscape Character:
    - d. Landscaping along Wainee Street and other interior streets should be designed to soften the effects of the built environment and to provide buffers for parking areas.
- Building Character:
    - a. New building and renovation of existing buildings in Lahaina Town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.
    - b. Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- to two-story building heights encouraged.
    - c. Building design should complement the pedestrian character of Lahaina Town. Restraint and harmonious relationships with natural and man-made surroundings should characterize building form; harsh forms or shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means. Such themes may include:
        - 4) Second Story balconies
    - d. Encourage the use of natural materials in existing or new buildings.

Infrastructure Goal: Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters, and visitors through the provisions of clean water, effective waste disposal and efficient transportation systems which meets the needs of the community.

Transportation Objectives and Policies

- Promote residential communities that provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of the automobile.
- Provide landscaping along major local streets in Lahaina town to enhance the street level walking and driving experience, to aid in orientation, and to emphasize mauka-makai views. Particular attention should be given to Wainee Street and to the five mauka-makai streets giving access to Honoapiilani Highway. Landscaping should soften the effects of the built environment, provide a sense of place within town, and establish a hierarchy of streets

E. MAUI COUNTY ZONING

The subject property is situated within the County of Maui's 'D-2 Duplex' district. The proposed project is not permissible within the 'D-2 Duplex' and 'R-2 Residential' district. A Change in Zoning request to change the Property's zoning from 'D-2 Duplex' and 'R-2 Residential' to 'A-2 Apartment' is being submitted to the County of Maui, Department of Planning for review and action by the Maui Planning Commission and County Council. The proposed project will be consistent with the 'A-2 Apartment' district. A request for a "Change in Zoning" must meet the following criteria as found in the Maui County Code Section 19.510.040.4:

a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county

Response: The proposed projects represents a fulfillment of the West Maui Community Plan and the intent of the Maui Island Plan. See **Section IV. B.-D.** above for documentation of consistency with the general and community plans of Maui County.

b. *The proposed request is consistent with the applicable community plan land use map of the county*

Response: The proposed projects is consistent with the West Maui Community Plan land use map. See **Section IV. D.** and **Figure 7** above for documentation of consistency.

c. The proposed request meets the intent and purpose of the district being requested

Response: The proposed project will meet the intent and purpose of the "A-2 Apartment" zoning, which is to allow for multi-family units to be occupied on a long term residential basis.

d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements

Response: The proposed project may lead to a slight localized increase in population but no significant impact to County population is anticipated. As documented in this report, the proposed project will not result in a significant negative impact on public facilities. Please refer to **Sections II. B-1, C.,** and **D.** above for relative documentation.

e. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area

Response: As documented in this report, the proposed project will implement appropriate mitigation measure to mitigate potential adverse impacts, however no significant adverse impacts or the loss or destruction of any environmental, socio-economic, or cultural resource(s) are anticipated. Please refer to **Section II. A.** above for relevant documentation.

f. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the department of agriculture and the United States Soil and Conservation Service.

Response: The proposed project is not establishing agricultural zoning so criteria 'f' is not applicable. Thus, the proposed project meets the criteria as found in the Maui County Code Section 19.510.040.4 for a Change in Zoning Request.

In summary, the proposed project is consistent with the intent of the Maui Island Plan, the policies and objectives of the West Maui Community Plan, the West Maui Community Plan Land Use Map designation, and the proposed "Apartment" zoning. As discussed in this EA the proposed project is not anticipated to have significant negative impacts or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements, nor any social, cultural, economic, environmental and ecological characters of Lahaina Town.

F. SPECIAL MANAGEMENT AREA ASSESSMENT

1. Maui Planning Commission Special Management Area Rules 12-202-12(e):

The Rules and Regulations of the Maui Planning Commission, Chapter 202 were established in order to implement Chapter 205A relating to Coastal Zone Management and Special Management Areas. The project's applicability to coastal zone management considerations for significant adverse effects to the environment as set forth in the Maui Planning Commission Rules and Regulations are addressed below:

(a) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

Response: As documented in this report, the proposed project will not result in the loss or destruction of any natural or cultural resource(s). Please refer to **Section II. A-9** above for relevant documentation.

(b) Significantly curtails the range of beneficial uses of the environment;

Response: The proposed projects represents a fulfillment of the West Maui Community Plan and the intent of the Maui Island Plan supporting in-fill development as well as a rejuvenation of previous residential uses. The project will not curtail the range of beneficial uses of the environment in the project vicinity.

(c) Conflicts with the county's or the state's long-term environmental policies or goals;

Response: The project is being developed in compliance with the state's long term environmental goals. As documented in this report, adequate mitigation measures will be implemented to minimize the potential for negative impacts to the environment. Please refer to **Section IV. A.** through **F.** above for documentation of consistency with county and state long term goals and objectives.

(d) Substantially affects the economic or social welfare and activities of the community, county, or state;

Response: As documented in this report, the proposed project will generate increased construction related employment in the short term and will support the social welfare of the Lahaina community in the long term by providing rental housing for the local workforce. There

will be no significant negative impacts to the socio-economic environment. Please refer to **Section II. B-1** through **3** above for relative documentation.

(e) Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways;

Response: The proposed project may lead to a slight localized increase in population but no significant impact to County population is anticipated. As documented in this report, the proposed project will not result in a significant negative impact on public facilities. Please refer to **Sections II. B-1, C.,** and **D.** above for relative documentation.

(f) In itself has no significant adverse effects but cumulatively has considerable effects upon the environment or involves a commitment for larger actions;

Response: As documented in this report, there are no other known rental apartment buildings being proposed in Lahaina Town on a time scale that would coincide with that of the proposed project. As such, the project will not result in cumulative negative impacts on the environment. Please refer to **Section III.** above for relative documentation.

g) Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat;

Response: As documented in this report, there are no known rare, threatened, or endangered species or its habitat at the project site. Please refer to **Section II. A-5** above for relative documentation.

(h) Is contrary to the state plan, county's general plan, appropriate community plans, zoning and subdivision ordinances;

Response: The proposed projects represents a fulfillment of the West Maui Community Plan and the intent of the Maui Island Plan. Please refer **Section IV. A.** through **F.** above for documentation of consistency with county and state plans.

(i) Detrimentally affects air or water quality or ambient noise levels;

Response: As documented in this report adequate mitigation measures will be implemented to minimize the potential for negative impacts to water quality or ambient noise levels but no significant adverse impacts are anticipated. Please refer to **Section II. A-6, 7** and **D-4** above for relative documentation.

(j) Affects an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters, or coastal waters;

Response: The proposed project is not located in a flood plain (Project is located in Zone X), beach erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters. As documented the project is located within the tsunami evacuation zone as is most of Lahaina Town and evacuation routes are publicly available. Thus, the proposed project is not likely to suffer damage nor is hazard to life and property from tsunami, erosion, geological hazards, or flooding anticipated. Please refer to **Section II. A-4** above for relative documentation.

(k) Substantially alters natural land forms and existing public views to and along the shoreline; or

Response: As documented in this report, there are no natural topographic land forms or public views to the shoreline at the project site. Please refer to **Section II. A-3, 8** above for relative documentation.

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

Response: As documented in this report, the project is consistent with the policies and objectives of Chapter 205A, HRS. Please refer to **Section IV. F-2** below for relative documentation.

2. Chapter 205A, HRS "Coastal Zone Management":

Pursuant to Chapter 205A, HRS, projects should be evaluated with respect to the Coastal Zone Management objectives, policies and guidelines. The CZM includes "all lands of the state and the area extending seaward from the shoreline to the limit of the State's power and management authority, including the US territorial sea.". The project site is approximately 1,324 feet away from the coastline and will involve work within the County of Maui's Special Management Area (SMA). A SMA application will be submitted to the Department of Planning for review and action by the Maui Planning Commission for the construction of the proposed project. A discussion of the proposed project's consistency with the following relevant objectives & policies of Chapter 205A-2, HRS is provided here:

(1) Recreational Resources:

Objective: Provide coastal recreational opportunities accessible to the public.

Response: The project site is located approximately 1,324 feet from the coastline. There are several beach access points along the shoreline. The Property is not used for beach access and thus long term significant adverse impacts on coastal recreational resources and opportunities are not anticipated.

(2) Historic 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 archaeological resources;

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

Response: A cultural impact assessment was conducted for the project site including cultural impact interviews. No traditional or cultural practices on the project area were identified by the assessment however there was some concern that the project site fell within the National Historic Landmark District and that a change to a built environment inherently carries a sense of cultural landscape lost. However, the proposed project is an urban infill project on a very small scale and it is essentially rebuilding where there was previously, a residential dwelling and a

separate garage/washroom structure on the Property from 1957 to 1996. Prior to 1957, the Property was under sugar cane cultivation. As such, significant adverse impacts on historic resources are not anticipated from the proposed project.

In order to mitigate potential impacts to historic resources that may exist beneath the surface (and below the previously disturbed "plough zone"), archaeological monitoring will take place according to a monitoring plan approved by SHPD.

(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:

(b) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

Response: The proposed project does not lie within a coastal scenic view corridor, public viewshed, or on the shoreline. The proposed building will be no greater than 35' in height and designed to meet the surrounding "old Lahaina Town" aesthetic of the area. Earth tones are planned for the building and landscaping to provide a visual buffer. See previous section '4-West Maui Community Plan, Urban Design Goal' for the proposed project's consistency with Lahaina Town design considerations from the West Maui Community Plan. Thus, no significant adverse impacts to scenic or open space resources are anticipated from the proposed project.

(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;

(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: As previously noted, the Property is located approximately 1,300 feet from the coastline and is only 10,595 SF in size. After the development of the proposed project, it is estimated that the increase in runoff will be 0.801 cfs, with an increase in runoff volume of 314 cf from pre-development levels. Onsite runoff will be intercepted by catch basins located within the paved parking area and conveyed to an onsite subsurface drain and then allowed to infiltrate into the ground. The drainage system will be designed to accommodate the increase in surface runoff volume from a 50-year 1-hour storm for the proposed project. The proposed project will also use "grasscrete" pavers for five of the parking stalls to allow for greater storm water infiltration and reduce storm water runoff from the Property. Ultimately, significant adverse impacts to coastal ecosystems from the proposed project are not anticipated.

(5) Economic Uses:

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

Response: The proposed project will generate short-term construction-related employment and spending which will benefit the local economy. The proposed action does not contradict the objectives and policies for economic uses.

(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 sources 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 falls within Zone X, as indicated by the Flood Insurance Rate Map for the County of Maui. Zone X is characterized as areas of minimal flooding. The Property is located within the tsunami evacuation zone and evacuation information is publicly available.

(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: The HRS Chapter 343 EA involves review by governmental agencies and provides for public involvement opportunities to comment on the project. In addition, public involvement

opportunities will occur during the SMA and Change in Zoning approval processes. Applicable State and County requirements will be adhered to in the design and construction of the project.

(8) Public Participation

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

Response: As previously noted, the Property is located 1,324 feet from the coastline. The HRS Chapter 343 EA provides for public involvement opportunities to comment on the project.

(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;

Response: The proposed structure is located 1,324 feet from the coastline and is inland from the shoreline setback. No impact to beach resources is anticipated.

(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;

Response: The proposed project has a drainage plan designed to retain and encourage infiltration of storm water flowing over the property to reduce runoff that may otherwise flow to the ocean. In the short term, BMPs will be implemented during construction activities to mitigate and prevent discharge from the property. On the long term, the proposed project is not anticipated to have significant adverse impacts to marine or coastal resources.

V. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

A finding of no significant impact (FONSI) is anticipated and as such, a environmental impact statement is will not be required for the proposed project. This determination has been made in accordance with the following significance criteria found in Section 11-200-12, HAR:

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

Response: As documented in this report, the proposed project will not result in the loss or destruction of any natural or cultural resource(s).

B. Curtails the range of beneficial uses of the environment.

Response: The proposed projects represents a fulfillment of the West Maui Community Plan and the intent of the Maui Island Plan as well as a rejuvenation of previous residential uses. The project will not curtail the range of beneficial uses of the environment in the project vicinity.

C. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.

Response: The project is being developed in compliance with the state's long term environmental goals. As documented in this report, adequate mitigation measures will be implemented to minimize the potential for negative impacts to the environment.

D. Substantially affects the economic or social welfare of the community or state.

Response: As documented in this report, the proposed project will generate increased construction related employment in the short term and will support the social welfare of the Lahaina community in the long term by providing rental housing for the local workforce. There will be no significant negative impacts to the socio-economic environment.

E. Substantially affects public health.

Response: There are no special or unique aspects of the proposed project which will have a significant impact on public health.

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

Response: The proposed project may lead to a slight localized increase in population but no significant impact to County population is anticipated. As documented in this report, the proposed project will not result in a significant negative impact on public facilities.

G. Involves a substantial degradation of environmental quality.

Response: Mitigation measures will be implemented during construction to minimize any negative short-term construction impacts such as soil erosion and sedimentation. After the development of the proposed project, it is estimated that the increase in runoff will be 0.801 cfs, with an increase in runoff volume of 314 cf from pre-development levels. Onsite runoff will be intercepted by catch basins located within the paved parking area and conveyed to an onsite subsurface drain and then allowed to infiltrate into the ground. The drainage system will be designed to accommodate the increase in surface runoff volume from a 50-year 1-hour storm for the proposed project.

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

Response: As documented in Section III, the project will not result in cumulative negative impacts on the environment or a commitment for larger actions.

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

Response: As documented in this report, there are no known rare, threatened, or endangered species or its habitat at the project site.

J. Detrimentally affects air or water quality or ambient noise levels.

Response: As documented, there will be some short-term construction related impacts on air and ambient noise levels, however mitigation measures will be employed to minimize such potential impacts. No adverse impacts are anticipated for the long-term.

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

Response: The proposed project is not located in a flood plain (Project is located in Zone X), beach erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters. As documented the project is located within the tsunami evacuation zone as is most of Lahaina Town and evacuation routes are publicly available. Thus, the proposed project is not likely to suffer damage nor is hazard to life and property from tsunami, erosion, geological hazards, or flooding anticipated.

L. Substantially affects scenic vistas and view planes identified in county or state plans or studies.

Response: As documented, the project site is not located in any community viewsheds or scenic view corridors. There are no ocean views from Honoapiilani Highway in the area of the Property, thus the proposed project will no negatively affect scenic vistas and view planes.

M. Requires substantial energy consumption.

Response: Where practical and economically feasible, the proposed apartment building will exceed the building efficiency standard for the State of Hawaii. Energy consumption will be more with the proposed apartment building than a standard single-family residence or duplex, however the efficiency per unit will most likely be less than that of a single-family residence. Solar site lighting and attic fans will be utilized for the project.

VI. Pre-Consultation Summary (See Appendix A)

A. COMMUNITY GROUPS AND NEIGHBORS

A written invitation to participate in pre-consultation on the Project was sent the Sacred Hearts School (SHS) principal Ms. Becky August 17th, 2017 on August 29th, 2017 a follow up email containing the initial invitation letter was sent to Ms. Becky and a number of the staff familiar to the Applicant. All SHS and the Maria Lanakila Catholic Church staff were invited to participate in a pre-consultation meeting with the planning consultant and Applicant. The meeting took place on September 8th, 2017 from 3pm-4pm on the SHS campus and six (6) attended (See Appendix A for SHS Pre-consultation Meeting Sign-In Sheet. The Applicant and consultant provided a brief project description and then the floor was opened for questions and discussion. Those in attendance seemed receptive of the project and some participants voiced the need for safe housing rentals in Lahaina. In general, the primary concern raised by the group was for the safety of students and pedestrians on Dickenson Street. A request for speed bumps or signage to encourage cars to slow down was submitted. The Applicant acknowledged the

concerns and stated that he has no direct control over Dickenson Street but will continue to speak with County of Maui officials about the need for speed abatement tools on Dickenson Street. The Applicant may consider using "SLOW" signage on his property to encourage traffic to reduce speeds in that part of Dickenson Street. The Applicant will also consider making the shoulder boundary between the Property and Dickenson Street more appealing to pedestrians to encourage pedestrians to use the safer and roomier south side of the road instead of the north side of Dickenson Street which has no shoulder and room is further restricted by a stone and concrete wall along SHS and MLCC boundary with Dickenson Street. Comment sheets with consultant contact information were distributed to meeting attendees and left in the SHS Staff room along with project a summary and figures with a request for other early comments on the project by September 14th, 2017.

A written invitation to participate in pre-consultation on the Project was emailed to the West Maui Taxpayers Association's President Rick Nava and President Emeritus Joseph Pluta on August 18th, 2017. Mr. Nava acknowledged receipt of the invitation and Mr. Pluta responded on August 21st 2017 that WMTA is generally not opposed to adding more housing in Lahaina.

A written invitation to participate in pre-consultation on the Project was emailed to the Lahaina Rotary Club's President Marti Wukelic and incoming President Joe Park on August 18th, 2017. No response or comments were received.

A written invitation to participate in pre-consultation on the Project was emailed Leslie Yagin, the AOAO Manager for the Aina Nalu Condo Complex on August 17th, 2017. A follow up email was sent on August 18th, 2017 along with an invitation to meet in person with the planning consultant to discuss the project and the EA, SMA and CIZ application process. No response or comments were received. A written invitation to participate in pre-consultation on the Project was emailed Michelle Finn, Operations Administrator for Hawaii Vacation Condos by Outrigger on August 17th, 2017. On August 22nd, 2017 confirmation of invitation receipt was received. Ms. Finn also reported on August 22nd, 2017 that all owners part of the AOAO were notified about the invitation and the planning consultant's contact information was shared as well. No additional responses or comments were received.

A written invitation to participate in pre-consultation on the Project was mailed to all owners of parcels located within 500' of the Property on or around August 17th, 2017. No responses or comments were received.

B. AGENCIES

The following agencies were contacted for pre-consultation on the Project. Agency responses are also included here:

1. Fire Department- A written invitation to participate in pre-consultation on the Project was mailed to Fire Chief Jeffrey Murray on August 17th, 2017. No response or comment was received.
2. Department of Public Works- A written invitation to participate in pre-consultation on the Project was mailed to Director David Goode on August 17th, 2017. No response or comment was received. On November 7th, 2017 the Applicant met with Director Goode and staff with regards to the project and potential street improvement requirements.

3. State of Hawaii Department of Health- A written invitation to participate in pre-consultation on the Project was mailed to Mr. Keith Y. Yamamoto, Deputy Director on August 17th, 2017. No response or comment was received.
4. Planning Department- The Planning Department was consulted by the Applicant and planning consultant in a meeting on April 5, 2017 with regards to the Project. It was acknowledged that the Planning Department erroneously issued incorrect zoning confirmations on two separate occasions separated by 5-years. On both occasions, the Applicant was doing due diligence before purchasing the Property and received confirmation from the Planning Department that the Property was zoned as "A-2, Apartment" by the County of Maui. The Applicant purchased the Property based on these two independent determinations. After closing he was informed of the error and that the Property is actually zoned as "D-2, Duplex" by the County. The Planning Department acknowledged this error and during the initial pre-consultation meeting was very receptive of the Project design and concept and no concerns regarding long range planning compatibility were raised. The Department offered to assist the Applicant with expedited processing of the project, especially in consideration of the consistency with the West Maui Community Plan and the need for rental projects in Lahaina. A written invitation to submit in written pre-consultation comments on the Project was mailed to Director William Spence on August 17th, 2017. No response or comment was received.
5. Department of Environmental Management- A written invitation to submit in written pre-consultation comments on the Project was mailed to Director Stewart Stant on August 17th, 2017. A response letter containing initial department comments and recommendations was received on August 28th, 2017. DEM Solid Waste Division commented that the County of Maui does not provide refuse service to apartment buildings and that the Applicant apply to the Central Maui Landfill for construction waste disposal. The Wastewater Reclamation Division commented that although wastewater system capacity is currently available, it is not guaranteed until the issuance of the building permit. WWRD also confirmed that any new laterals installed for the project shall be connected to the existing 8" sewerline fronting the Property along Dickenson Street and that any necessary off-site improvements to collection system and wastewater pump stations for the project will be the funding responsibility of the Applicant. The WWRD determined that the Applicant is not required to pay assessment fees for this area at the current time.
6. Police Department- A written invitation to submit in written pre-consultation comments on the Project was mailed to Chief Tivoli Faaumu on August 17th, 2017. A response letter containing initial department comments and recommendations was received on August 28th, 2017. Concerns were raised about the safety of the Honoapiilani Highway and Dickenson Street intersection and increase in traffic on Dickenson Street due to the addition of the proposed units. The Police Department recommended that left-turns onto the Property from Dickenson Street when traveling west off Honoapiilani Highway and left-turns out of the Property onto Dickenson Street be restricted. Furthermore, the Police Department recommended that no entry/exit from the Property be placed off of Honoapiilani Highway. The recommendations were considered and acknowledged October 10, 2017.
7. Department of Housing and Human Concerns- A written invitation to submit in written pre-consultation comments on the Project was mailed to Director Carol Reimann on August 17th, 2017. A response letter containing initial department comments and recommendations was

received on August 23rd, 2017. The DHHC received the Pre-Consultation Request and determined that the subject project is not subject to Chapter 2.96, Maui County Code. No further comments were offered.

8. Department of Water Supply- A written invitation to submit in written pre-consultation comments on the Project was mailed to Director David Taylor on August 17th, 2017. A response letter containing initial department comments and recommendations was received on September 6th, 2017. DWS commented that the Property was served by an existing 5/8-inch water meter. DWS also commented that the requested Change in Zoning from Duplex to Apartment would increase water demand from an estimated 1,200 gallons per day ('gpd') to an estimated 4,480 gpd and recommended the use of specific water conservation Best Management Practices to implement in the Project to alleviate demand on the Lahaina Water System. DWS advised the Applicant that an approved backflow preventer will be required and that domestic, irrigation and fire flow calculations will be required during the building permit process. Furthermore, BMPs were recommended to prevent pollution during the construction phase of the project.

VII. REFERENCES

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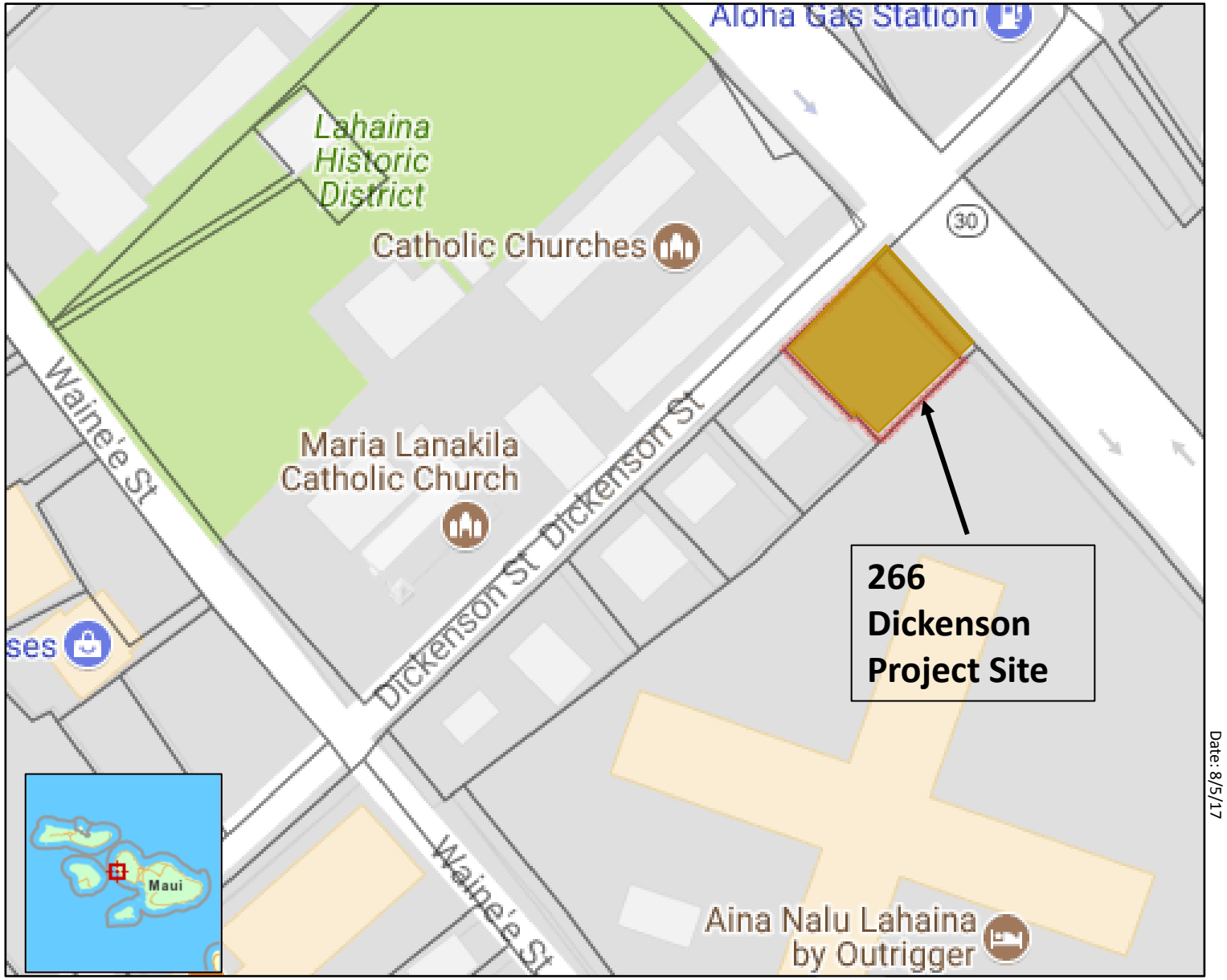
FIGURES

N

Figure 1
Location Map

266 Dickenson Apartments



Date: 8/5/17

Legend

266 Dickenson, proposed 8-unit apartment

N

Figure 2
Regional Location and Surrounding Uses

Source: County of Maui (2010)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Date: 8/5/17

Legend

266 Dickenson, proposed 8-unit apartment

N

Figure 3
Aerial Photo

Source: County of Maui (2010)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

TMK: (2) 4-6 011: 011
TMK: (2) 4-6 011: 028

BUILDING DEPARTMENT INFORMATION

PROJECT NAME
266 DICKENSON

PROJECT ADDRESS
266 DICKENSON
LAHAINA, HAWAII 96761

PROJECT DESCRIPTION
NEW MUITIFAMILY RESIDENTIAL

STATE LAND USE DISTRICT
URBAN

COMMUNITY PLAN DESIGNATION
MULTIFAMILY

ZONING
A2– APARTMENT DISTRICT

USE
APARTMENT

OCCUPANCY GROUP
R2

CONSTRUCTION TYPE (EXISTING BUILDING)
TYPE VB

APPLICABLE BUILDING CODE
BUILDING CODE 2006 IBC WITH MAUI COUNTY AMENDMENTS
ACCESSABILITY CODE: 2010 ADA GUIDELINES
ENERGY CODE: MAUI MODEL, ENERGY CODE

LOT AREA
10,511 SQUARE FEET

PROJECT AREA

FIRST FLOOR:	2971 SF
SECOND FLOOR:	2310 SF
THIRD FLOOR:	770 SF
TOTAL INTERIOR AREA:	6051 SF

LOT COVERAGE
2971 SF ÷ 10,511 SF = .28 OR 28%

F.A.R.
TOTAL BUILDING AREA: 6051 SF
÷
TOTAL LOT AREA:10,511 SF
= .57 OR 57%

BUILDING HEIGHT
34'–10" MAXIMUM HEIGHT

PARKING INFORMATION

USE	UNITS	REQ/USE	SUBTOTAL
R1	8	2/UNIT	16
TOTAL PARKING REQUIRED			16 CARS

NOTE:
4 OF 16 STALLS TO BE COMPACT (25% OF TOTAL)

FIRE RESTRICTIVE RATING REQ. FOR BUILDING ELEMENTS PER IBC TABLE 601– REQUIRED FIRE RATING IN HOURS

NON BEARING WALLS AND PARTITIONS:
INTERIOR 0 HOURS
EXTERIOR 0 HOURS

OCCUPANCY LOAD AND EXIT CALCULATION

USE OF SPACE	AREA	OCC LOAD FACTOR PER TABLE 1004.1.1	OCC LOAD	EXIT DOOR WIDTH FACTOR	REQ EXIT DOOR WIDTH PER TABLE 1005.1
–					
–	– SF	–	–	–	–"
–	– SF	–	–	–	–"
SUBTOTOTAL	– SF		–		–"
TOTAL	**– SF**		**– OLF**		

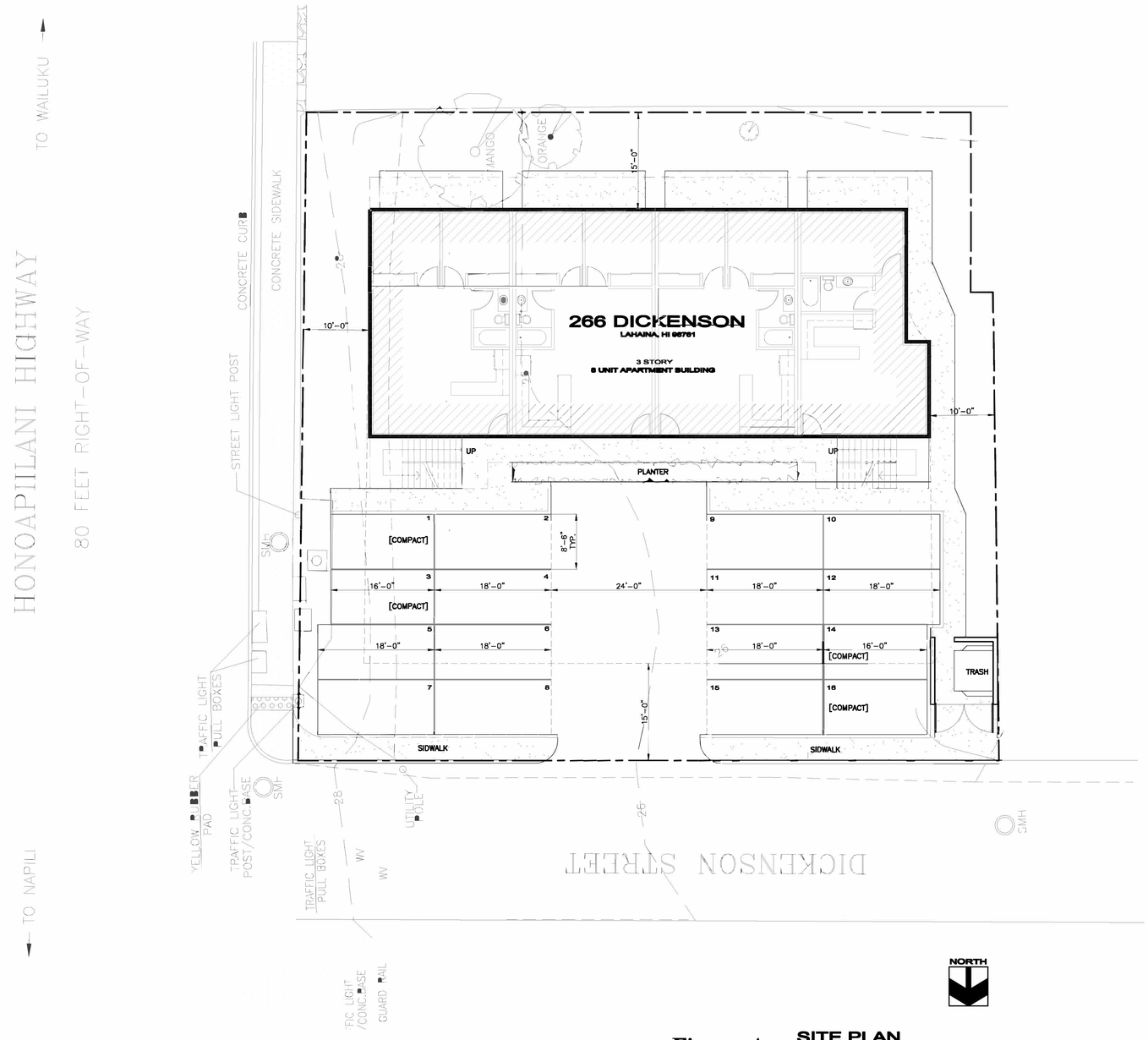


Figure 4a **SITE PLAN**
Not to scale

pili design+build
114 Holena Drive
Wailuku, HI 96793

266 DICKENSON

266 DICKENSON
LAHAINA, HI 96761
T.M.K.: (2) 4–6–011: 011
T.M.K.: (2) 4–6–011: 028

PROPOSED

OWNER

ADDRESS
PHONE

TENANT/APPLICANT
NAME
ADDRESS
ADDRESS
[T] 808 –
[F] 808 –

ISSUED FOR PRELIMINARY REVIEW

No.	DATE	REVISIONS	BY
1	6/3/2016		
2			

DRAWN APPROVED

DATE 05/20/2016
SCALE 1/8"=1'–0"

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.0

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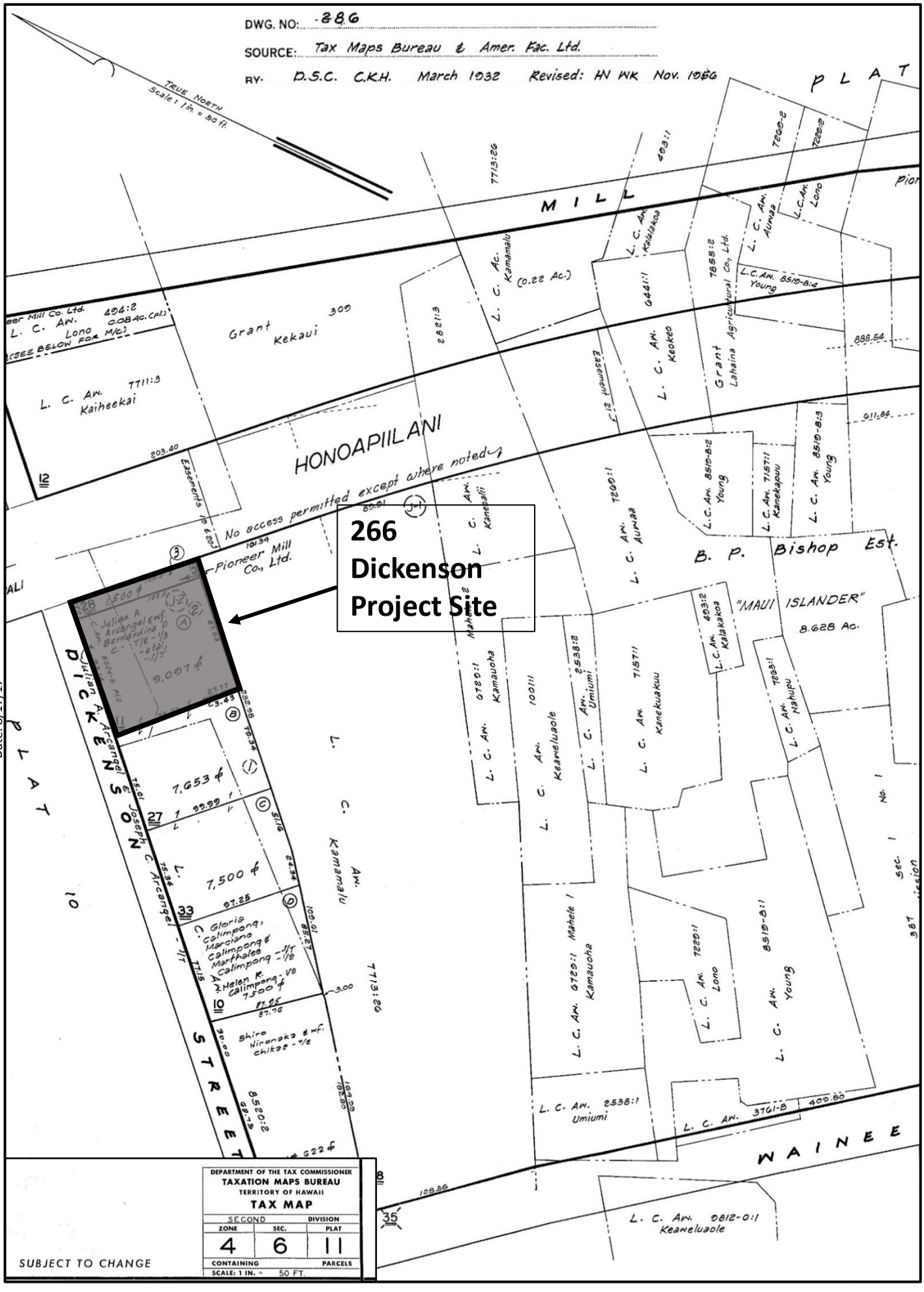
pili
design+build

2070 W. Vineyard #6
Wailuku HI, 96793
www.pilidesignbuild.com

266 DICKENSON

PLANNING REVIEW UPDATE
8/31/2017

Figure 4b
Building Elevation from Dickenson St.



Date: 8/17/17

Legend

266 Dickenson, proposed 8-unit apartment

Figure 5
Tax Map Key

Source: County of Maui (1956)

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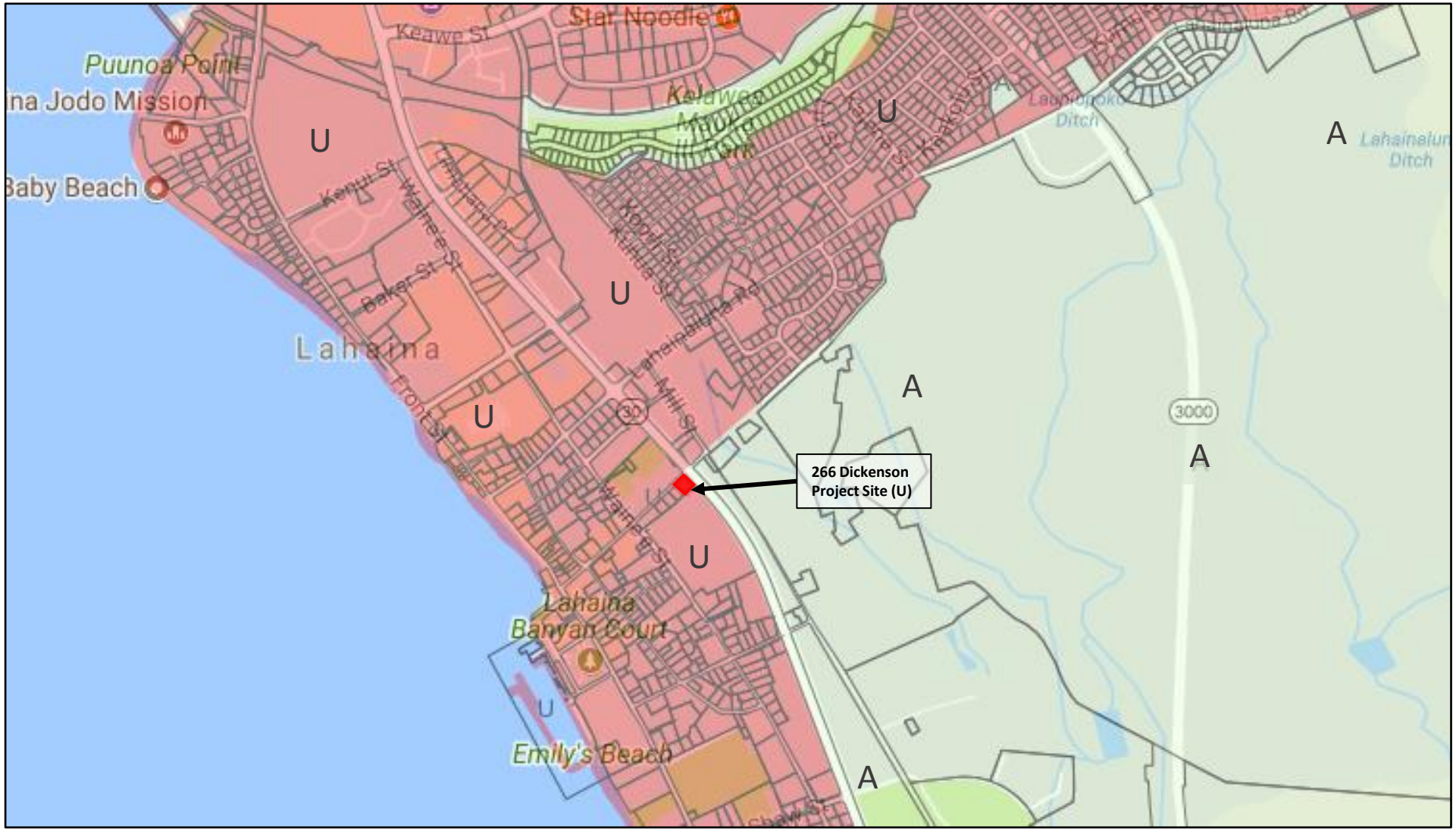


Date: 8/29/17

Legend

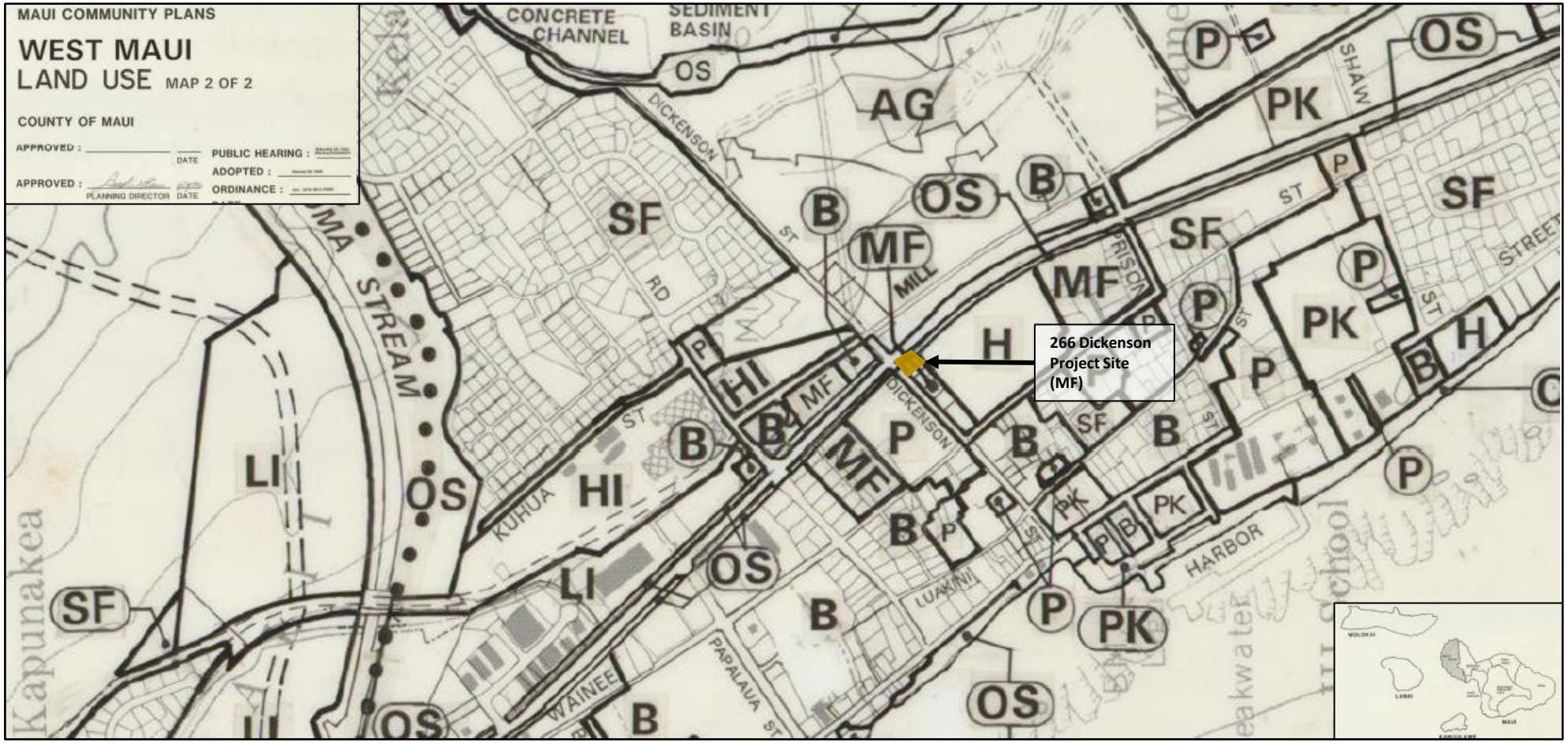
- 266 Dickenson, proposed 8-unit apartment
- U Urban State Land Use District
- A Agricultural State Land Use District

N

Figure 6
State Land Use District Map

Source: County of Maui (2010)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Date: 8/29/17

Legend

266 Dickenson, proposed 8-unit apartment

SF	Single Family Residential	OS	Open Space
MF	Multi-Family Residential	PD	Project District
B	Business/Commercial	AP	Airport
SBR	Service Business/Residential	AG	Agricultural
BMF	Business/Multi-Family	R	Rural
HI	Heavy Industrial	C	Conservation
LI	Light Industrial	·····	Bikeway
H	Hotel	<	One-way Street ARROW = DIRECTION FLOW
P	Public/Quasi-Public		
PK	Park (GC) Golf Course		

N

Figure 7
West Maui Community Plan Map

Source: County of Maui (1996)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Date: 8/29/17

Legend

266 Dickenson, proposed 8-unit apartment

Special Management Area Zone

N

Figure 8
Special Management Area Map

Source: County of Maui (2010)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Date: 8/29/17

Legend

266 Dickenson, proposed 8-unit apartment

N

Figure 9
Maui Island Plan Directed Growth Map

Source: County of Maui (2012)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Source: County of Maui (1967, GIS 2003)
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Date: 8/29/17

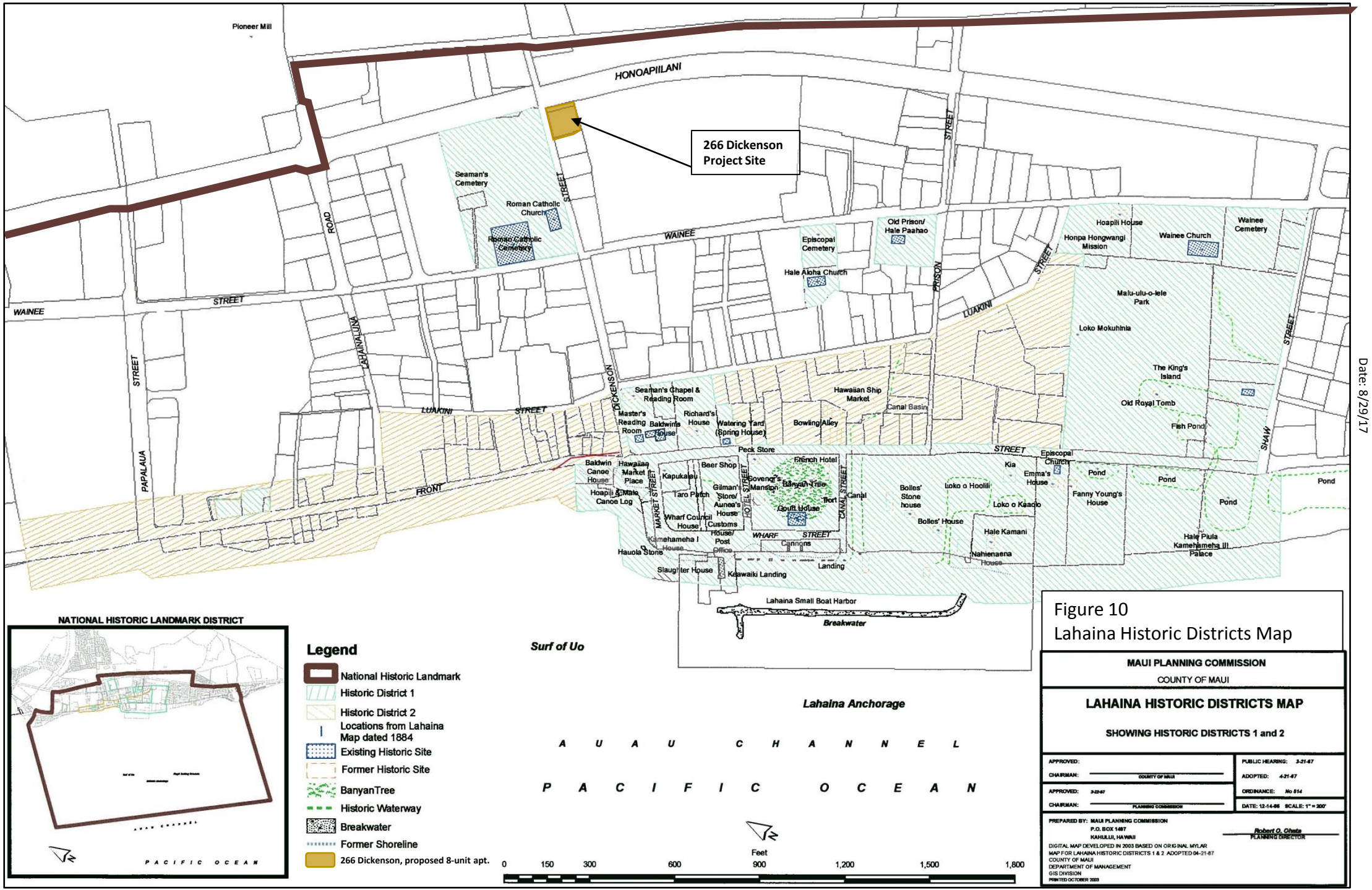


Figure 10
Lahaina Historic Districts Map

Date: 9/1/17

LEGEND

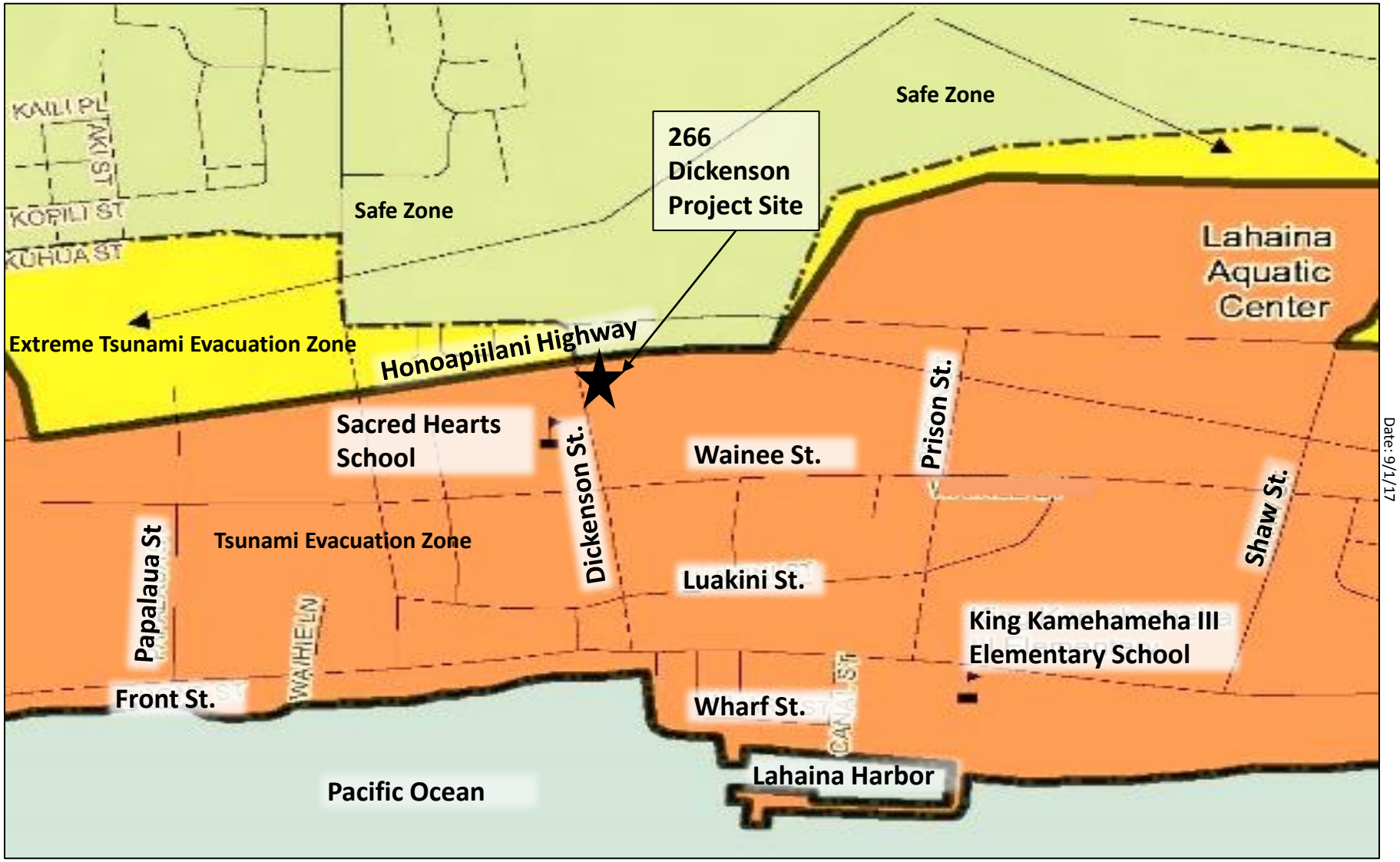
266 Dickenson, proposed 8-unit apt.

N

Figure 11
US FWS Wetland & Riparian Resource Map

Source: US Fish and Wildlife Service (2017)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Date: 9/1/17

LEGEND

★ 266 Dickenson, proposed 8-unit apt.

Tsunami Evacuation Zone

Extreme Tsunami Evacuation Zone

Safe Zone

Figure 12
Tsunami Evacuation Maui Map

Source: County of Maui (2015)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

Notes: **Figure 13**

COUNTY:	MAUI
TMK NO:	(2) 4-6-011:011 & (2) 4-6-011:028
WATERSHED:	KAUAULA
PARCEL ADDRESS:	266 DICKENSON ST LAHAINA, HI 96761

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 04, 2015
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	1500030362F
PANEL EFFECTIVE DATE:	SEPTEMBER 19, 2012

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

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

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

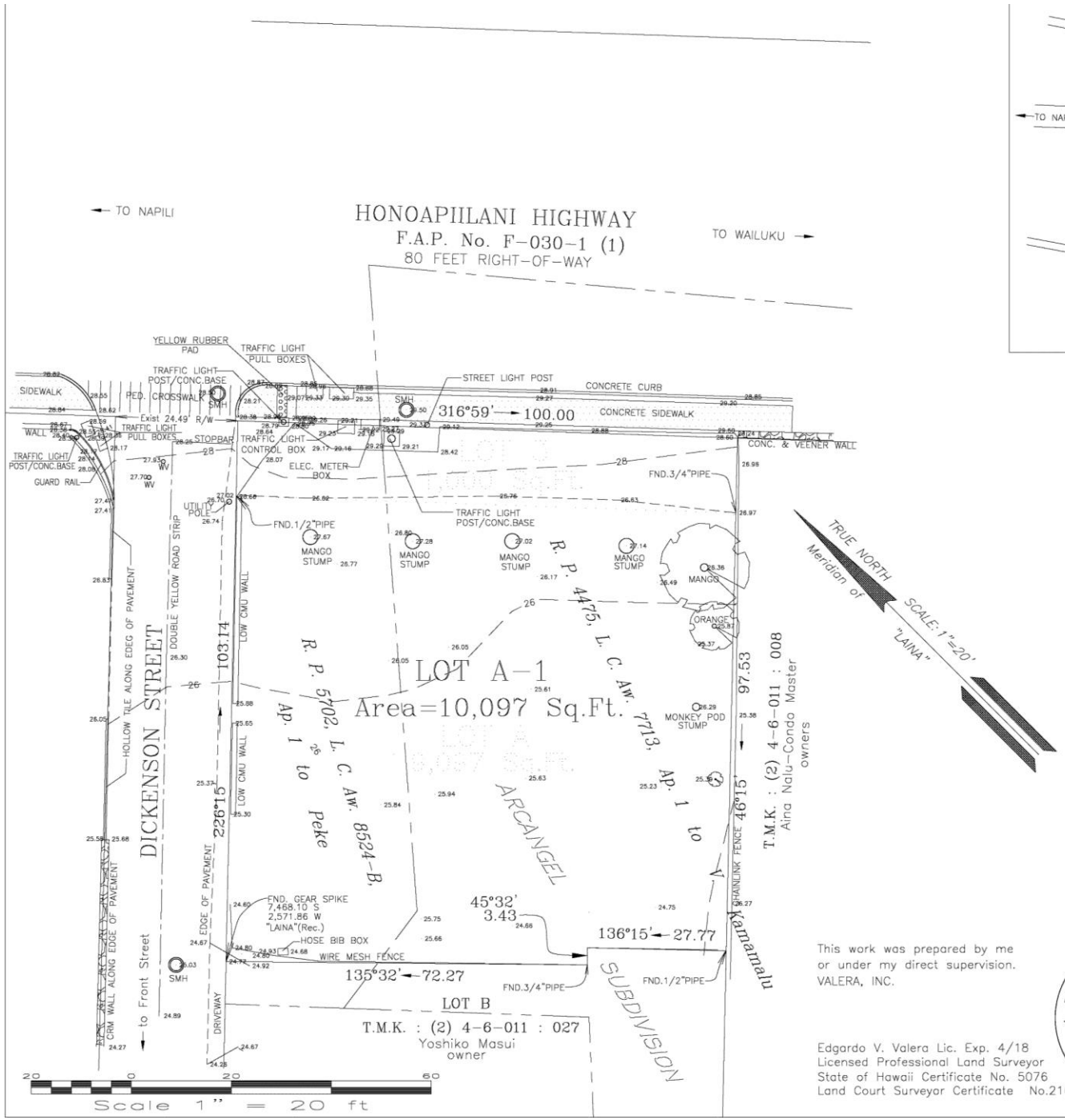
- **Zone A:** No BFE determined.
- **Zone AE:** BFE determined.
- **Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- **Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- **Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- **Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- **Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

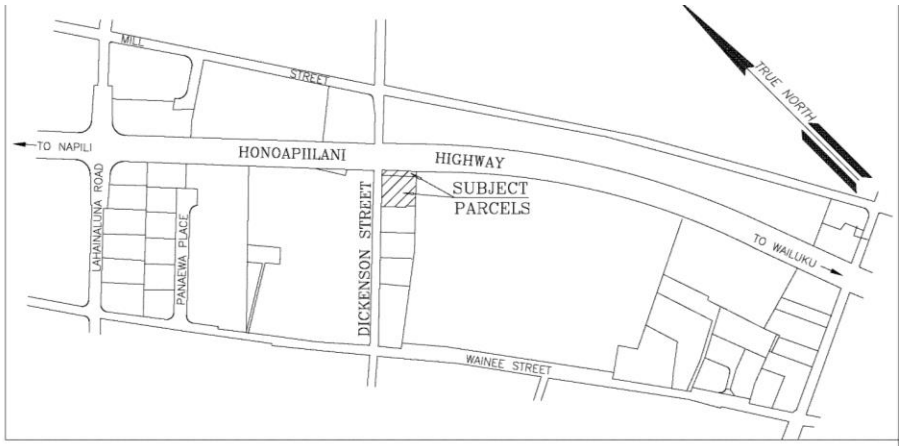
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- **Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- **Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- **Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.





VICINITY MAP
NTS

NOTES:

1. This map is based from a survey performed on April 25, 2017.
2. Record coordinates and azimuths are based from Triangulation Station "LAINA".
3. All corners are marked with 1/2" pipes, unless otherwise noted.
4. Owners shown are from the Tax Map Records.
5. The County of Maui is not responsible for any park, roadway, easement (including, but not limited to drainage, sewer, access, reclaimed water or avigation easement), or any other interest in real property shown on this map or shown on these plans, unless the County of Maui has accepted its dedication by a resolution approved by a majority of council members at a regular or special meeting of the Maui County council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.015.
6. Elevations based from true mean sea level datum.

PRELIMINARY MAP

ARCANGEL SUBDIVISION

CONSOLIDATION OF LOTS A AND 3 INTO LOT A-1

Being portions of R. P. 4475, L. C. Aw. 7713, Ap. 26 to V. Kamamalu and R. P. 5702, L. C. Aw. 8524-B, Ap. 1 to Peke
Lahaina, Maui, Hawaii
TMK:(2) 4-6-11:11 & 28

OWNERS:

Ondatje, Christopher & Katherine Trust
14 N. Iwa Place
Lahaina, Hawaii 96761

Kerr, Marshall 2012 Trust
20 N. Iwa Place
Lahaina, Hawaii 96761

This work was prepared by me or under my direct supervision.
VALERA, INC.

Edgardo V. Valera Lic. Exp. 4/18
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 5076
Land Court Surveyor Certificate No.216

EDGARDO V. VALERA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 5076
HAWAII, U.S.A.

Figure 14
Site Topography

Subdivision File No. _____

pili
design+build

2070 W. Vineyard #6
Wailuku HI, 96793
www.pilidesignbuild.com

266 DICKENSON

PLANNING REVIEW UPDATE
8/31/2017

Figure 4b
Building Elevation from Dickenson St.

APPENDIX A
Pre-consultation Correspondence

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place cell 808 298 4956
Kula, Hawaii 96790

August 17, 2017

Agency Director
SAMPLE LETTER

SUBJECT: Pre-Consultation Request for Environmental Assessment, Change in Zoning, and Special Management Area Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina, Maui Island, TMK Nos. (2) 4-6-011:011 & 028

Dear Director,

Mr. Christopher Ondatje is preparing plans to propose 266 Dickenson Street Apartments, an 8-unit apartment building located in Lahaina Town, Island of Maui, Hawaii on lands owned by the Christopher and & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The proposed apartment building is intended to provide safe and clean rental housing walking distance from the retail and hospitality center of Front Street, Lahaina. The property is located within the Special Management Area, as is most of Lahaina Town makai (west) of the Honoapiilani Highway. The property is designated "Multi-Family" in the West Maui Community Plan and is located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "D-2 Duplex" to "A-2 Apartment". The property also is located within the Lahaina National Historic Landmark District which triggers the need for preparation of an Environmental Assessment, pursuant to Chapter 343, HRS. The subject project area encompasses approximately 10,595 square feet and is located on parcels identified by TMKs: (2) 4-6-011:011 and 028.

Mr. Ondatje seeks to conduct consultation with the *Agency* prior to the completion of the Draft Environmental Assessment in order to inform early planning decisions and to better mitigate potential impacts. The proposed project is situated within the service area of your Department's Lahaina wastewater and refuse collection systems and service will be requested. Enclosed is a map showing the proposed project area. Please send your Department's early written comments, concerns and/or recommendations concerning this project to me at the above address C/O Mariah Gill or via email to mgill.336@gmail.com by **September 7th, 2017**. Please feel free to contact me at (808) 281-3241 or via e-mail if there are any questions.

Sincerely,

Mariah J Gill
Environmental Consultant

cc: Mr. Christopher Ondatje
Mr. Rory Frampton
Enclosure

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place cell 808 298 4956
Kula, Hawaii 96790

August 17, 2017

Neighbor
SAMPLE letter

SUBJECT: Pre-Consultation Request for Environmental Assessment, Change in Zoning, and Special Management Area Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina, Maui Island, TMK Nos. (2) 4-6-011:011 & 028

Dear Neighbor,

Mr. Christopher Ondatje is preparing plans to propose 266 Dickenson Street Apartments, an 8-unit apartment building located in Lahaina Town, Island of Maui, Hawaii on lands owned by the Christopher and & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The proposed apartment building is intended to provide safe and clean rental housing walking distance from the retail and hospitality center of Front Street, Lahaina. The property is located within the Special Management Area, as is most of Lahaina Town makai (west) of the Honoapiilani Highway. The property is designated "Multi-Family" in the West Maui Community Plan and is located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "D-2 Duplex" to "A-2 Apartment". The property also is located within the Lahaina National Historic Landmark District which triggers the need for preparation of an Environmental Assessment, pursuant to Chapter 343, HRS. The subject project area encompasses approximately 10,595 square feet and is located on parcels identified by TMKs: (2) 4-6-011:011 and 028.

Mr. Ondatje seeks to conduct consultation with the nearby neighbors to the property prior to the completion of the Draft Environmental Assessment in order to inform early planning decisions and to better mitigate potential impacts. This invitation for early consultation is only the first of several future opportunities for comment throughout the subject process, including a future public hearing before the Planning Commission, of which you and all owners within 500 feet of the property will be notified about 30-days in advance of the hearing. Enclosed are maps showing the proposed project area. Please send any early written comments, concerns and/or recommendations concerning this project to me at the above address C/O Mariah Gill or via email to mgill.336@gmail.com by **September 7th, 2017**. Please feel free to contact me at (808) 281-3241 or via e-mail if there are any questions.

Sincerely,

Mariah J Gill
Environmental Consultant

cc: Mr. Christopher Ondatje, Owner
Mr. Rory Frampton, Planning Consultant

Enclosure

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place cell 808 298 4956
Kula, Hawaii 96790

August 18, 2017

Community Group
SAMPLE letter

SUBJECT: Pre-Consultation Request for Environmental Assessment, Change in Zoning, and Special Management Area Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina, Maui Island, TMK Nos. (2) 4-6-011:011 & 028

Dear President,

Mr. Christopher Ondatje is preparing plans to propose 266 Dickenson Street Apartments, an 8-unit apartment building located in Lahaina Town, Island of Maui, Hawaii on lands owned by the Christopher and & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The proposed apartment building is intended to provide safe and clean rental housing walking distance from the retail and hospitality center of Front Street, Lahaina. The property is located within the Special Management Area, as is most of Lahaina Town makai (west) of the Honoapiilani Highway. The property is designated "Multi-Family" in the West Maui Community Plan and is located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "D-2 Duplex" to "A-2 Apartment". The property also is located within the Lahaina National Historic Landmark District which triggers the need for preparation of an Environmental Assessment, pursuant to Chapter 343, HRS. The subject project area encompasses approximately 10,595 square feet and is located on parcels identified by TMKs: (2) 4-6-011:011 and 028.

Mr. Ondatje seeks to conduct consultation with active community groups in West Maui prior to the completion of the Draft Environmental Assessment in order to inform early planning decisions and to better mitigate potential impacts. Enclosed are maps showing the proposed project area. Please send any early written comments, concerns and/or recommendations concerning this project to me at the above address C/O Mariah Gill or via email to mgill.336@gmail.com by **September 8th, 2017**. We are also happy to provide a project overview presentation to your members, please just contact me at (808) 281-3241 or via e-mail to schedule a meeting and/or if there are any questions.

Sincerely,

Mariah J Gill
Environmental Consultant

cc: Mr. Christopher Ondatje, Owner
Mr. Rory Frampton, Planning Consultant

Enclosures

POLICE DEPARTMENT

COUNTY OF MAUI

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

August 28, 2017

Ms. Mariah J. Gill
Environmental Consultant
Rory Frampton Consulting, Inc.
340 Napoko Place
Kula, Hawaii 96790

Dear Ms. Gill:

SUBJECT: Pre-Consultation Request for Environmental Assessment, Change in Zoning and Special Management Area Use Permit for an 8-Unit Apartment Building at 266 Dickenson Street, Lahaina, Maui Island
TMK: (2) 4-6-011:011 & 028

This is in response to your letter dated August 17, 2017, requesting comments on the above subject.

Please refer to the enclosed copy of the to/from submitted by Officer Shane Yoshida of our Community Policing Office.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

Assistant Chief John Jakubczak
for: TIVOLI S. FAAUMU
Chief of Police

Enclosure

TO : **TIVOLI FAAUMU, CHIEF OF POLICE, MAUI POLICE DEPARTMENT**

VIA : **CHANNELS** - NOTED. CONCUR W/RECOMMENDATIONS. RESPONSE LETTER TO BE DRAFTED AND SENT TO RORY FRAMPTON CONSULTING, INC.

John Jakubczak
Assistant Chief
8-28-17

FROM: : **SHANE K. YOSHIDA, POLICE OFFICER III, LAHAINA PATROL DIVISION**

SUBJECT : **PRE-CONSULTAION REQUEST FOR ENVIRONMENTAL ASSESSMENT, CHANGING IN ZONEING, AND SPECIAL MANAGEMENT AREA USE PERMIT FOR AN 8-UNIT APARTMENT BUILDING AT 266 DICKENSON STREET, LAHAINA, MAUI ISLAND, TMK NOS. (2) 4-6-011:011&028**

Sir, this TO/FROM is in regards to the above subject matter.

In short, Mariah GILL (environmental consultant) on behalf of Mr. Christopher ONDATJE is seeking to conduct early consultation with the Maui Police Department prior to completion of the Environmental Draft Assessment in order to inform early planning decisions and to better mitigate potential impacts.

Said project will be an 8-unit apartment building located at 266 Dickenson Street, Lahaina. The property is owned by Christopher and Katherine ONDATJE Trust and the Marshall 2012 Kerr Trust. The property is currently designated as "multi-family" in the West Maui Community Plan and is located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "D-2 Duplex" to A-2 Apartment".

Upon review of the location of this apartment via the map provided, the property is located on the southwest corner of the Honoapiilani Highway and Dickenson Street, Lahaina intersection. There is a school directly across of the property on Dickenson Street. Due to the location some of the issues this property will face are driveway access and traffic flow safety. The only access point for this property is located off of Dickenson Street near the intersection. During morning and after school hours Dickenson Street is a heavily utilized road. It is also one of the more narrow cross streets for Honoapiilani Highway and Front Street hence there are signs posted on the highway that large trucks cannot turn down Dickenson Street form the highway. Further Sacred Hearts School directly across of this property utilizes Dickenson Street in their emergency preparedness plan should an emergency take place and the kids need to evacuate further adding to the traffic issue at the intersection of Dickenson Street and Honoapiilani Highway.

This project being an 8-unit apartment estimating two cars per unit would add an additional 16 vehicles utilizing Dickenson Street daily. It may not seem like a lot of vehicles however due to the location and issues listed above there maybe an increase of motor vehicle accidents or traffic wait times in this area as vehicles enter and exit the property onto Dickenson Street.

Recommendations for this property would be to restrict the tenants from making a left turn onto the property from Dickenson Street when traveling west off Honoapiilani Highway, and no left turn out of the property on to Dickenson Street. Further it is not recommended that an entry/exit be placed off of Honoapiilani Highway.

Concur w/ Recommendations
Provided by Ofc. Yoshida
CMJ 08/25/17

Respectfully submitted,

15180

SHANE K. YOSHIDA E#15180
POLICE OFFICER III
LAHAINA PATROL
08/25/17 @ 0900 HOURS

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place cell 808 298 4956
Kula, Hawaii 96790

October 11, 2017

Assistant Chief John Jakubczak for:
Mr. Tivoli Faaumu, Chief
County of Maui, Police Department
55 Mahalani St.
Wailuku, HI 96793

Dear Chief Tivoli Faaumu,

RE: Pre-Consultation Request for Environmental Assessment, Change in Zoning, and Special Management Area Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina, Maui Island, TMK Nos. (2) 4-6-011:011 & 028

This letter is in response to comments provided by your department dated August 28, 2017 on the above referenced project. The owner, Mr. Christopher Ondatje has received the comments and acknowledged the recommendations. In response to your recommendations the following conditions will be considered in the planning process:

1. Left turns onto the property from Dickenson Street when traveling west (from Honoapiilani Highway) will be restricted.

2. No entry/exit will be planned for the Honoapiilani Highway/Property border.

3. Left turns out of the property onto Dickenson Street will be restricted.

Mahalo for your comments and recommendations. Please feel free to contact me at (808) 281-3241 or via e-mail (mgill.336@gmail.com) if you have any questions or further comments.

Sincerely,

Mariah J Gill
Environmental Consultant

cc: Mr. Christopher Ondatje
Mr. Rory Frampton

ALAN M. ARAKAWA
Mayor

STEWART STANT
Director

MICHAEL M. MIYAMOTO
Deputy Director

MICHAEL RATTE
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2050 MAIN STREET, SUITE 2B
WAILUKU, MAUI, HAWAII 96793

August 28, 2017

Rory Frampton Consulting Inc.
c/o Mariah Gill
340 Napoko Place
Kula, Hawaii 96790

SUBJECT: 266 DICKENSON STREET APARTMENTS
PRE-CONSULTATION REQUEST
TMK (2) 4-6-011:011 AND 028, LAHAINA

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. The County does not provide refuse service to apartment buildings.

   b. Developer shall apply to the Central Maui Landfill to dispose of construction waste.

2. Wastewater Reclamation Division (WWRD) comments:

   a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
   b. Wastewater contribution calculations are required before building permit is issued.
   c. Developer is not required to pay assessment fees for this area at the current time.
   d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
   e. Show or list minimum slope of new sewer laterals.
   f. Plans shall show the installation of a single service lateral and advanced riser for each lot, if one does not exist. Any request for waiver of this requirements shall be submitted in writing for approval by WWRD.

g. Any new laterals installed for the subject project shall be connected to the existing 8" sewerline fronting the subject property along Dickenson Street. If available, existing sewer laterals may be utilized, however, the laterals shall be upgraded to 6" PVC, if verified to be of smaller size and made of a different material.

h. Plans shall show the installation of a property sewer service manhole near the property line for each lateral.

i. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.)

j. Non-contact cooling water and condensate should not drain to the wastewater system.

If you have any questions regarding this letter, please contact Michael Miyamoto at 270-8230.

Sincerely,

MICHAEL M. MIYAMOTO
Deputy Director of Environmental Management

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place cell 808 298 4956
Kula, Hawaii 96790

February 21, 2018

Michael M. Miyamoto, Deputy Director
Department of Environmental Management
County of Maui
2050 Main Street, Suite 2B
Wailuku, HI 96793

Dear Deputy Director Miyamoto,

RE: Pre-Consultation Request for Environmental Assessment, Change in Zoning, and Special Management Area Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina, Maui Island, TMK Nos. (2) 4-6-011:011 & 028

This letter is in response to comments provided by your department dated August 28, 2017 on the above referenced project. The following are responses to the comments in the order they were presented:

1. Solid Waste
    a. The applicant is aware that the County does not provide private refuse service to apartment buildings and will arrange for service via a private refuse disposal company
    b. The applicant is aware that he should apply to the Central Maui Landfill to disposal of construction waste.

2. Wastewater Division. The applicant is aware that system capacity cannot be assured until the issuance of a building permit. The applicant is aware of and will comply with items b through j during the construction plan approval process.

Mahalo for your comments and recommendations. Please feel free to contact me at (808) 281-3241 or via e-mail (mgill.336@gmail.com) if you have any questions or further comments.

Sincerely,

Mariah J Gill
Environmental Consultant

cc: Mr. Christopher Ondatje
Mr. Rory Frampton

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

GLADYS C. BAISA
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

September 6, 2017

Ms. Mariah Gill, Environmental Consultant
Rory Frampton Consulting, Inc.
340 Napoko Place
Kula, Hawai'i 96790

Subject: TMK: (2) 4-6-011:011and 028
Project Name: Early Consultation for Environmental Assessment (EA), Change in Zoning (CIZ), and Special Management Area (SMA) Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina

Dear Ms. Gill,

Thank you for the opportunity to comment on this proposed 8-unit apartment building project.

Source Availability
The Department of Water Supply (DWS) notes that an EA will be a requirement of this project. The project overlies the Launiupoko aquifer with a sustainable yield of seven million gallons per day. On TMK: (2) 4-6-011:011 there is one existing 5/8-inch meter. The CIZ will increase water demand from an estimated 1,200 gallons per day (gpd) for single family/duplex users to an estimated 4,480 gpd for multi-family low rise users based on Water System Standards, 2002, State of Hawaii Table 100 – 18.

System Infrastructure
The project is served by the Lahaina System. Two 12-inch water lines lie adjacent to the property on Dickenson Street and Honoapi'illani Highway. Domestic, irrigation and fire flow calculations will be required in the building permit process. An approved backflow preventer will be required if not already installed on site.

Conservation and Pollution Prevention
DWS notes that the project is located within the County of Maui's Special Management Area. To alleviate demand on the Lahaina system and to prevent polluting ground water, we recommend following the attached BMP's for conservation and pollution prevention.

Should you have questions, please contact Audrey Dack, staff planner, at (808) 463-3109 or audrey.dack@co.maui.hi.us.

Sincerely,

Gladys C. Baisa for

David S. Taylor, P.E.
Director
apd
Attachments: Conservation BMPs
Pollution Prevention BMPs

Conservation BMP

Conservation

The DWS recommends the following conservation measures for implementation in the project.

Indoor Conservation Measures:

- Use EPA WaterSense labeled plumbing fixtures.
- Install flow reducers and faucet aerators in all plumbing fixtures wherever possible.
- Install dual flush toilets with high efficiency models that use 1.28 gallons per flush or less.
- Install showerheads with a flow rate of 1.5 gallons per minute (gpm) at 60 pounds per square inch (psi).
- Install bathroom sink faucets with fixtures that do not exceed 1 gpm at 60 psi. Laundry facilities and/or individual unit machines must use Energy Star labeled washers.

Outdoor Conservation Measures:

- Use Smart Approved WaterMark irrigation products. Examples include evapotranspiration (ET) irrigation controllers, drip irrigation, and water saving spray heads.
- Avoid plant fertilizing and pruning that would stimulate excessive growth. Time watering to occur in the early morning or evening to limit evaporation. Limit turf to as small an area as possible.
- Use native climate-adapted plants for landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.

Construction Best Management Practices

In order to protect ground and surface water resources as well as our coastal areas, we recommend that in addition to any required Best Management Practices (BMPs) the following measures designed to minimize infiltration and runoff be implemented during construction:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground. Remove all construction debris and toxic substances daily to prevent entry into the ocean.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking. Concrete trucks and tools used for construction should be rinsed off-site.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Disturb the smallest area possible.
- Retain ground cover until the last possible date. Stabilize denuded areas by sodding or planting as soon as possible. Use high seeding rates to ensure rapid stand establishment. Apply biocides only during dry periods of low rainfall to minimize chemical run-off.
- Keep run-off on site.

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

September 20, 2017

Ms. Mariah J. Gill
RORY FRAMPTON CONSULTING, INC.
340 Napoko Place
Kula, Maui, Hawaii 96790

Dear Ms. Gill:

SUBJECT: PRE- CONSULTATION REQUEST FOR ENVIRONMENTAL ASSESSMENT, CHANGE IN ZONING, AND SPECIAL MANAGEMENT AREA USE PERMIT FOR AN 8-UNIT APARTMENT BUILDING AT 266 DICKENSON STREET, LAHAINA, MAUI; TMK: (2) 4-6-011:011 AND 028

We reviewed your pre-consultation request and have no comments at this time.

If you have any questions regarding this memorandum, please call Rowena Dagdag-Andaya at 270-7845.

Sincerely,

for DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Engineering Division
46011011_028_266_dickenson_st_8_unit_apt_ec.rtf

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor
CAROL K. REIMANN
Director
JAN SHISHIDO
Deputy Director

2200 MAIN STREET • SUITE 546 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165
MAILING ADDRESS: 200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • EMAIL: director.hhc@mauicounty.gov

August 23, 2017

Ms. Mariah J. Gill, Environmental Consultant
Rory Frampton Consulting Inc.
340 Napoko Place
Kula, Hawaii 96790

Dear Ms. Gill:

SUBJECT: Pre-Consultation Request for Environmental Assessment, Change in Zoning and Special Management Area Use Permit for an 8-unit apartment building at 266 Dickenson Street, Lahaina, Maui Island, TMK Nos. (2) 4-6-011:011 & 028

The Department has reviewed the Pre-Consultation Request for Environmental Assessment, Change in Zoning and Special Management Area Use Permit for the above subject project. Based on our review, we have determined that the subject project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at (808) 270-1741 if you have any questions.

Sincerely,

BUDDY A. ALMEIDA
Housing Administrator

cc: Director of Housing and Human Concerns

APPENDIX B
Cultural Impact Assessment

SCS Project Number 2106 CIA-1

A CULTURAL IMPACT ASSESSMENT FOR THE PROPOSED 266 DICKENSON STREET PROJECT

PAUNAU AHUPUAʻA, DISTRICT OF LĀHAINĀ
ISLAND OF MAUI, HAWAIʻI
TMK (2) 4-6-011:011 AND 028

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INTRODUCTION

At the request of Christopher & Katherine Ondatje, landowners, and in consultation with Rory Frampton, Rory Frampton Consulting, Inc., Scientific Consultant Services, Inc., (SCS) prepared this Cultural Impact Assessment (CIA) in advanced of the proposed 266 Dickenson Street Project, Lahaina, Paunau Ahupuaʻa, Lāhainā District, Maui Island, Hawaiʻi [TMK: (2) 4-6-011: 011 and 028] (Figures 1 through 3). The proposed project area consists of a total of approximately 10,000 square feet (sq. ft.). Parcel 011 is comprised of 9,097 square feet and Parcel 028 is comprised of 1,498 sq. ft. Both properties are owned by the Christopher & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust. The subject property is located within the Lahaina National Historic Landmark, National Park Service (NPS reference number 66000302) (State Site 50-50-03-3001; Figure 4). The Lahaina Historic District encompasses more than 60 Sites and was nominated for placement on the National Register of Historic Places on December 29, 1962.

The Hawaii State Office of Environmental Quality Control (OEQC 1997:11) states that "an environmental assessment of cultural impacts" gathers information about cultural practices and cultural features that may be affected by significant environmental effects:

> Cultural impacts differ from other types of impacts assessed in environmental assessments or environmental impact statements. A cultural impact assessment includes information relating to the practices and beliefs of a particular cultural or ethnic group or groups.

The purpose of a Cultural Impact Assessment is to identify the possibility of previous and/or currently conducted traditional cultural practices and traditional resources procured within a project area and the greater *ahupuaʻa*, and then to assess the potential for impacts to these cultural resources.

PROJECT DESCRIPTION

The project site is located within the Special Management Area, as is most of Lahaina Town *makai* (west) of the Honoapiʻilani Highway, and is currently located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "Duplex" to "Apartment." The subject property is located within the Lahaina National Historic Landmark District Boundary, NPS reference number 66000302. The Lahaina Historic District is listed on

Figure 1: USGS Quadrangle (Lahaina 1992; 1:24,000) Map Showing Project Area Location.

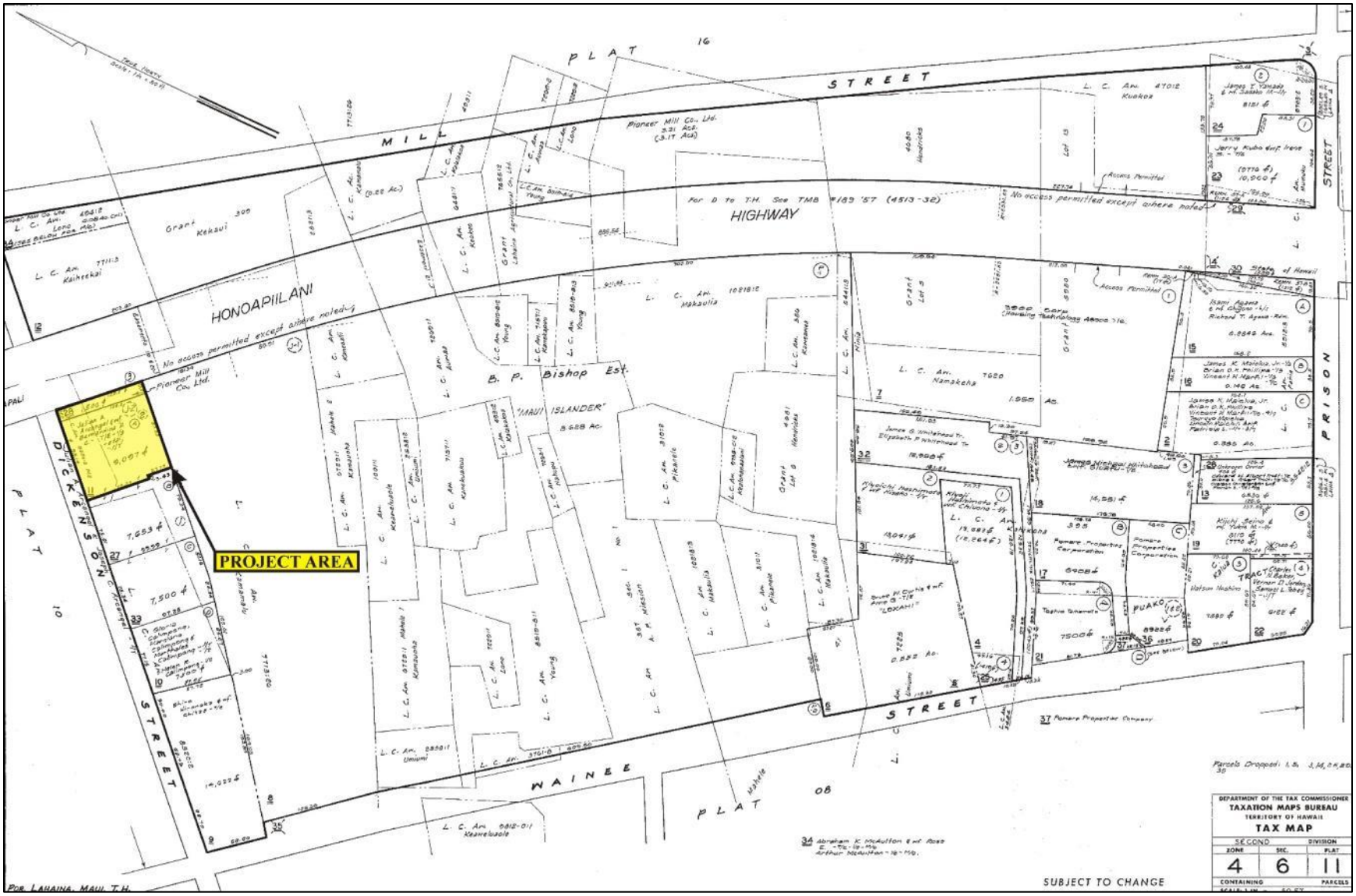

Figure 2: Tax Map Key [TMK: (2) 4-6-011] Showing Project Area Location.

Figure 3: Aerial Photograph (Google Earth 2017; Imagery Date 1/12/2013) Showing the Proposed Project Area Location.

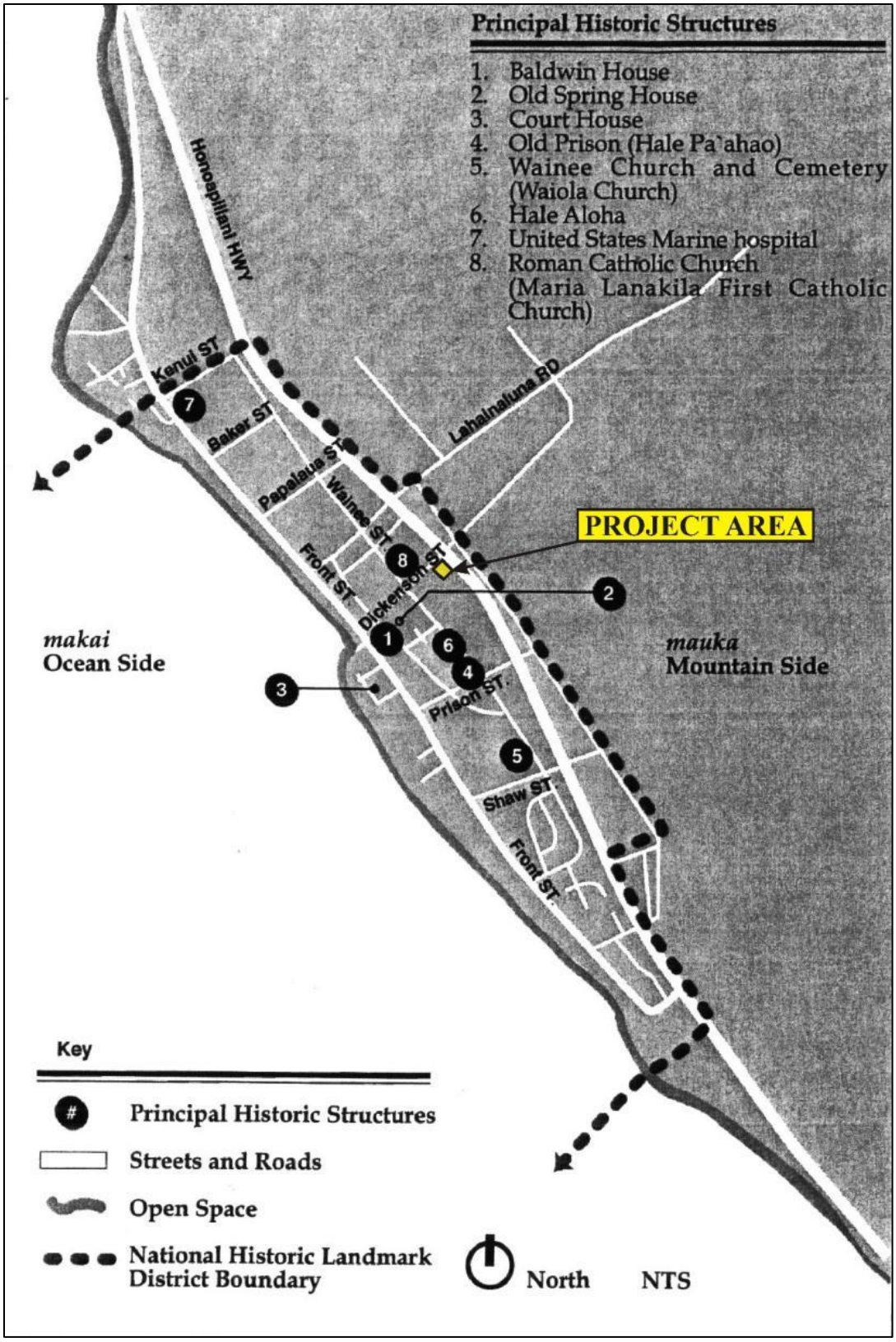

Figure 4: Map of Lahaina Showing Project Area within the National Historic Landmark District Boundary (State Site 50-50-03-3001; from State Historic Preservation Division Files).

the Hawaiʻi Register of Historic Places as State Site Number-50-03-3001 (State Site 50-50-03-3001). The Lahaina Historic District encompasses more than 60 Sites and was nominated for placement on the National Register of Historic Places on December 29, 1962 (updated in 1974).

CULTURAL IMPACT ASSESSMENT METHODOLOGY

The Constitution of the State of Hawaiʻi 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 (2000) requires the State to "protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by *ahupuaʻa* tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778." Additionally, Article IX and XII, of the state constitution, other state laws, and the courts of the State, impose on government agencies a duty to promote and protect cultural beliefs and practices, and resources of native Hawaiians as well as other ethnic groups.

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 *ahupuaʻ*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 Hawaiʻi Supreme Court, reaffirmed HRS 7-1 and expanded it to include, "native Hawaiian rights…may extend beyond the *ahupuaʻa* 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, 620, 837 P.2d 1247, 1272 (1992)].

Act 50, enacted by the Legislature of the State of Hawaiʻi (2000) with House Bill (HB) 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 also requires state agencies and other developers to assess the effects of proposed land use or shoreline developments on the "cultural practices of the community and State" as part of the HRS Chapter 343 (2001) environmental review process.

It also re-defined the definition of "significant effect" to include "the sum of effects on the quality of the environment including actions that impact a natural resource, limit the range of beneficial uses of the environment, 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." Cultural resources can include a broad range of often overlapping categories, including places, behaviors, values, beliefs, objects, records, stories, etc. (H.B. 2895, Act 50, 2000).

The purpose of a CIA is to identify the possibility of on-going cultural activities and resources within a project area, or its vicinity, and then assessing the potential for impacts on these cultural resources. The CIA is not intended to be a document of in depth archival-historical land research, or a record of oral family histories, unless these records contain information about specific cultural resources that might be impacted by a proposed project.

GEOGRAPHICAL EXTENT

As defined by the Hawaii State Office of Environmental Quality Control (OEQC 1997:11), the geographical extent should be greater than the area over which the proposed project will take place in order to ensure that cultural practices that occur outside of the project area, but which may still be affected, are included in the assessment. For example, a project that may not itself physically impact traditional gathering practices, but may block access to those locations would be included within the assessment. The concept of geographical expansion is recognized by using, as an example, "the broad geographical area, e.g. district or *ahupuaʻa.*" In some cases, the geographical extent could extend beyond the *ahupuaʻa* if cultural practices do so as well.

OEQC GUIDELINES FOR ASSESSING CULTURAL IMPACTS

According to the Guidelines for Assessing Cultural Impacts established by the Hawaii State Office of Environmental Quality Control (OEQC 1997:12):

> 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 man made and natural, which support such cultural beliefs.

The meaning of "traditional" was explained by in *National Register Bulletin*:

> "Traditional" in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations', usually orally or through practice. The traditional cultural significance of a historic property then is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. . . [Parker and King 1998:1]

This CIA was prepared as much as possible in accordance with the suggested methodology and content protocol in the Guidelines for Assessing Cultural Impacts (OEQC 1997:11-13). In outlining the "Cultural Impact Assessment Methodology", the OEQC (1997:11) states that:

> "…information may be obtained through scoping community meetings, ethnographic interviews and oral histories…"

This Cultural Impact Assessment was prepared in accordance with the Guidelines for Assessing Cultural Impacts (OEQC 1997:11-13). The Guidelines recommend that preparers of assessments analyzing cultural impacts adopt the following protocol:

1. Identify and consult with individuals and organizations with expertise concerning the types of cultural resources, practices and beliefs found within the broad geographical area, e.g., district or ahupua'a;
2. Identify and consult with individuals and organizations with knowledge of the area potentially affected by the proposed action;
3. Receive information from or conduct ethnographic interviews and oral histories with persons having knowledge of the potentially affected area;
4. Conduct ethnographic, historical, anthropological, sociological, and other culturally related documentary research;
5. Identify and describe the cultural resources, practices and beliefs located within the potentially affected area; and
6. Assess the impact of the proposed action. alternatives to the proposed action, and mitigation measures, on the cultural resources, practices and beliefs identified.

CULTURAL IMPACT ASSESSMENT CONTENTS

The Guidelines state that an assessment of cultural impacts should address, but not be limited to:

1. 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 or limitations which might have affected the quality of the information obtained.

2. 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 interviewed their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area.

5. Discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken. This discussion should include, if appropriate, the particular perspective of the authors, any opposing views, and any other relevant constraints, limitations or biases.

6. Discussion concerning the cultural resources, practices and beliefs identified, and, for 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. 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. Explanation of confidential information that has been withheld from public disclosure in the assessment.

9. Discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs.

10. 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.

11. A bibliography of references, and attached records of interviews which were allowed to be disclosed.

If on-going cultural activities and/or resources are identified within the project area, assessments of the potential effects on the cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

PROJECT METHODOLOGY

This report contains archival and documentary research, as well as communication with organizations and individuals having knowledge of the project area, its cultural resources, and its practices and beliefs. An example of the initial letter of inquiry is presented in Appendix A and an example of the follow up letter is presented in Appendix B. This Cultural Impact Assessment was prepared in accordance with the suggested methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997:13), whenever possible. The assessment concerning cultural impacts may include, but not be limited to archival research and interviews.

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, land records, such as Land Commission Awards, Royal Patent Grants, and Boundary Commission records; historic accounts, and previous archaeological reports.

Historical and cultural source materials were extensively used and can be found listed in the References Cited portion of this report. Such scholars as Samuel Kamakau, Martha Beckwith, Jon J. Chinen, Lilikalā Kameʻeleihiwa, R. S. Kuykendall, Marion Kelly, E. S. C. Handy and E.G. Handy, John Papa ʻĪʻī, Gavin Daws, A. Grove Day, and Elspeth P. Sterling and Catherine C. Summers, and Mary Kawena Pukuʻi and Samuel H. Elbert continue to contribute to our knowledge and understanding of Hawaiʻi, past and present. The works of these and other authors were consulted and incorporated in this report where appropriate. Land use document

research was supplied by the Waihona ‘Aina (2017) Database and the Honolulu’s Real Property Assessment and Tax Billing Information website.

INTERVIEWS

In general, interviews are conducted in accordance with Federal and State laws and guidelines when knowledgeable individuals are able to identify traditional cultural practices and/or resources procured in the project area or in the environs. If they have knowledge of traditional stories, practices and beliefs, and resources associated with a project area or if they know of historical properties within the project area, they are sought out for additional consultation and interviews. 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 concerning particular cultural resources. Often people are recommended for their expertise, and indeed, organizations, such as Hawaiian Civic Clubs, the Island Branch of Office of Hawaiian Affairs (OHA), historical societies, Island Trail clubs, and Planning Commissions are depended upon for their recommendations of suitable informants. These groups are invited to contribute their input and suggest further avenues of inquiry, as well as specific individuals to interview. It should be stressed again that this process does not include formal or in-depth ethnographic interviews or oral histories as described in the OEQC‘s *Guidelines for Assessing Cultural Impacts* (1997). The assessments are intended to identify potential impacts to ongoing cultural practices, or resources, within a project area or in its close vicinity.

If knowledgeable individuals are identified, personal interviews are sometimes taped and then summarized. These draft summaries are returned to each of the participants for their review and comments. After corrections are made, each individual is to sign an information release form, making the interview available for this study. When telephone interviews occur, a summary of the information is also sent for correction and approval, or dictated by the informant and then incorporated into the document. If no cultural resource information is forthcoming and no knowledgeable informants are suggested for further inquiry, interviews are not conducted.

KA PAʻA KAI O KAʻAINA V. LAND USE COMM'N, STATE OF HAWAIʻI

The Land Use Commission (LUC) is also required to apply the analytical framework set forth by the Hawaii Supreme Court in Ka Paʻakai O Kaʻ Aina v. Land Use Comm'n, State of Hawaiʻi, 94 Hawaiʻi 31, 7 P.3d 1068 (2000) (hereinafter, "***Ka Paʻakai***"). In this case, a coalition of native Hawaiian community organizations challenged an administrative decision by the Land Use Commission (LUC) to reclassify nearly 1,010 acres of land from conservation to urban use, to allow for the development of a luxury project including upscale homes, a golf course, and other amenities. The native Hawaiian community organizations appealed, arguing that their native Hawaiian members would be adversely affected by the LUC's decision because the proposed development would infringe upon the exercise of their traditional and customary rights. Noting that "[a]rticle XII, section 7 of the Hawaii Constitution obligates the LUC to protect the reasonable exercise of customarily and traditionally exercised rights of native Hawaiians to the extent feasible when granting a petition for reclassification of district boundaries," the Hawaiʻi Supreme Court held that the LUC did not provide a sufficient basis to determine "whether [the agency] fulfilled its obligation to preserve and protect customary and traditional rights of native Hawaiians" and, therefore, the LUC "failed to satisfy its statutory and constitutional obligations." Ka Paʻakai, 94 Hawaiʻi at 46, 53, 7 P.3d at 1083, 1090.

The Hawaiʻi Supreme Court in Ka Paʻakai provided an analytical framework in an effort to effectuate the State's obligation to protect native Hawaiian customary and traditional practices while reasonably accommodating competing private interests. In order to fulfill its duty to preserve and protect customary and traditional native Hawaiian rights to the extent feasible, the LUC must—at a minimum—make specific findings and conclusions as to the following (Ka Paʻakai, 94 Hawaiʻi at 47, 7 P.3d at 1084):

1. Identity and scope of "valued cultural, historical, or natural resources" in the petition area, including the extent to which traditional and customary native Hawaiian rights are exercised in the petition area;

2. Extent to which those resources--including traditional and customary native Hawaiian rights--will be affected or impaired by the proposed action; and

3. Feasible action, if any, to be taken by the LUC to reasonably protect native Hawaiian rights if they are found to exist.

To fulfill these purposes outlined by Ka Paʻakai, the Cultural Impact Assessment has reviewed historical research and suggestions from contacts knowledgeable about traditional

cultural practices which were conducted within the project area and in the surrounding environs. The potential effect of the proposed 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 has been analyzed, as required by the OEQC (1997).

PROJECT AREA

The proposed project area is located on a currently vacant and undeveloped property at 266 Dickenson Street in the town of Lahaina. It is situated on the south side of Dickenson Street, west of Honoapi'ilani Highway, north of the Aina Nalu Condominiums, and east of additional residences (see Figures 1 through 3). The proposed project area is across Dickenson Street from Maria Lanakila Catholic Church. The project area situated approximately 0.25 mile (410 meters) inland approximately 24 to 28 feet above mean sea level (amsl). The subject property is located within the Lahaina National Historic Landmark (NPS reference number 66000302; State Site 50-50-03-3001). The Lahaina Historic District encompasses more than 60 Sites and was nominated for placement on the National Register of Historic Places on December 29, 1962 (updated in 1974; Appendix C).

SOILS

According to Foote *et al*. (1972:Sheet 94), the project area is comprised of soils of the Ewa Soil Series, and specifically Ewa silty clay loam, 0 to 3 percent slope (EaA) (Foote *et al*. 1972:29-30). The well-drained alluvial soils of the Ewa Series formed from volcanic rock. These soils occur from 0 to 150 feet AMSL in areas receiving 10 to 30 inches of rainfall annually (Foote *et al*. 1972: 29). The EaA soils exhibit very slow runoff with a very slight erosion hazard and are typically used for the cultivation of sugarcane and for residential areas (Foote *et al*. 1972: 30).

CLIMATE

According to the Rainfall Atlas of Hawai'i (Giambelluca *et al*. 2013), the project area receives approximately 12.9 inches of rainfall annually. Approximately 2.6 to 2.7 inches of

rainfall occur within the winter months and 0.23 to 0.25 inches occur during the summer months.

Temperatures within the project area environs range from the 52 to 90 degrees Fahrenheit in the winter months and from approximately 68 to 92 degrees Fahrenheit during the summer (Armstrong 1983:64).

TRADITIONAL AND HISTORIC SETTING

Archaeological settlement pattern data indicates that initial colonization and occupation of the Hawaiian Islands first occurred on the windward shoreline areas of the main islands between the A.D. 4th and 11th centuries, with populations eventually settling in drier leeward areas during later periods (Kirch 1985). Although coastal settlement was dominant native Hawaiians began cultivating and living in the upland *kula* zones. Greater population expansion to inland areas began between A.D. 11th and 12th centuries and continued through the 16th century. Large scale or intensive agriculture was implemented in association with habitation, religious, and ceremonial activities.

PAST POLITICAL BOUNDARIES

In general, several terms, such as *moku*, *ahupuaʻa*, *ʻili* or *ʻiliʻāina* were used to delineate various land sections. A district (*moku*) contained smaller land divisions (*ahupuaʻa*), which customarily continued inland from the ocean and upland into the mountains. Extended household groups living within the ahupuaʻa were therefore, able to harvest from both the land and the sea. Ideally, this situation allowed each *ahupuaʻa* to be self-sufficient by supplying needed resources from different environmental zones (Lyons 1875:111). The *ʻili ʻāina* or *ʻili* were smaller land divisions next to importance to the ahupuaʻa and were administered by the chief who controlled the *ahupuaʻa* in which it was located (Lyons 1875: 33; Lucas 1995:40). The *moʻoʻāina* were narrow strips of land within an *ʻili*. The land holding of a tenant or hoa ʻāina residing in an ahupuaʻa was called a kuleana (Lucas 1995:61). The project area is located in Paunau Ahupuaʻa, which literally means “completely chewed up” (Pukui *et al*. 1974:182; Figure 5).

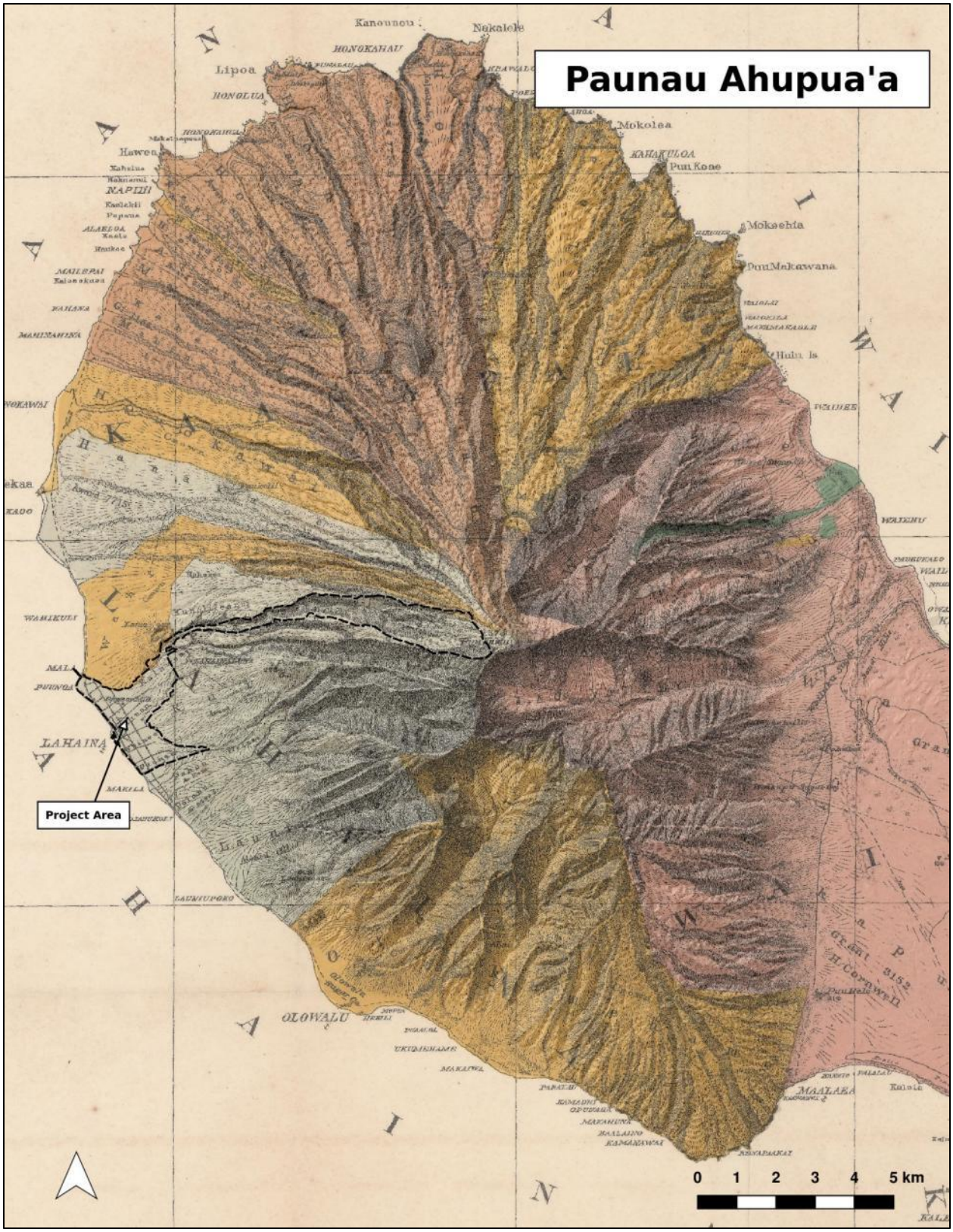

Figure 5: The Proposed Project Area within Paunau Ahupuaʻa (basemap: "Maui, Hawaiian Islands" by F.S. Dodge 1885:1:90,000 scale).

TRADITIONAL SETTING OF LĀHAINĀ

The District of Lāhainā, located on the western side of the West Maui Mountains (Mauna Kahalawai), extends from Honokōhau Ahupuaʻa on the north to Ukumehame Ahupuaʻa on the south. A number of traditional activities took place in this district from fishing and cultivation by early Hawaiians to residential occupation and recreational use by members of the *aliʻi* (ruling class). The district served as an important center both politically and socially during the late pre-Contact (pre-1778) and early Historic (post-1778) Periods. It was the royal chiefly center for centuries (Thrum 1909; Kirch 1985; Kamakau 1961; Sterling 1998) and played a key role in the intra-island warfare associated with island unification. By the late 1700s, Kamehameha I had firmly established his presence on Maui with the invasion of Lāhainā. By the early 1800s, Kamehameha I designated Lāhainā the capital of the Hawaiian Kingdom. Lāhainā served as the capital until 1850 when it was moved to Honolulu. In 1819, the first whaling ship Bellina arrived in what would later be known as Lahaina Harbor. Lāhainā became the center of commercial whaling in the Pacific until the mid-1800s. After the decline of the whaling industry, Lāhainā and surrounding areas became a base for sugarcane plantations. Most recently, tourism is the main industry in Lāhainā.

Lāhainā is the traditional spelling and pronunciation of the area currently referred to as Lahaina. Lāhainā literally translated means "cruel sun," said to be named for a time of terrible droughts (Pukui *et al*. 1974:127). Others believe the original name for Lāhainā was a *lele* (small piece of property) which translates literally as the flying piece of a *kuleana* near the shore (Sterling 1998:17). As Lāhainā is situated along the shoreline the name is applicable. Pukui *et al*. (1974:127) also note that Lāhainā is associated with the Kauaʻula wind that caused the destruction of churches and buildings in Lāhainā in 1828 and again in 1858.

Lāhainā is traditionally and historically known for its verdant and abundant groves of breadfruit. Sterling (1998) references Lāhainā as second only to Puna, Hawaiʻi as a favorable location for breadfruit cultivation. In *mele* (songs), Lāhainā is even referred to as *ka malu ulu o Lele*, "the breadfruit shade of Lele" (Handy 1940:190). Ashdown (1970) writes that the name Lele was changed to Lahaʻina when it became the home of the noted prophet, Lahaʻinaloa for whom all of West Maui was named.

According to Handy and Handy (1972:492), the District of Lāhainā was a favored place among the high chiefs of Maui and their entourage because of its abundant resources from

both land and sea, its warm climate, easy communication with other populated areas around West Maui, and close proximity to the outer islands of Molokaʻi and Lānaʻi.

Early descriptions of Lāhainā village provided by Westerners paint a picture of idyllic tranquility and cooperation among the inhabitants. According to Handy and Handy (1972:493), Menzies, the surgeon and naturalist on board the HMS Discovery during Captain George Vancouver's expedition, states that he and the members of his party "…observed the rugged banks of a large rivulet that came out of a chasm cultivated and watered with great neatness and industry." Menzies (cited in Handy and Handy 1972:493) goes on to describe an afternoon tour of the village on March 17, 1793, as follows:

> I accompanied Vancouver and a party of officers, with the two Niihau women, to see the village of Lahaina which we found scattered along shore on a low tract of land that was neatly divided into little fields and laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetable of the country, and watered at pleasure by aqueducts that ran here and there along the banks of intersecting fields…In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration...

Little had changed twenty-six years later when J. Arago visited Hawaiʻi with Captain Louis de Freycinet in 1819. Arago (cited in Handy and Handy 1972:493), impressed by the verdant quality of Lāhainā and the skill the Hawaiians exhibited in farming, writes:

> The environs of Lahaina are like a garden. It would be difficult to find a soil more fertile, or a people who can turn it to a greater advantage; little pathways sufficiently raised and kept in excellent condition…These are frequently divided by trenches, through which a fresh and limpid stream flows tranquilly, giving life to the plantations...

Handy (1940:159) discusses the proliferation of fishing settlements and isolated fishermen's houses all the way from Kīhei to Honokahua and mentions the cultivation of ʻ*uala* (*Ipomea batatas*, sweet potato) in the red *lepo* (sandy soil) near the shore. Handy (1940) points out that this coast is the most favorable on Maui for fishing and that *kula* lands (uplands) were ideal for the cultivation of sweet potato. According to Handy (1940:106), the *aliʻi* Kakaʻalaneo lived on Kekaʻa Hill in Lāhainā District. Kekaʻa became the capital of Maui during Kakaʻalaneo's

reign and was also an area of intense cultivation. Fornander (1916, Vol. 5:540–41) discusses how Kakaʻalaneo planted *kukui* (*Aleurites moluccana,* candlenut) and *ʻulu* (*Artocarpus incisus*, breadfruit) at Lāhainā village.

According to Thrum (1909), an infamous chief named Hua, who was born in Lāhainā and reigned prior to the 10th century, is credited with the construction of the first *heiau* (temple) on Maui. Hua is also referred to as Hua-a-Pohukaina and Hua-a-Kapuaimanaku, names by which his father was also known. Hua is known for the construction of two *heiau* in Lāhainā. Another Hua, two generations later, is credited with the construction of a third. Three additional *heiau* are said to date to, or just prior to, the reign of Kahekili (Thrum 1909).

Lāhainā was known as a *puʻuhonua* or place of refuge in Maui. The *puʻuhonua* at Lāhainā was associated with Kaʻahumanu who inherited her lands from her husband Kamehameha. In *Ruling Chiefs of Hawaiʻi*, Kamakau (1961:312-313) discusses how Kaʻahumanu's lands of Waipukua in Waiheʻe, Kaluaʻaha in Molokaʻi, and Puʻumau in Lāhainā were deemed places where people could be saved from death.

Fornander (1969) discusses how Lāhainā figured prominently in battles between various island chiefs. In the early 1700s, wars between Alapaʻinui of Hawaiʻi, in conjunction with Kamehamehanui of Maui, and Kauhi (Kamehamehanui's brother) occurred. Alapaʻinui established his headquarters at Lāhainā village while the rest of his army occupied the coast extending from Honokowai to Ukumehame. With the pending arrival of Peleioholani from Oʻahu, who was to assist Kauhi, Alapaʻinui destroyed the *kalo* patches and broke down *ʻauwai* belonging to the followers of Kauhi in the vicinity of Lāhainā. Eventually the forces met, Fornander 1969, Vol. 2:140) writes:

> The fortune of the battle swayed back and forth from Honokowai to near Lahaina; and to this day heaps of human bones and skulls, half buried in various places in the sand, attest to the bitterness of the strife and carnage committed.

Lāhainā also played a crucial role in the intra-island warfare that led to island unification and the establishment of the capital of the Hawaiian Kingdom by Kamehameha I. In February of 1795, Kamehameha established his presence on Maui with the invasion of Lāhainā. Kamehameha's great fleet of war canoes landed in Lāhainā covering the coast from Launiupoko to Mala (Kamakau 1961). That part of Lāhainā, covered in food patches and cane fields, was overrun by Kamehameha's men from the island of Hawaiʻi (Kamakau 1961:171). By 1802, Kamehameha I constructed the brick palace, Mokuʻula, in Lāhainā, from which the collection of

taxes was administered. Lāhainā served as the capital of the Hawaiian Kingdom from that time until 1850 when Kamehameha moved it to Honolulu.

WAHI PANA (LEGENENDARY PLACES)

"Wahi Pana" can be defined as celebrated or noted places or locations (Pukui and Elbert 1986:313, 376), and refers to legendary places or landmarks of historical significance. These places of note have distinctive features (*i.e*., mountain peaks, streams, wind, rain, etc.) that are given specific names through which the history of an area is passed down from generation to generation through chants, legends, and songs.

Scattered amongst the agricultural and habitation sites were other places of cultural significance to the *kamaʻāina* of the district. At least six *heiau* were recorded in the vicinity of the ancient village of Lāhainā (old pronunciation of Lahaina), fishing *koʻa* (shrine) were present along the beach and on the slopes above the bays, and petroglyphs were inscribed in many places whose meanings have yet to be fully understood (Thrum 1908, 1916, 1917; Walker 1930:103).

During Winslow Walker's (1930) survey of the island of Maui, he identified two *heiau* within the Paunau Ahupuaʻa: Waiie Heiau (Walker Site 9) and Luakona Heiau (Walker Site 10) (Sterling 1998:33-34). Waiie Heiau (Walker Site 9), now totally destroyed, was located in Kapaulu District, south of Lahainaluna Road in a sugar cane field. Luakona Heiau (Walker Site 10) was located at the mauka (east) end of Kelawea Camp, north of Lahainaluna Road, in the traditional district of Kapaulu. At the time of Walker's (1930) survey, remnants of the walls and platform of Luakona Heiau still existed (Sterling 1998:34).

During the reign of Kamehameha I, as the ruler of the Hawaiian kingdom, "…the god Kukaʻilimoku and the lands sacred to this god were places of refuge" (Kamakau 1961:312). Kamakau (1964:18-19) elaborates on the concept of *puʻuhonua* or places of refuge:

> The concept (*ʻano*) of *puʻuhonua* came down from ancient times, and *puʻuhonua* lands had always been observed. They were sacrosanct and inviable lands; no blood of wrongdoers could be shed once they entered into these of *puʻuhonua* lands.

During this period, the lands of Kaʻahumanu, Kamehameha's favorite wife, and his war god Kukaʻilimoku were set aside as *puʻuhonua*. The *ahupuaʻa* of Paunau was among the lands

that became places where people who had broken a *kapu* (taboo) could be protected from the punishment death (Kamakau1961:313; Kamakau 1964:19).

Archival research produced several legends are associated with Paunau Ahupuaʻa, including the legend of the Hauola Stone. According to Jeanne Booth Johnson (1959 cited in Sterling 1998:34), the Hauola Stone was located "[J]ust over the sea wall at the ocean end of Lahaina Power and Light." This version of the legend pertains to a girl, Hauola, whose gods turned her to stone to protect her from her enemies. Traditional healers "…used to send their patients to bathe in the sacred sea water at this stone, and it is reported that many were cured."

A later and slightly different version was printed in the Maui News on August 6, 1966 (cited in Sterling 1998:34). According to this account:

> The rock looks like a modern chair with a spacious seat and a small angular back is the healing rock, the front of which is a worn hollow. Hawaiians believed that ailing people had only to sit in the seat, dangle their legs in the water, and let the waves wash over them to gain health.
>
> Since this rock was a sacred place not likely to be disturbed, it was also used as a pohaku piko, or hiding place for the umbilical cords of newborn children. The Hawaiians believed that of an umbilical cord could be successfully hidden and left undisturbed its owner would grow up to be a chief.

Lizards or *moʻo* are prominent figures in Hawaiian myths and legend. One such legend is associated with Mokuhinia Pond, located in Paunau Ahupuaʻa. The informant Moses Manu (cited in Sterling 1998:39) provides the following account:

> This moʻo, Kihawahine, was a moʻo on whom the parents of these chiefs relied and the place where Kihawahine lived was a pond lying at Lahaina, Maui, by the name of Mokuhinia *[now Malu-ulu-o-Lele park behind Wainee (Waiola) Church]*. The location of the tomb of the chiefess Nahienaena which stood in the pond in the east bank, was Mokuula, a little rock island. Below this was the den of the moʻo. This hold was called, from ancient times until this day Kalua o Kiha (the den of Kiha).

HISTORIC BACKGROUND

The pre-Contact Period in the Hawaiian Islands came to an end with the arrival of Captain Cook to the island of Kaua‘i in 1778. The years to follow would drastically alter the political, agricultural, and social foundation of the Hawaiian Kingdom. The destabilization of Hawaiian society was further intensified by the profound reformation of the traditional land system.

HISTORIC SETTING OF LAHAINA (1778 TO MID-1800S)

Western descriptions of Maui were given by Captain Cook and his men who were the first Europeans to record their impressions of the island, on November 26, 1778 (Beaglehole 1967: Part I, Vol. III). After returning from Alaska, they spotted Maui and sailed down a portion of the east 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 Kahekili was free to visit the foreign ships. Samwell describes the great King and the windward slopes calling Kahekili "...a middle aged man... rather of a mean appearance..." and the land as "...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. ..." (Samwell 1967:1151).

The leeward side of the island was dry and an early account (1786) suggests inhabitants were much poorer in health and resources at its southern end (La Perouse in Sterling 1998:222). However, further up the coast towards Lahaina, the population increased and the habitations situated in coconut groves became numerous. Lahaina Village, with access to mountain streams, was described in 1793 by Vancouver and Menzies (Menzies 1920:112) as:

> ...laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetables of the country and watered at pleasure by aqueducts that ran here and there along the banks intersecting the fields ...In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration....

The war between Kahekili of Maui and Kalaniopuʻu of Hawaiʻi Island had not ended with the death of Kalaniopuʻu in 1782, but was continued by his nephew, Kamehameha I. Vancouver was not as impressed as Menzies with the Lahaina landscape and was told it was the result of the continued disputes:

> To the ravage and destruction of *Tamaahmaah's* wars, the wretched appearance of the crops was to be ascribed of this they grievously complained, and were continually pointing out the damages they had sustained; the despoiled aspect of the country was an incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated, were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed; nor was a hog or a fowl any where to be seen. By far the larger portion of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident marks of very recent labor (Vancouver 1984: 870).

After defeating Kahekili's army and subjugating all but the island of Kauaʻi, Kamehameha moved his fleet of *peleleu* (war canoes) to Lahaina for a year to collect tribute (in 1802-1803). His headquarters was a two-story brick house near the landing, close to a section of the project area. The building was surrounded by *kalo* patches and fishponds, coconut, *hala*, and *kou* trees (The Maui Historical Society: 1964). The *kalo* patches stretched along the beach, behind which were huts, and behind them, a mulberry and cane plantation belonging to a Mr. Butler, the land having been a gift from Kamehameha I (Litten in Sterling 1998:19). To be able to supply his retinue with provisions, Kamehameha ordered the repair of the damage previously done to Lahaina and vicinity during the wars with Kahekili. Walls for the *loʻi* were rebuilt and crops were again successfully grown.

There was also a *heiau* at the landing. L. R. Duperrey, cartographer with Louis Claude de Saulses de Freycinet, mapped the Lahaina Village in 1819 (Figure 6) depicting points of interest: a) the observatory of Freycinet, b) the brick palace of Kamehameha I, c) *heiau*, d) Mr. Butlers house, e) *kalo loʻi* and *ʻauwai*, f) *wauke* plantation, and g) sugar cane plantation.

Freycinet (cited in Kelly 1978:29) recorded:

> We immediately landed...to select an appropriate location for setting up our instruments...upon my request, was kind enough to tabou a platform in the neighborhood of a morai and of a red brick house, which was convenient.

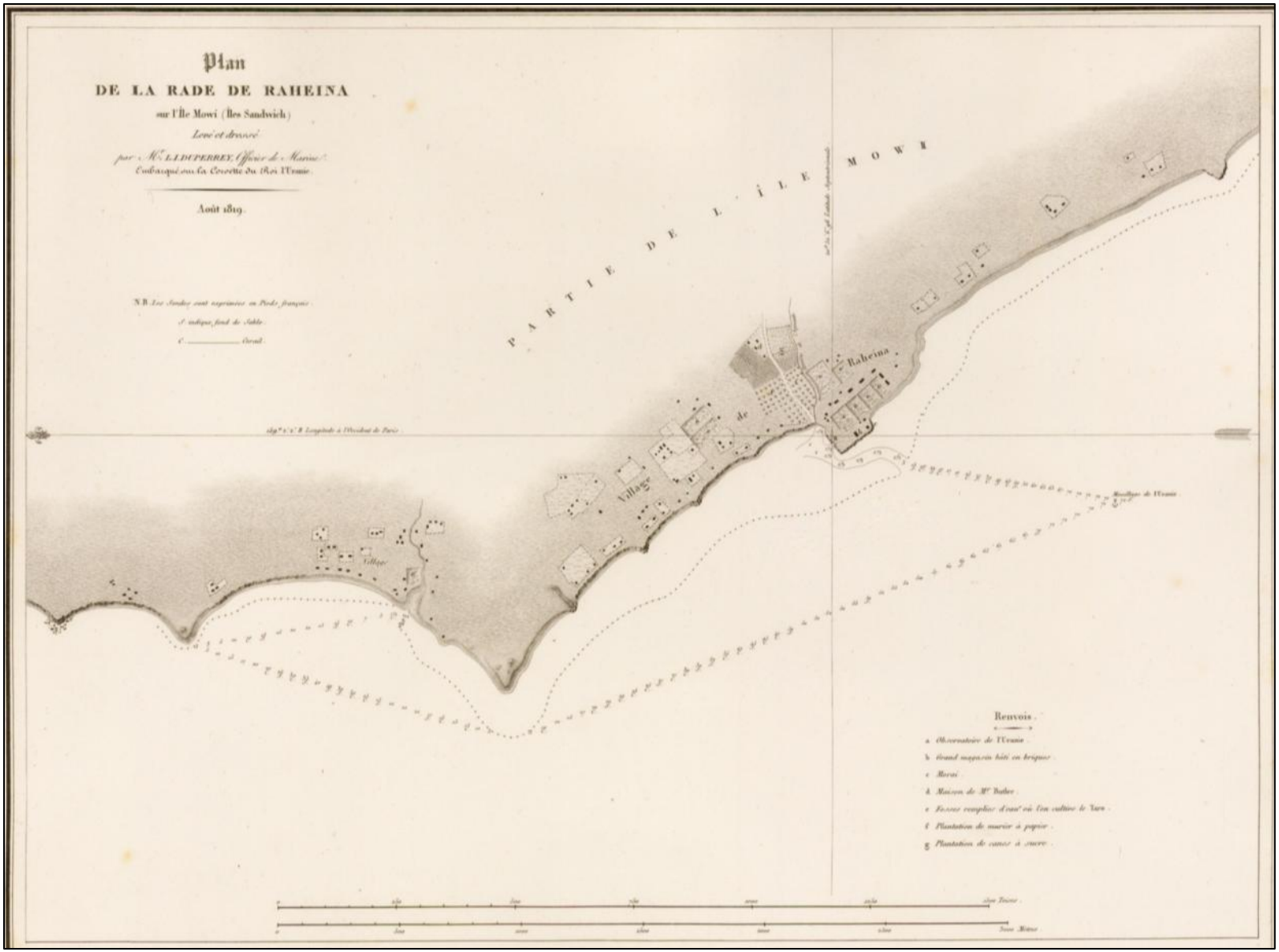

Figure 6: Plan de la Rade de Raheina [Map of Raheina (Lahaina) Bay] (Duperry 1826).

In describing Lahaina Village Freycinet (cited in Kelly 1978:41) stated:

> ...the first thing we noticed upon our arrival at Raheina was a red brick structure. Standing right next to the landing point, it was an excellent guide for the vessels...to the south was the habitation of the priests and next to it a *morai* constructed on a pile of dry rocks and forming a sort of dike on the beach. a little farther up in the interior one comes across hand-dug reservoirs used for taro culture. They stretch along the coast for quite some distance and are fed by the streams brought there through artificial canals. The houses, instead of being grouped next to each other, are dispersed over a rather wide terrain....

Freycinet (cited in Kelly 1978:32) was impressed with the fertility of Lahaina:

> ...Here were found vast orchards of the paper mulberry, whole fields of bananas and of sugar cane of fine appearance, fields of taro and other vegetables fit for human food, enormous breadfruit trees scattered here and there, finally the fertility and freshness of the soil everywhere maintained by frequent irrigation and well husbanded.

Arago, draftsman and artist on Freycinet's voyage, recorded that Lahaina occupied approximately nine miles along the coast by three miles, inland (14.4 by 4.8 kilometers). He described the same orderly cultivated system of *kalo*, bananas, breadfruit, coconut, *wauke* and housesites. Arago (1823:119-120 in Handy and Handy 1972: 493) described Lahaina as:

> The environs of Lahaina are like a garden...little pathways sufficiently raises, and kept in excellent condition, serve as communications between the different estates. These are frequently divided by trenches …Every cabin has its enclosure, and every enclosure is well taken care of; it seems to suffice for the wants of the family...The space cultivated by the natives of Lahaina is about three leagues in length and one in its greatest breadth.

Kamehameha I died in 1819 in Kona and his oldest living son died four years later in London. This left Kamehameha's youngest son, Kauikeaouli, as reigning monarch (under the guidance of Ka'ahumanu) at the age of nine years old. During his reign, Lāhainā became the capital of the Kingdom and favorite headquarters of the *ali'i*.

Kamakau (1961:262) reported:

> Lāhainā was in those days a popular resort for the chiefs...None of these paid any attention to the word of God but amused themselves at their gatherings with liquor drinking, dancing, gambling, sensual indulgence, and all kinds of such devilish doings.

In 1823, the mother of the King and sacred wife of Kamehameha I, Keōpuolani, brought the Reverends Stewart and Richards and their families to Lāhainā. Land was eventually given to the missionaries along what was to become Front Street. The population of Lahaina was estimated at 2,300 around this time and consisted of 700 grass houses with a few permanent buildings (Belt Collins & Associates 1992). With the arrival of the missionaries and the conversion of several powerful *aliʻi* such as Kaʻahumanu and Keōpuolani, a shift occurred and Lahaina's new buildings began to reflect western influence. The first stone dwelling in Hawaii, located on Front Street in Lahaina and belonging to Rev. Richards, was completed in 1827. Clustered along or near Front Street, besides the mission houses occupied by the Stewarts' and Richards', and Baldwin's, were several other buildings, such as the Marine hospital, Seamen's Chapel and Reading Room. Dr. Baldwin constructed a medical office in conjunction to his residence on Front Street in 1834. By the late 1820s, stone houses were being built by many of the *aliʻi* on their land in Lāhainā, much of which now borders the current project area.

A fort was constructed in 1831-32 near the brick palace, where a sailor would drum at sundown as a signal for all the seamen to board their ships. In 1854 the old coral blocks that had been a part of the fort walls were dragged across Front Street to become a part of the new Hale Paʻahao or Lahaina Prison.

Whaling ships by the dozens filled the anchorage between spring and fall from the 1820s through the 1860s. Lahaina had already provided supplies, sailors, and recreation for countless voyagers participating in the trans-Pacific fur/sandalwood trade. The harbor in Honolulu required excessive port charges, unlike Lahaina (Belt Collins & Associates 1992). Because Lahaina was a roadstead, no pilot was needed to guide the ships, as was the case for Honolulu, and ships could come and go as they pleased. The ships' boats would travel up the canal (what is now Canal Street) and barter in the government-regulated market place which had a large grass house extending the entire length of the canal.

In 1825 there were already 19 schools in Lahaina with 380 students. The schools were only outnumbered by the 23 grog shops. By 1826, the school number had increased to 29, instructing 568 male and 570 female students. In spite of the law against selling ardent spirits, the number of grog shops in Lahaina had increased to 30 by the early 1830s. In 1846, 429 whaling ships anchored at Lahaina (Maui Historical Society 1971:7). Lahaina's constable expressed his frustration at trying to keep order:

> There are so many Beer shops here, and they have so many chances of selling spirits in their Beer without detection that do all I can, and use all

> the means in my power, I cannot get a fair chance to fine them (Maui Historical Society 1971:9).

The traditional subsistence economy had quickly changed to a market economy and Lahaina was at the center of activity. The buying and selling of produce had been strictly regulated under Kamehameha I. His successors, however, quickly gave into the pressure of the lesser chiefs to share in the bounty and their desire for exotic merchandise. Soon, free enterprise dominated commerce. In 1833, Brinsmade, Ladd, and Hooper in partnership with Hoapili the Governor of Maui, establish a large store and hotel in Lāhainā. By 1837, Pierce and Brewer owned a large trading house in Lahaina (Belt and Collins & Associates 1992).

Dr. Dwight Baldwin, a missionary doctor in the 1830s whose residence was the old Richard's house located on Front Street, recorded the main food items supplied to the ships were:

> ...water, hogs, goats, bananas, melons, pumpkins, onions, squashes, sweet potatoes, young turkeys, ducks, fowls and beef, all of which can be had in abundance; but the greatest article or which they come is Irish potatoes which grow plentifully in the interior of this island" (In Maui Historical Society 1971:7).

THE MĀHELE

In the 1840s a drastic change in the traditional land tenure resulted in a division of island lands and a system of private 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 society to that of a market economy (Daws 1968:111; Kuykendall Vol. I, 1938:145 footnote 47, 152, 165-6, 170; Kameʻeleihiwa 1992:169-70, 176).

Among other things, the foreigners demanded private ownership of land to insure their investments (Kuykendall Vol. I, 1938:138, 145, 178, 184, 202, 206, 271; Kameʻeleihiwa 1992:178; Kelly 1998:4). Once lands were made available and private ownership was instituted, native Hawaiians, including the *makaʻāinana* (commoners), were able to claim the plots they were cultivating and living on (*kuleana* lands, LCAs). This land division, or Māhele, occurred in 1848. The awarded parcels were called Land Commission Awards (LCA). If occupation could be established through the testimony of witnesses, the petitioners were issued a Royal Patent number and could then take possession of the property. Commoners claiming house lots in

Honolulu, Hilo, and Lahaina were required to pay commutation to the government before obtaining a Royal Patent on their awards (Chinen 1961:16).

According to the Waihona ʻAina (2017 Database), 71 LCAs were claimed within Paunau Ahupuaʻa. The Office of Hawaiian Affairs Database (2017) indicates LCA 7713:26/Royal Patent 4475, is located within the current project area (Figure 7). Land Commission Award 7713/Royal Patent 4475, comprised of a total of 55 *ʻāpana* (land parcel), was awarded to Victoria Kamamalu (Appendix D).

This information is included in both the Title Report and the Deed, which confirms that the LCA 7713, ʻĀpana 26 was awarded to V. Kamamalu. The Title Report and the Deed also indicate that that a project area includes a portion of LCA 8524-B, which was awarded to Peke:

> All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award Number 7713, Apana 26 to V. Kamamalu and Royal Patent Number 5702, Land Commission Award Number 8542-B, Apana 1 to Peke) situate, lying and being at Lahaina, Island and County of Maui, State of Hawaii, being LOT A and thus bounded and described…

Numerous additional LCAs surround the current project area indicating that the area was widely used and valued during the pre- Contact and early Historic Periods

MID-1800S TO 1900S

Charles Wilkes visited Maui in 1841 as part of his scientific expedition in the Pacific region. When viewing Lāhainā, he recorded "...The town of Lahaina is built along the beach for a distance of three-quarters of a mile: it is principally composed of grass houses, situated as near the beach as possible: it has one principal street with a few others running at right angles. After the king's palace, the fort is the most conspicuous object: its form is quadrangular. The longest side, facing the sea: it is of little account, however, as a defense, serving chiefly to confine unruly subjects and sailor (Wilkes 1845:4). Lahaina's commerce continued to expand with new ventures appearing frequently. A boarding house had been built in Lahaina by George W. Punchard to accommodate the transient population arriving in Lahaina and J. Armas opened a restaurant in 1843. An enterprising Milo Calkin built a store and office for ship chandlery and general merchandise and directed possible customers to Front Street by saying "the canal leads

Figure 7: Land Commission Awards within and Surrounding the Proposed Project Area (Google aerial imagery 2017).

direct to the store" (Belt Collins & Associates 1992). The many retail businesses established in Lahaina by the 1840s included Dow Drugstore, Gilman and Company, and A.H. Koon with many more to come. Punchard, Bush, Makee, Mellish, Sheik Mohamet, Halstead, McIntyre, Banks and Chinaman had all applied for licenses to peddle foreign goods at Lāhainā.

The first official census was taken in Lahaina in 1846 and recorded 3,445 Hawaiians, 112 foreigners, 882 grass houses, 155 adobe houses, 59 stone and wooden houses, and 99 sheds or *lānai* used as houses, 528 dogs and some 600 seamen (Belt Collins & Associates 1992).

Economically, everything was booming in Lāhainā. Not only were the merchants supporting the whaling ships, but in California the gold rush had begun with Hawaiʻi supplying many commodities, including, potatoes to the west coast. In 1850, 51,957 barrels of Irish potatoes and 43,923 barrels of sweet potatoes were exported from Lahaina to California (Belt Collins & Associates 1992).

By this time, Lahaina had two hotels, two bowling alleys, and a billiard room. Grass houses could also be rented for $4 dollars a month. As Lahaina prepared for another whaling season, it was recorded "victualers or better known as beer-shop keepers have commenced with great activity in cleaning up their houses for the fall season. No less than 15 or 20 of these licensed houses, besides several "sly" houses, two dance-houses and a native hula *halau* [school] in the lower part of town" were preparing for the sailors (Belt Collins & Associates 1992).

As the whaling industry began to wane, sugar production was on the rise. The increasing lack of sperm whales and the discovery of oil in Pennsylvania, which could produce cheap kerosene, seriously contributed to its decline. The last large fleet of whaling ships left Lahaina in 1860. As early as 1837, three sugar mills had been reported for Lahaina, two of which were owned by Hawaiians. The Lahaina Sugar Mill, owned by Judge Alfred W. Parsons, began operation in 1849. In the 1860s, opportunities for sugar increased. In 1861, James Campbell began a sugar plantation and eventually established a mill in Lāhainā. Because of the Māhele, land was easier to obtain, and vast areas were purchased for sugar cultivation. The Pioneer Mill Company owned 900 acres, which produced 2000 tons of sugar in 1884. By 1957, the Pioneer Plantation cultivated 4,710 acres of sugar producing 62,000 tons sugar (Belt Collins & Associates 1992).

Lahaina had become increasingly quiet at the end of the 19th century due to the exodus of the whalers and decreasing commerce to the gold fields. The Hawaiian capitol had been moved long ago to Honolulu by Kamehameha III (1848) and many had followed to this new thriving port as work opportunities lessened in Lāhainā. Diseases had also taken their toll. A measles and diarrhea epidemic occurred in 1849 and a smallpox epidemic broke out in 1854. To offset the population decline, Chinese, Japanese, and Filipino workers were imported. Lahaina prospered as a plantation town in the early part of the 20th century. With the arrival of statehood in 1959, Lāhainā, once again became a desirable destination for travelers (Belt Collins & Associates 1992).

Based on aerial photographs of Lahaina that include the subject property, the proposed project area and adjacent lands were under commercial sugar cultivation in 1949 (Figure 8). By 1960 a residential dwelling had been constructed on the property (Figure 9), indicating that at an undetermined point between 1949 and 1960 use of the subject property had shifted from commercial agriculture to use as a residential site. The residential structure was subsequently demolished between the late 1990s and 2003, as there is a building permit on record for the demolition of a garage and utility shed in 2003 (Rory Frampton 2017, personal communication). Thus, the subject property was a residential site from 1949, at the earliest, the through 2003, at the latest.

PREVIOUS ARCHAEOLOGY

No archaeological studies were previously conducted in the project area. However, many studies have been conducted over the years in the general area, which primarily focused on improvements related to the Front Street area (Figure 10). These studies have resulted in the documentation of numerous traditional and post-contact sites. Most of these have been identified as habitation plots, *lo‘i*, burials, and refuse pits.

In 1988, Paul H. Rosendahl, Inc. (Haun 1988, cited in Burgett *et al*. 1996) conducted a subsurface survey on the *mauka* (east) and *makai* (west) lands abutting Front Street. Excavations revealed a cultural layer and a *lo‘i* field layer. Collected cultural materials included traditional artifacts, including volcanic glass and shell midden. Radiocarbon samples submitted for radiocarbon analysis yielded a date range of A.D. 1260 to 1640.

In 1988 and 1989, Xamanek Researches conducted an Archaeological Inventory Survey and subsequent Archaeological Data Recovery on TMK: (2) 4-6-009:021 (Fredericksen *et al.*

Figure 8: Aerial Photograph (1949) Showing the Current Project Area (Coastal Geology Group 2017).

Figure 9: Aerial Photograph (1949) Showing the Current Project Area (Coastal Geology Group 2017).

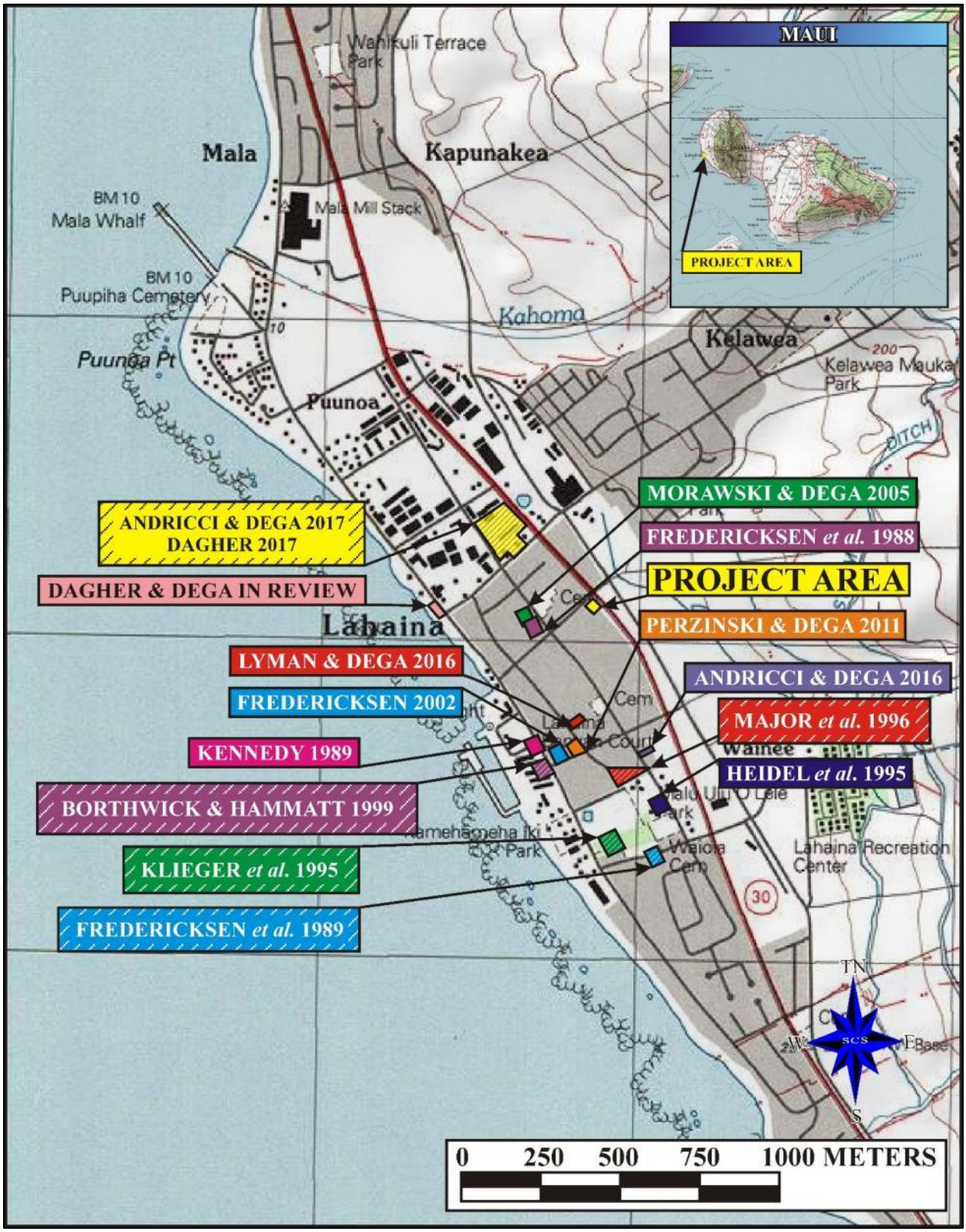

Figure 10: USGS Quadrangle (Lahaina 1992; 1:24,000) Map Showing Previous Archaeology in the Vicinity of the Project Area.

1988, Fredericksen *et al*.1989). This parcel, initially owned by Kamehameha IV and subsequently by the Roman Catholic Church, contained the Historic Aus Site (State Site 50-50-03-1797). State Site 50-50-03-1797 consisted of 10 subsurface pit features dating from the mid to late 19th Century (Fredericksen *et al*. 1989:24). Subsequently the subsurface pits comprising State Site 50-50-03-1797 were interpreted as habitation features. According to Fredericksen *et al.* (1989) the Aus Site, was generally utilized throughout the early post-Contact period (post-1778) and most likely continuously until the late 1970s. During subsurface testing, a feature located within the upper stratum of Test Trench 9 that contained a recent refuse material dating to 1979, suggesting the Aus Site was use continuously into the Twentieth Century.

In 1989, Archaeological Consultants of the Pacific (Kennedy 1989) excavated a parcel (TMK: (2) 4-6-008:012), area which provided information about historic land use in the area. Construction materials and domestic wares dating from the late Historic Period - including red bricks, coral blocks, glass, and ceramics were recovered.

In 1995, Under the Lahaina Restoration Foundation, archaeological work in Maluʻulu-o-lele Park (approximately 700 m south of the project area) identified Mokuʻula, the private residence of Kamehameha III, as previously located near Mokuhininia Pond (Klieger 1995). Through such archaeological undertakings, it became evident that architectural constructions, as well as other archaeological features of the royal occupation period, have been, in a number of cases, well preserved.In 1996, the Bernice Pauahi Bishop Museum (Major *et al*.1996) conducted historical background research and inventory survey on land once owned by Chief Pikanele during the mid-1800s. The project area was adjacent to Loko o Mokuhinia. During the survey two archaeological site were identified: a subsurface habitation area and pondfield and a plantation house dating from 1908.

In 1998, SCS (McGerty *et al.* 1998) conducted Archaeological Monitoring on Front Street, from Baker Street to Shaw Street (approximately 370 m west of the current project area, at its closest point), which led to the identification of both Traditional- and Historic-type features. A total of 13 archaeological sites were identified and recorded during monitoring. Habitation deposits with associated subsurface features including refuse pits, fire pits, shell midden, and postholes were identified and recorded. Artifacts associated with these features included basalt preforms, volcanic glass cores and debitage, various ornaments, and abraders. McGerty *et al*. (1998) also recovered Historic-type artifacts manufactured in the 19th and 20th Centuries, such as horseshoes, buttons, bricks, ceramics, slate, and glass bottles. Radiocarbon

samples from a lower cultural stratum dated the site to A.D. 1450 to 1660, firmly within traditional times (McGerty *et al*. 1998). This same project also yielded burials relating to both pre-Contact (pre-1778) and Historic Periods.

In 1999, Cultural Surveys Hawai`i, Inc. (Borthwick and Hammatt 1999) recorded a cultural layer that included pre- and post-Contact features, which indicate prolonged use of the location. The site was located at the Lahaina Court House (approximately 640 m south of the current project area) and was subsequently assigned State Site 50-50-03-4754. (Fredericksen and Fredericksen 2000) documented a previously disturbed human burial (State Site 50-50-03-4978) directly across Front Street from the Lahaina Courthouse.

In 2001, Xamanek Researches (Fredericksen and Fredericksen 2001) identified four new archaeological sites (State Sites 50-50-03-4982, 50-50-03-4983, 50-50-03-4984, and 50-50-03-5174) with multiple components, during Archaeological Monitoring of improvements to King Kamehameha III Elementary School's electrical system. As these sites were identified during limited subsurface excavation relating to construction improvements the full spatial extent of these sites remains unknown. Nine *in situ* burials, a secondary burial, and ten probable burial features were identified during the course of the construction mitigation (Fredericksen 2001:12). In addition, previously disturbed human remains were identified at State Site 50-50-03-4984. State Site 50-50-03-4983 consisted of a remnant subsurface habitation layer with associated postholes and hearths in addition to burials. State Site 50-50-03-4982 overlays State Site 50-50-03-4983 and both of these sites were heavily impacted by construction of the school facilities. These sites are located within LCA 277, which awarded to William Charles Lunalilo. State Site 50-50-03-5174 consisted of a post-Contact *'ili'ili* pavement with an associated refuse pit. This site is also located within LCA 277 and was interpreted to be associated with residences within this award parcel.

Radiocarbon samples submitted from State Site 50-50-03-4983 indicate occupation of that part of the site from the late pre-Contact period through early post-Contact times. State Site 50-50-03-4984 is located within LCA 10806.77 awarded to Kamehameha III and his sister Nahi'ena'ena and LCA 5320 awarded to Asa Ka'eo, *kahili* bearer for Kauikeaouli (2001:6). These LCAs were listed as house lots and 10806.77 was named Pa Halekamani by Nahi'ena'ena who lived in a traditional *hale* on the property. Asa Ka'eo testified that Halekamani contained seven houses and a fishpond. Please note the current project area is approximately distance 640 meters northwest of these archaeological sites, including the unknown extent of burials found at King Kamehameha III Elementary School.

In 2002, SCS (Calis 2002) conducted Archaeological Monitoring on a parcel on the other side of Lahainaluna Road. Archaeological deposits relating to Historic Period use of the area in the form of porcelain and glass artifacts dating from 1904 through the 1920s and 1930s were identified in subsurface contexts and subsequently designated as State Site 50-50-03-5180.

In 2002, Xamanek Researchers (Fredericksen and Fredericksen 2002), documented four Historic-type refuse pits and a waterworn pavement at TMK: (2) 4-6-008:053. The deposits subsumed under State Site 50-50-03-5203 were dated to the mid-20th Century.

In 2005, SCS (Morawski and Dega 2005) conducted an Archaeological Inventory Survey on approximately 12,365 square feet lot located on Waineʻe Street adjacent to the Historic Aus site (State Site 50-50-03-1797). During the course of excavation one subsurface scatter and two subsurface pit features were recorded. Both the subsurface scatter collection and the pit features contained Historic-type cultural materials likely related to habitation in the area during the late 1920s through the 1930s. These features were designated as State Site 50-50-03-5701.

From 2005 to 2007 SCS (Shefcheck and Dega 2007) conducted Archaeological Monitoring during subsurface construction work at the Maui Islander [TMK: 4-6-011:008]. No significant cultural deposits were identified during the course of this Monitoring program, and the subterranean soil deposits were found to consist singularly of sandy fill soils associated with previous development of the project area. The Maui Islander (currently called "Aina Nalu Lahaina Vacation Condos") site is adjacent and immediately south of the current project site.

In 2012, SCS (Medrano and Dega 2013) Inc. conducted an archaeological inventory survey-level investigation on several parcels of land totaling 1.02-acres in Lāhainā, Kuia Ahupuaʻa, District of Lāhainā, Island of Maui, Hawaiʻi [TMK: (2) 4-6-009: 036, 038, and 044]. No historic properties were identified.

In 2014, SCS (Lyman and Dega 2016) conducted an archaeological inventory survey-level investigation for the proposed demolition of historic structures and construction of a parking lot in Waineʻe Ahupuaʻa, Lāhainā District, Maui Island, Hawaiʻi [TMK: (2) 4-6-008:017]. No historic properties were identified.

CONSULTATION

During the consultation process, SCS reached out to 30 individuals and organizations in an effort to obtain information which might contribute to the knowledge of traditional cultural

activities that were, or are currently, conducted in the vicinity of the proposed project area. Consultation was conducted via telephone, e-mail, and the U.S. Postal Service.

The initial letters of inquiry were sent between August 17 and 21, 2017. Follow-up letters were sent to these individuals and organizations on September 7, 2017. Consultation was sought from:

1. Dr. Kamanaʻopono M. Crabbe, Office of Hawaiian Affairs;
2. Wilmont (Kamaunu) Kahailii, community member;
3. Chris (Ikaika) Nakahashi, Cultural Historian, State Historic Preservation Division;
4. Annella Amaral, President, Association of Hawaiian Civic Clubs;
5. Roy Newton, Office of Hawaiian Affairs;
6. Silla Kaina, Cultural Ambassador, Montage Hotel at Kapalua Bay;
7. Matthew Erickson, Hawaiian Civic Club, Lahaina Chapter;
8. Kamika Kepaʻa, Native Hawaiian Preservation Council;
9. Thelma Shimaoka, Community Outreach Coordinator III, Office of Hawaiian Affairs;
10. Patty Nishiyama, Nā Kupuna O Maui;
11. Clifford Naeʻole, Cultural Resource Advisor/Public Relations, Ritz-Carlton, Kapalua;
12. Dr. Scott Fisher, Associate Executive Director of Conservation, Hawaii Island Land Trust;
13. Edwin "Ekolu" Lindsey, Polanui HIU, Community Managed Marine Area, and Maui Cultural Lands, Inc.;
14. Uʻilani Kapu, Lahaina Moku Representative, Aha Moku o Maui;
15. Andrew K. Phillips, Burial Sites Specialist, State Historic Preservation Division;
16. Snake Ah Hee, community member;
17. Kumu Hula Kaponoai Molitau, cultural practitioner;
18. Howard Kihune, community member;
19. Father Gary, Maria Lanakila Catholic Church;
20. Theo Morrison, Executive Director, Lahaina Restoration Foundation;

21. Agnes Gerbig, Lahaina Honolua Senior Citizens Club

22. Dane Maxwell, Lahaina District Representative, Maui Lanai Island Burial Council

23. George "Keoki" Freeland, former employee of Pioneer Mill, former head of the Lahaina Restoration Foundation

24. Kimo Falconer, community member and business owner;

25. Stacy Arcangel, previous landowner;

26. Susie Ann Arcangel, previous landowner;

27. Peter McKenney, community member;

28. Princeslehuanani Kumaewakainakaleomomona, grew up in Paunau Ahupuaʻa, on Wainee Street, and currently applying for Descendancy status with the State Historic Preservation Division;

29. Luanna McKenney, community member; and

30. Roy Katsuda, Executive Director, Hale Mahaolu

CULTURAL IMPACT ASSESSMENT INQUIRY RESPONSES AND INTERVIEWS

Analysis of the potential effect of the project on cultural resources, practices or beliefs, the potential to isolate cultural resources, maintain practices or beliefs in their original setting, and the potential of the project to introduce elements that may alter the setting in which cultural practices take place is a requirement of the OEQC (No. 10, 1997). As stated earlier, this includes the cultural resources of the different groups comprising the multi-ethnic community of Hawaiʻi. The consultation process resulted in the receipt of eight written responses and permission to include an in-person interview, which previously conducted in association with a near0by project.

RESPONSES

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. During

the consultation process, SCS received a total of seven written responses, which are presented below:

ANDREW K. PHILLIPS, BURIAL SITES SPECIALIST, STATE HISTORIC PRESERVATION DIVISION

Andrew K. Phillips replied via e-mail dated August 21, 2017, which stated:

> Aloha Cathy,
>
> Looks good. The only other person I would include in the consultation process would be PrincesLehuanani. She grew up in the ahupuaʻa (Wainee Street) and currently has a Descendancy application in our office pending review.
>
> Kealana

Concerns: None

PRINCESLEHUANANI KUMAEWAKAINAKALEOMOMONA

Scientific Consultant Services, Inc. included Princeslehuanani [sic] in the consultation process via an e-mail dated August 21, 2017, which stated:

> Aloha Princeslehuanani~
>
> I hope this finds you well! Andrew (Kealani) Phillips, SHPD Burial Sites Specialist, suggested I contact you. I am preparing a Cultural Impact Assessment in advance of the proposed 266 Dickenson Street Project, Paunau Ahupua`a, Lahaina District, Maui [TMK: (2) 4-6-011:011 and 028]. I am seeking individuals knowledgeable about traditional cultural practices, including access to resources, in the area. Please contact me if you, or others you know, have any information to share. For your convenience, I have attached a formal letter of inquiry and several maps showing the proposed project area location. Looking forward to hearing from you!
>
> Mahalo and Aloha,
>
> Cathy

Princeslehuanani Kumaewakainakaleomomona, grew up in Paunau Ahupuaʻa, on Wainee Street, and currently applying for Descendancy status with the State Historic Preservation Division. In an e-mail dated August 21, 2017, PrincesLehuanani responded (Appendix E):

> aloha to you Cathy,
>
> thank you for allowing me to share my MAUI VOICE OF TRUTH, as I am very aware of this area, being raised as a little girl...at our 547 Wainee St. residence....I had to pass this area everyday. AS I have matured over the years as a grad of our CLASS OF 80,

LUNAS 4 LIFE., my highest RESPECTS AND HONORS to our WEST MAUI SACRED ROYAL LANDS, to always be PROTECTED FROM OVER HUMAN GROWTH AS WE CAN SEE IT TODAY. As also a MAUI SACRED ROYAL KINGDOM CAPITAL HEIR, my MAUI MISSION IS TO RESTORE AND TO PROTECT OUR MAUI SACRED PLACES.

Since this is a Legal LAHAINA NATIONAL HISTORICAL LANDMARK DISTRICT, I feel it is best wise to keep it a ...NATIONAL SACRED LAND MARK AND GIVE IT BACK TO OUR ROYAL KINGDOM CAPITAL HEIRS ...to restore as was...THIS IS LANDS OF OUR MAUI ROYALTIES, no more HOUSING DEVELOPMENT, I WOULD LIKE THESE WESTSIDE LAHAINA NATIONAL HISTORICAL SITES BE RESPECTED AND HONORED AS ROYAL KINGDOM LANDS....FROM OUR WAINEE AHUPUAA TO OUR LAHAINA ROYAL DISTRICT1, 2, and 3... NEEDS TO BE RETURNED BACK TO THE STEWARDS ...THE LAND CARE TAKERS ...AND BACK TO OUR MAUI KONOHIKI AT THIS VERY SACRED PAUNAU AHUPUAA.

Again, I want to thank you for keeping in connection with our LIVING ROYAL MAUI KINGDOM HEIRS, to at least have a say of TRUTH REPECTING OUR LAHAINA NATIONAL HISTORICAL MAUI DISTRICT 1, 2, and 3 SITES, RETURNING STOLEN LANDS....THAT IS NOW PRESERVED TO BENEFIT OUR NEXT MAUI 7 GENERATIONS…AS WAS. If I can be of any other assistance, please feel free to contact me.

THANK YOU
Princeslehuanani
Kumaewakainakaleomomona

Concerns: As the proposed project area is located within the Lahaina Historic District No. 1 in the Lahaina National Historic Landmark, which contains royal lands this area is culturally significant. Princeslehuanani Kumaewakainakaleomomona would like the area to be returned to the royal heirs and stewards and for the area preserved with no more development. Please note that the current project area is located adjacent to County Historic District No. 1, located across Dickenson Street and encompassing the Maria Lanikila Church and Cemetery Property, and is also located within the National Historic Landmark District.

CHRIS (IKAIKA) NAKAHASHI, CULTURAL HISTORIAN, STATE HISTORIC PRESERVATION DIVISION

Chris (Ikaika) Nakahashi responded via an e-mail dated August 23, 2017, in which Mr. Nakahashi stated:

Aloha Cathy,

Mahalo for contacting me regarding the CIA for the proposed
66 Dickenson Street Project.

The people listed at the bottom of your August 18, 2017 letter are appropriate to contact regarding the traditional cultural practices in Paunau Ahupuaʻa, Lāhainā, Island of Maui.
I recommend SCS to also utilize the media (e.x. OHA's Ka Wai Ola, Maui News, etc.) to solicit additional information for this CIA.

I recommend SCS also to contact and meet with the native tenants and people that currently live or previously lived in Paunau Ahupuaʻa, Lāhainā, Island of Maui for information about the cultural customs and practices for this CIA.
Please let me know if I can assist with anything else.

A hui hou,

Christopher "Ikaika" Nakahashi, M.S.
Cultural Historian
Department of Land & Natural Resources
State Historic Preservation Division

Concerns: None

GEORGE "KEOKI" FREELAND, FORMER EMPLOYEE OF PIONEER MILL, FORMER HEAD OF THE LAHAINA RESTORATION FOUNDATION

George "Keoki" Freeland responded via an e-mail dated August 19, 2017, which stated:

Cathy,

One map shows the project area next to Honoapi'ilani Hwy
Another map shows the project area next to Wainee Street
I am assuming it is next to Honoapi'ilani Hwy.
My memory of the area was that it was used to cultivate sugar cane
Later, plantation homes were built there.
I do not know how the area was used prior to 1940's

Mahalo,

Keoki Freeland

Concerns: None

PETER MCKENNEY, COMMUNITY MEMBER

Mr. McKenney responded, via an e-mail dated August 19, 2017, asking:

Would you please tell us what you would like do with your property?
Peter McKenney

Scientific Consultant Services, Inc. sent a reply to Mr. Mckenney, via an e-mail dated August 19, 2017, explaining:

The client would like to build an 8-unit apartment building on the property. The project area would be a total of 10,000 square feet. The proposed project is briefly described towards the end of the first paragraph in the letter that's attached to the email I sent you last night.

Aloha,

Cathy

THEO MORRISON, EXECUTIVE DIRECTOR, LAHAINA RESTORATION FOUNDATION

In an e-mail dated August 19, 2017, Theo Morrison wrote:

Aloha Cathy,

I do not know of any cultural practices that took place on the referenced property. I did forward your request to Katherine Smith, Lori Gomez and Lori Sablas and asked them to email you directly if they know of anything.

Mahalo

Theo Morrison
Executive Director
Lahaina Restoration Foundation

Concerns: None

HOWARD KIHUNE, COMMUNITY MEMBER

In an e-mail dated November 2, 2017, Mr. Kihune wrote:

Hi Cathy,

I'm on my way to the mainland this morning and return on Nov. 13th.

There's a friend that will probably be better to help you because he grew-up in the project area and still lives there. His name is Harold Mizomi. If you want, I can ask him if he would help you in your research. If his willing, I'll provide you with his phone# and have you contact him.

Howard

Scientific Consultant Services, Inc. responded to Mr. Kihune in an e-mail also dated November 2, 2017:

Thank you for contacting me! I would be happy to speak with Harold Mizomi. So, yes, please do ask him if he would like to speak with me and I will give him a call. Have a safe trip!

Mahalo and Aloha,

Cathy

Please note, to date SCS has not heard back from either Mr. Kihune or Mr. Mizomi.

DR. SCOTT FISHER, ASSOCIATE EXECUTIVE DIRECTOR OF CONSERVATION, HAWAII ISLAND LAND TRUST

In an e-mail dated August 21, 2017, Dr. Fisher responded:

Aloha Cathy,
I hope you are doing well, and thanks so much for contacting me. I am happy to help in any way that I can; however, other than the information I have shared with you in the past, about fishing and agriculture in the area (which is, admittedly, very general), and the importance of Mokuhinia/Moku'ula, I don't have any other significant information to provide. I believe both Ekolu Lindsey, Keoki Freeland, Theo Morrison, Kimo Falconer and Ke`eaumoku Kapu would be the best sources of information that I know of, although I am sure there are many others. Again, I am happy to help in any way I can, so please let me know.

Mahalo
Scott

Scientific Consultant Services, Inc. responded to Dr. Fisher, via an e-mail dated August 21, 2017:

Aloha Scott

Thank you for your prompt response! Yes, I have reached out to Ekolu Lindsey, Keoki Freeland, Theo Morrison, Kimo Falconer, and U`ilani and Ke`eaumoku Kapu. Keoki has already provided comments! Your interview for the Lahaina Square project was perfect and is located in the same ahupua`a (Paunau) as the 206 Dickenson Street project. With your permission, I would like to include the Lahaina Square interview in this CIA. For your convenience, I have attached the audiofile of the interview, the interview summary as it appeared in the Lahaina Square CIA, and your signed information release form. I will include a brief summary of the e-mail you sent 8/21/2017 (see e-mail below). Please edit the interview summary as you feel is necessary. Please let me know if you would prefer that any or all of this information not be included in the current CIA.

Mahalo and Aloha,

Cathy

INTERVIEWS

DR. SCOTT FISHER, ASSOCIATE EXECUTIVE DIRECTOR OF CONSERVATION, HAWAII ISLAND LAND TRUST

Dr. Fisher graciously granted SCS permission (e-mail dated August 21, 2017) to include an earlier interview, conducted via telephone, on April 6, 2017 (Dagher 2017).

Dr. Fisher verified the location of the project area, which is right across the street from the old mill and all of the facilities associated with that. There is so much written about Lahaina. Dr. Fisher mentions that Lahaina is significant for Moku‘ula, which is one of the most significant sites, and for all of the ahupua‘a. One third of all of the ahupua‘a on Maui were located within Lahaina District, which indicates, by inference, that the area was resource rich.

Traditional practices conducted during the pre-Contact to early post-Contact Period in Lahaina would include gathering limu, fishing, and the cultivation of taro. ‘Ulu or breadfruit was really popular and important in the Lahaina District, in general. Dr. Fisher recalled that there was a fairly large grove of breadfruit not far from the project area.

Dr. Fisher suggested contacting George “Keoki” Freeland, as he is a great resource for anything “Lahaina.” Mr. Freeland was born in 1938, grew up in Lahaina during the 1940’s and 1950’s, went to Lahainaluna, and graduated high school in 1956. Mr. Freeland is a former employee of Pioneer Mill and the former head of the Lahaina Restoration Foundation. Mr. Freeland’s father, Alan, and his grandfather founded the Pioneer Inn. Dr. Fisher stated that Alan Freeland had a wealth of information and that most of what he knows about Lahaina, outside of what he read in books, was taught to him by. Mr. Alan Freeland taught Dr. Fisher about gathering limu, fishing, and hunting goats. There used to be goats on the West Maui Mountains, but they were taken out in the 1940s.

Dr. Fisher, also, suggested contacting Kimo Falkner, as Keoki’s sister is Kimo’s mother. Kimo grew up in California, but he has correspondingly deep roots in Lahaina. Kimo currently runs Maui Grown Coffee, which is right across the street from the Lahaina Shopping Center.

Concerns: None.

CULTURAL IMPACT ASSESSMENT SUMMARY

This Cultural Impact Assessment was prepared in accordance with the Guidelines for Assessing Cultural Impacts (OEQC 1997:11-13). The Guidelines recommend that a CIA consult

relevant individuals/organizations, conduct ethnographic interviews and archival and historical research, identify cultural resources and practices located within the project area or in proximity, and finally, assess the impact of the proposed action and its mitigation measures on the cultural practices or resources identified.

Letters of inquiry were sent to thirty individuals and organizations that may have knowledge or information pertaining to the collection of cultural resources and/or traditional practices currently, or previously, conducted in the vicinity of the proposed project area. The consultation process resulted in SCS receiving eight responses via e-mail. In addition, SCS received permission from Dr. Scott Fisher, Associate Executive Director of Conservation, Hawaii Island Land Trust, to include an in-person interview, which was previously conducted in association with the proposed Lahaina Square Shopping Center, located within Paunau Ahupuaʻa, Lāhainā (District, Island of Maui, Hawaiʻi [TMK: (2) 4-5-006:001, 002, 007, 008] (Dagher 2017).

It was expressed in several of the responses and in one of the interviewees that SCS contact additional individuals (*i.e*., George "Keoki" Freeland, Kimo Falconer, Ekolu Lindsey, Theo Morrison, Princeslehuanani Kumaewakainakaleomomona, Uʻilani Kapu, and Keʻeaumoku Kapu. Scientific Consultant Services, Inc. has reached out to all of these individuals in an effort to include them in the consultation process.

IDENTIFED CULTURAL PRACTICES

The purpose of a CIA is to identify the possibility of on-going cultural activities and resources within a project area, or its vicinity, and then assessing the potential for impacts on these cultural resources. The project site was located in an area rich with traditional and customary practices during the pre-historic and early historic eras. However, based on historical research and the above listed responses and interviews as well as recent use of the property for sugar cane cultivation and residential use, it is reasonable to conclude that there is no evidence of cultural practices related to Hawaiian rights related to gathering, access or other customary activities occurring at the site or in the immediate vicinity and there will be no direct adverse effect upon cultural practices or beliefs.

IMPACT ASSESSMENT

The Cultural Impact Assessment has reviewed historical research and information received from community members. This information has been analyzed for 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, as recommended by the OEQC Guidelines (1997).

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 recent times. Based on historical research and the above responses, it is reasonable to conclude that Hawaiian rights related to gathering, access or other customary activities within the project area will not be affected and there will be no direct adverse effect upon cultural practices or beliefs.

RECOMMENDATIONS

Two respondents remind us that these West Maui lands were once culturally significant lands inhabited by the *aliʻi*, as evidenced in the pre- and post-Contact history of the Lahaina area, and that to some, these lands continue to be culturally significant. Traditionally, the environment is often culturally patterned, and as such, a mnemonic device assisting the memory in retaining the stories, the beliefs, the attitudes, and behaviors of ancestors (King 2003). As hills are leveled, streams re-routed, and coastal regions developed, the loss is felt by all who are *kamaʻāina* to these islands. Hawaiʻi has seen the development processes intensify dramatically in the last 40 years, a trend that suggests the eventual permanent loss of traditional cultural landscapes. Indirectly, each development may not seem to necessarily impose a negative cultural impact, but it is important to recognize that native Hawaiian cultural beliefs and practices are continually affected by the loss of land to development that intrudes into the natural setting and alters the landscape.

Based on the responses, interview, 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 proposed development at 266 Dickenson Street Project, Lahaina, Paunau Ahupuaʻa, La, Lāhainā District, Maui Island, Hawaiʻi [TMK: (2) 4-6-011: 011and 028]. However, it is recommended that Cultural Advisors be consulted if concerns arise during the project review and permitting processes. In this way, appropriate mitigation measures, if needed, can be put in place before development occurs.

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APPENDIX A: EXAMPLE LETTER OF INQUIRY

SCIENTIFIC CONSULTANT SERVICES, Inc.
1347 Kapiolani Blvd. Suite 408 Honolulu, Hawai`i 96814

Aloha kāua,

In compliance with the State of Hawai`i Revised Statute (HRS) Chapter 343 Environmental Impact Statements Law, and in accordance with the State of Hawai`i Department of Health's Office of Environmental Quality Control (OEQC) Guidelines for Assessing Cultural Impacts as adopted by the Environmental Council, State of Hawai`i on November 19, 1997, Scientific Consultant Services, Inc. (SCS) is in the process of preparing a Cultural Impact Assessment (CIA) in advance of a proposed eight-unit apartment building to be located at 266 Dickenson Street Project, Lahaina, Paunau Ahupuaʻa, La, Lāhainā District, Maui Island, Hawaiʻi [TMK: (2) 4-6-011: 011 and 028] (Figures 1 through 3). The proposed project area consists of a total of approximately
10,000 square feet (sq. ft.). Parcel 011 is comprised of 9,097 square feet and Parcel 028 is comprised of 1,498 sq. ft. Both properties are owned by the Christopher & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust.

The project site is located within the Special Management Area, as is most of Lahaina Town *makai* (west) of the Honoapiʻilani Highway, and is currently located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "Duplex" to "Apartment." The subject property is located in the Lahaina National Historic Landmark District (State Site 50-50-03-3001) which triggers the need for preparation of an Environmental Assessment and CIA.

According to the *Guidelines for Assessing Cultural Impacts* (Office of Environmental Quality Control, Nov. 1997):

> The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs…The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both man made and natural which support such cultural beliefs…

We are seeking any information that you or other individuals have which might contribute to the knowledge of traditional cultural activities that were, or are currently, conducted in the vicinity of the proposed project area. We are also asking for any information pertaining to traditional cultural activities or traditional rights, which may be impacted by the proposed project. The results of the cultural impact assessment are dependent on the response and contributions made by individuals and organizations.

Enclosed are maps showing the proposed project areas. Please contact me at the Scientific Consultant Services, Honolulu, office at (808) 597-1182 or via e-mail (cathy@scshawaii.com) with any information or recommendations concerning this Cultural Impact Assessment.

Sincerely yours,

Cathleen Dagher

Senior Archaeologist
Enclosures (3)

APPENDIX B: EXAMPLE FOLLOW-UP LETTER

SCIENTIFIC CONSULTANT SERVICES, Inc.
1347 Kapiolani Blvd. Suite 408 Honolulu, Hawai`i 96814

Annella Amaral, President
Association of Hawaiian Civic Clubs
acamaral@yahoo.com

September 9, 2017

Aloha kāua,

This is our follow-up letter to our August 18, 2017 letter which was in compliance with the statutory requirements of the State of Hawai`i Revised Statute (HRS) Chapter 343 Environmental Impact Statements Law, and in accordance with the State of Hawai`i Department of Health's Office of Environmental Quality Control (OEQC) Guidelines for Assessing Cultural Impacts as adopted by the Environmental Council, State of Hawai`i, on November 19, 1997.

Scientific Consultant Services, Inc. (SCS) is in the process of preparing a Cultural Impact Assessment (CIA) in advance of a proposed eight-unit apartment building to be located at 266 Dickenson Street Project, Lahaina, Paunau Ahupuaʻa, La, Lāhainā District, Maui Island, Hawaiʻi [TMK: (2) 4-6-011: 011and 028] (Figures 1 through 3). The proposed project area consists of a total of approximately10,000 square feet (sq. ft.). Parcel 011 is comprised of 9,097 square feet and Parcel 028 is comprised of 1,498 sq. ft. Both properties are owned by the Christopher & Katherine Ondatje Trust and the Marshall 2012 Kerr Trust.

The project site is located within the Special Management Area, as is most of Lahaina Town *makai* (west) of the Honoapiʻilani Highway, and is currently located within the "Urban" State Land Use District but will require a change in Zoning at the County level from "Duplex" to "Apartment." The subject property is located in the Lahaina National Historic Landmark District (State Site 50-50-03-3001) which triggers the need for preparation of an Environmental Assessment and CIA.

According to the *Guidelines for Assessing Cultural Impacts* (Office of Environmental Quality Control, Nov. 1997):

> The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs…The types of cultural resources subject to assessment may include traditional cultural properties

or other types of historic sites, both man made and natural which support such cultural beliefs…

We are seeking any information that you or other individuals have which might contribute to the knowledge of traditional cultural activities that were, or are currently, conducted in the vicinity of the proposed project We are also asking for any information pertaining to traditional cultural activities or traditional rights, which may be impacted by the proposed project. The results of the cultural impact assessment are dependent on the response and contributions made by individuals and organizations.

Please contact me at the Scientific Consultant Services, Honolulu, office at (808) 597-1182 or via e-mail (cathy@scshawaii.com) with any information or recommendations concerning this Cultural Impact Assessment.

Sincerely yours,

Cathleen Dagher

Senior Archaeologist

Cc: Roy Newton, Office of Hawaiian Affairs; Silla Kaina, Cultural Ambassador Montage Hotel at Kapalua Bay; Matthew Erickson, Hawaiian Civic Club, Lahaina Chapter; Kamika Kepaʻa, Native Hawaiian Preservation Council; Thelma Shimaoka, Office of Hawaiian Affairs; Patty Nishiyama, Nā Kupuna O Maui; Clifford Naeʻole, Cultural Resource Advisor/Public Relations Ritz-Carlton, Kapalua; Dr. Scott Fisher, Associate Executive Director of Conservation Hawaii Island Land Trust; Edwin "Ekolu" Lindsey, Polanui HIU, Community Managed Marine Area and Maui Cultural Lands, Inc.; Keʻeaumoku Kapu, CEO Aha Moku O Maui, Inc.; Uʻilani Kapu, Lahaina Moku Representative Aha Moku o Maui; Andrew K. Phillips, Burial Sites Specialist State Historic Preservation Division; Snake Ah Hee, community member; Kumu Hula Kaponoai Molitau, cultural practitioner; Howard Kihune, community member; Father Gary, Maria Lanakila Catholic Church; Theo Morrison-Executive Director Lahaina Restoration Foundation; Arlene Gerbig, Lahaina Honolua Senior Citizens Club; Dane Maxwell, Maui Lanai Island Burial Council Lahaina District Representative; Keoki Freeland, community member; Kimo Falkner, community member; Stacy and Susie Ann Arcangel, community members and previous land owners; Ohana Farden-Sharpe via Peter and Luanna McKenney, community members; Wilmont (Kamaunu) Kahailii, community member; Dr. Kamana`opono M. Crabbe, Office of Hawaiian Affairs; Chris (Ikaika) Nakahashi, Cultural Historian State Historic Preservation Division; Princeslehuanani Kumaewakainakaleomomona, community member

APPENDIX C: NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FORM

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE: Hawaii	
COUNTY: Maui	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

NATIONAL REGISTER OF HISTORIC PLACES

[redacted]

NATIONAL HISTORICAL LANDMARK - 1974 UPDATE

(Type all entries – complete applicable sections)

SEE INSTRUCTIONS

1. NAME

COMMON: Lahaina

AND/OR HISTORIC: Lahaina (Historic District)

2. LOCATION

STREET AND NUMBER: Lahaina is a port town on the west coast of Maui island; it is 27 miles by road from Kahului airport.

CITY OR TOWN:

STATE	CODE	COUNTY:	CODE
Hawaii	15	Maui	009

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
[X] District [ ] Building [ ] Site [ ] Structure [ ] Object	[ ] Public [ ] Private [X] Both	Public Acquisition: [ ] In Process [ ] Being Considered	[X] Occupied [ ] Unoccupied [X] Preservation work in progress	Yes: [ ] Restricted [X] Unrestricted [ ] No

PRESENT USE *(Check One or More as Appropriate)*

[ ] Agricultural	[X] Government	[X] Park	[ ] Transportation	[ ] Comments
[X] Commercial	[ ] Industrial	[X] Private Residence	[ ] Other *(Specify)*	
[X] Educational	[ ] Military	[X] Religious		
[ ] Entertainment	[X] Museum	[ ] Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Various, State of Hawaii, County of Hawaii, Lahaina Restoration Foundation and numerous private owners.

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE

STATE: Hawaii

RECEIVED JAN 21 1974 NATIONAL REGISTER

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: State Office Building

STREET AND NUMBER:

CITY OR TOWN: Wailuku, Maui

STATE: Hawaii CODE: 15

COUNTY: Maui

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: National Survey of Historic Sites and Bldgs., John A. Hussey, Regional Hist.

DATE OF SURVEY: July 17, 1962 [X] Federal [ ] State [ ] County [ ] Local

DEPOSITORY FOR SURVEY RECORDS: National Park Service, Washington, D.C.; also Theme XXI, Political and Military Affairs, 1865-1910, Special Study, Hawaii History, 1778-1910, USDI, NPS, 1962; 47th Mtg. Advisory Board, Oct. 15-17, 1962, at Hawaii Volcanoes National Park; Secretarial designation as Landmark:

STREET AND NUMBER:

CITY OR TOWN: Historic American Buildings Survey Nos. HA-9, 10, 11, 13, 37, 40, 41, 43 STATE: CODE

FOR NPS USE ONLY: ENTRY NUMBER / DATE

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One) ☒ Altered ☐ Unaltered			(Check One) ☐ Moved ☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

For descriptions as to Lahaina conditions ca. 1962, see item 8.

1974 Update: The Board of Supervisors of the County of Maui, on April 21, 1967, following public hearings, passed on its second and final reading Ordinance No. 514 which established the Maui Historic Commission and /county/ Historic Districts Nos. 1 and 2 in the town of Lahaina. County historic districts 1 and 2 are shown on the "Lahaina Historic Districts Map," dated and revised March 22, 1967. A copy of this map is part of this update. Ordinance 514 explains that county historic district 2 "differs from /county/ District No. 1 in that there are no historic structures or sites within this district to be preserved or restored."

Ordinance 514 contains identical restrictions for county historic districts 1 and 2 on use, building heights, yard spacing and signs; provides for variances; and permits existing non-conforming uses to continue, but such may not be enlarged nor changed to other non-conforming use. (This last is the "grandfather" clause.)

Architectural controls within county historical districts 1 and 2 are exercised by the Maui County Historic Commission to preserve the prevailing historical atmosphere and architecture. County historical district boundaries generally run along street edges closest to the districts, i.e., the "near" side of streets, but in places cut through the interior of town blocks. Photograph No. 1 shows the architectural contrast between buildings inside and outside county historical district 2. County historic districts 1 and 2 include "downtown" Lahaina.

Vested interests in downtown Lahaina and its vicinity are held by the Lahaina Restoration Foundation, a private non-profit corporation; the Maui Historic Commission; Maui county agencies and elected and appointed county officials; State agencies and elected and appointed State officials; several Federal agencies; numerous landowners, some absentee; and the businessmen and residents of the Lahaina and West Maui area. In 1973 the climate of local support and opinion is wider and stronger than a decade before. Some of the Lahaina businessmen recently organized to further the historical project, hold weekly breakfast meetings, and are now (Dec. 1973) investigating the return of horses, wagons and carriages to Front Street.

The Lahaina Restoration Foundation, with statewide support from individuals and trusts, owns and/or operates several of the key historic features. It also has income-producing operations, such as admission fees and rentals from commercial use of some of its property. The Foundation has a paid staff and operates on a business basis. It sponsors and co-sponsors archeological and historical research; restorations (see photos 2 and 3), on-site

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- [ ] Pre-Columbian
- [ ] 16th Century
- [ ] 18th Century
- [ ] 20th Century
- [ ] 15th Century
- [ ] 17th Century
- [x] 19th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- [ ] Aboriginal
- [ ] Prehistoric
- [x] Historic
- [ ] Agriculture
- [x] Architecture
- [ ] Art
- [x] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape Architecture
- [ ] Literature
- [ ] Military
- [ ] Music
- [x] Political
- [x] Religion/Philosophy
- [ ] Science
- [ ] Sculpture
- [x] Social/Humanitarian
- [ ] Theater
- [x] Transportation
- [ ] Urban Planning
- [ ] Other *(Specify)*

STATEMENT OF SIGNIFICANCE

(1974) The American whalers, businessmen and missionaries who headquartered at the port town of Lahaina during many decades of the 19th century generated economic, cultural and governmental conditions which made great contributions to the Americanization of the Kingdom of Hawaii and the subsequent annexation of the islands by the United States. Lahaina preserves the atmosphere and architecture of a mid-19th century Hawaiian seaport.

(1972) "Lahaina preserves the atmosphere of a mid-19th century Hawaiian seaport. It is prominently associated with the American whaling industry in the Pacific, an important commercial activity that influenced the Americanization of Hawaii and its subsequent annexation by the United States. As the former capital of Maui, it was intermittently the residence of Hawaiian kings. American missionaries made Lahaina a center of activity and left important architectural influences." (The National Register of Historic Places, 1972, National Park Service, U. S. Department of the Interior, Washington, D. C., p. 121.)

(1962) "Significance: Perhaps no island town so well preserves the atmosphere of a mid-19th century Hawaiian seaport as does Lahaina; and thus it seems to be the key site for illustrating and commemorating one of the broad factors which resulted in the Americanization of Hawaii and which helped lead eventually to the annexation of the islands by the United States--the whaling industry. From about 1830 to about 1860 the semi-annual visits of the American whaling fleet to Lahaina and other Hawaiian ports constituted the dominant force in island economy, stimulating a diversified agriculture and a general trade which helped spread Western technology among the Hawaiian people. Also, the thirsting of thousands of seamen for liquor and women resulted in annual struggles with the authorities attempting to enforce the missionary induced "blue laws," a long campaign which the forces of law and order eventually won, with important effects upon the social and political conditions in the islands. The vital and long-continued need of the whalers for bases in the islands was one of the primary factors bringing Hawaii to the attention of the United State Government. In addition, Lahaina was the royal residence

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Alexander, Mary C., Dr. Baldwin of Lahaina, Berkeley, 1953.

Apple, Russell A., "Crime and punishment in mid-nineteenth century Hawaii" and "The Monarchy's jails at Lahaina," mss. Lahaina Restoration Foundation, Lahaina, 1971.

Community Planning Inc., Proposal for the historical restoration and preservation of Lahaina, Honolulu, 1961.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES	
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds
NW	20° 52' 39"	156° 42' 17"		° ' "	° ' "
NE	20° 53' 28"	156° 41' 06"			
SE	20° 51' 50"	156° 39' 50"			
SW	20° 51' 01"	156° 41' 00"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1,671 (water: 1,333 ac.; land: 338 ac.)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
Hawaii	15	Maui	009
STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY	CODE

NATIONAL REGISTER OF HISTORIC PLACES
RECEIVED
JAN 21 1974
NATIONAL REGISTER

11. FORM PREPARED BY

NAME AND TITLE: Russell A. Apple, Pacific Historian

ORGANIZATION: Hawaii Group, National Park Service, USDI

DATE: Dec. 21, 1973

STREET AND NUMBER: Suite 512, 677 Ala Moana Blvd.

CITY OR TOWN: Honolulu

STATE: Hawaii 96813

CODE: 15

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____
Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

William J. Brantley
Keeper of The National Register

Date 9-13-74

SEE INSTRUCTIONS

GPO 928-379

7. DESCRIPTION - page 1 of 6

interpretation (see photo 4) and purchase of historic sites and buildings. The Maui county planning department has assigned a planner part-time to Lahaina matters and has provided him with an office in the historic Court House (see photo 5). An architectural style-book, which includes signs and alphabets, has been published to guide new construction within the county historic districts. The Commission meets regularly.

Architectural character of Front Street (see photo 6) within the county historic districts has been retained, and new construction (see photos 7 and 8) along this street continues the architectural theme. This is also true of the more inland parts of the county historical districts, but Front Street has the advantage of the adjacent Pacific ocean, with intermittent unobstructed views of the anchorage, the channel, and Lanai island. The last corner lot along Front Street to the north within county historical district 2 is vacant (see photo 9), and only the front 100 feet of this corner lot lies within county historic district 2. The last corner lot along Front Street to the south within county historical district 1 is undergoing development (see photo 10) as a shopping center under a "grandfathered" zoning situation. On that portion of the property just outside the historical district a high-rise condominium is under construction. Further along Front Street to the east (see photo 11) landscaped single-family dwellings predominate, with those on the right in photo 11 fronting on the ocean. The shopping center/condominium when completed will dominate this portion of Front Street when seen from the anchorage and from the nearby sites of Hawaiian royal dwellings and grounds within county historical district 1.

Inland within the county historical districts are a few "grandfathered" architectural non-conformities, but the mid-19th century atmosphere and architecture prevails. Much of the inland parts of the county historical districts consists of single-family homes, a county park, churches, cemeteries and grounds. Across the quiet tree-lined streets, adjacent but outside the county historical districts, are many single-family homes, a few of modern architecture, some open lots, churches, and some fields of sugarcane. Almost all roofs are well below treetops. There is much greenery in the large yards. The atmosphere of the residential areas of the town is quiet and peaceful in contrast to downtown Lahaina, with its businesses, parking problems, and relative throngs. From the inland perimeters of the county districts are many places where vistas of the West Maui mountains (see photo 12) are customary. Most of the town blocks inland and on the sides of the boundaries of the county historical districts contribute to the historical atmosphere of Lahaina in 1973.

7. DESCRIPTION - page 2 of 6

During a great portion of the 19th century, Lahaina was frequently one of the residences of the kings and paramount chiefs of the Kingdom of Hawaii. During the first and middle thirds of the century, the area which is now in the southern part of Maui county historic district 1 contained the persons, events, structures and buildings which give Lahaina importance for the themes of "royal residence and capital during much of the critical period when Hawaii was changing from a feudal autocracy to a constitutional monarchy." During the middle third of the century, when the theme of "whaling" became dominant, the focus of activity shifted slightly north, centered around the fort and missionary structures. Some structures from this middle period are still standing, but the county park, armory, and school are among the modern uses of the sites of the royal residences and grounds. The theme center for "whaling" is in the center along the waterfront of the county historic districts, but the theme center for "royalty and government change" lies adjacent to the southern boundary of the districts. This theme center receives county legal protection only on one side. Its other side is already threatened (see photo 10).

In his 1962 study, Dr. Hussey indentified nine structures as included among the principal historic structures and sites then visible. Those and additional ones are listed in Lahaina, A Walking Tour of Historic and Cultural Sites, a copy of which is included in this 1974 update. Additional information is presented below.

Baldwin House: House and grounds restored as historic house museum (see photo 3) and operated by the Lahaina Restoration Foundation. Admission fee.

Masters Reading Room: House and grounds restored (see photo 2); adaptive interior used as office of Lahaina Restoration Foundation. The building was started in 1833 by the missionaries to provide a place for ships' officers to read periodicals, such as hometown newspapers. Adjacent to Baldwin House.

Old Prison: (see photo 14) The standing cell block was destroyed by fire and rebuilt in the late 1960's. The entrance gate house was also rebuilt at that time by the County of Maui. It is open daily. Historical research done in 1971.

Court House: Traffic court still operates on second floor; county planning and other county departments have offices in the building. The cellar (for art classes) and part of the first floor (for sales room) are leased to an art studio.

7. DESCRIPTION - page 3 of 6

Hale Aloha: The standing walls are roofless and still deteriorating. However, the county has purchased the property from the Wainee Church, and restoration is imminent. To protect the historic mortared walls, the new roof will be supported on pillars independent of the walls.

U. S. Marine Hospital: Purchased in 1973 by the Lahaina Restoration Foundation; historical research done in 1973. Restoration planned by Foundation.

Pioneer Hotel: New construction in 1965, which matches the 1901 waterfront wing, added two sides and two wings to the block. Of the two new wings, the lower floors are businesses and the upper are hotel rooms. The original wing retains offices, restaurant and bar. See photo 8 for the new wing which faces the Court House square.

Anchorage: About 100 ships anchored at any one time in the Lahaina roadstead during the spring and fall seasons of the peak whaling period 1843-1854. This is a fair estimate based on records as shown by Kuykendall, Vol. I, pp. 307-308. Average depth of water was considered as 60 feet to give an average anchor chain length of 270 feet; making an effective radius from a point over the anchor of 220 feet to bow of ship. A ship was considered to average 100 feet in length to give an anchorage radius of 320 feet to make the anchorage circle for each ship have a diameter about 225 yards. See bibliography in item 9 for additional sources. The boundaries of the anchorage portion of the landmark were determined with the help of the Aids to Navigation Branch, Operations Division, 14th Coast Guard District, U. S. Department of Transportation.

The Carthaginian I and the Carthaginian II: The first Carthaginian, a barkentine replica, was purchased by the Lahaina Restoration Foundation in 1966 after it appeared in the movies "Hawaii" and "The Hawaiians." It was docked in front of the Pioneer Inn, contained whaling exhibits, and was a major source of income for the Foundation. Tickets to it were included with most package tours to Hawaii, which included Lahaina or the resort area immediately to the north--Kaanapali. On Easter Sunday 1973, enroute to Honolulu for drydock maintenance, the Carthaginian was destroyed after it foundered on the Lahaina reef. A 93-foot, ca. 1920, German built schooner was purchased in Denmark for about $21,00 and sailed to Lahaina on her diesel engines to become Carthaginian II. Photo 15 shows it in arrival condition. It will be re-rigged as a two-masted brig with square sails and made into a museum ship by the Foundation. Neither the steel-hulled Carthaginian II nor its wharf conform to mid-19th century Hawaiian whaling

7. DESCRIPTION - page 4 of 6

seaport authenticity, but potential income from the ship as a museum will support activities which will advance the theme.

Historic American Buildings Survey: Buildings covered by plans are indicated by "(X)," by historical data "(H)," and by photographs "(P)."

HABS NO.	Identification
HA-9	Court and Custom House (X) (P)
HA-10	Hale Aloha (X) (H) (P)
HA-11	U. S. Marine Hospital (X) (H) (P)
HA-13	Master's Reading Room (X) (P)
HA-37	Old Prison (P)
HA-40	Chee Kung Tong HQ (P) - as per HABS & WALKING TOUR BROCHURE HEN
HA-41	Pioneer Inn (P)
HA-43	Baldwin House (P)

BOUNDARY CONSIDERATIONS

For the Setting

The setting for historic downtown Lahaina consists of near - and far-sight zones. The near zone is much of the rest of Lahaina town. The far zone inland is sloping agricultural land which blends into the backdrop of the West Maui mountains, with summits about five miles away; the far zone seaward crosses the Auau Channel to the backdrop of Lanai island, almost eight nautical miles away. This setting of interrelated architectural, scenic, rural, natural and marine attributes is part and parcel of the history which led to National Historic Landmark designation in 1962 and the passing of Maui County Ordinance 514 in 1967. The entire existing complex of town, land and water gives Lahaina national value to present and future Americans.

7. DESCRIPTION - page 5 of 6

Natural and visual boundaries enclose the "setting" of Lahaina as a National Historic Landmark. These boundaries are the summits of the mountains behind the town; the island of Lanai across the channel; to the north--Puunoa point on the waterfront; and to the south--Makila point on the waterfront. Within these visual limits lie the natural attributes which made Lahaina a 19th century town, royal residence, and international seaport.

For Landmark Boundaries

The landmark boundaries include the following considerations: (1) inclusion of historic sites, buildings, objects and archeological features that comprise Maui County Historic District 1; (2) inclusion of the architectural elements that comprise Maui County Historic District 2; (3) the anchorage without which Lahaina would not have been a seaport; (4) the waterfront along which ships' boats once landed (see photo 13); (5) sufficient town blocks outside the Maui County Historic Districts to include the "near-" sight zone of the setting. These blocks are a major part of the environment which gives Lahaina character and from which , over which and through which downtown Lahaina and the "far-" sight zone of tne setting may be viewed as in historic times.

~~Ideally, to preserve the character of a 19th century Hawaiian seaport, but beyond the scope of the Federal Government, a universal building height restriction and land use control should be exercised within the boundaries of Lahaina as a National Historic Landmark. Increasingly more architectural control should be exercised the closer downtown Lahaina is approached. While a landscaped "A" frame house could be permitted near the inland landmark boundary, a home closer to the historic Baldwin House should conform to a more appropriate style.~~

VERBAL DESCRIPTION OF LANDMARK BOUNDARIES

Hawaii terms used: Makai--seaward; toward the ocean
Mauka--inland; toward the mountains

Beginning at a point of land on Puunoa Point, near the makai end of Ala Moana Street (a point of land further identified as having the geographical coordinates of 20° 53' 09" north latitude and 156° 41' 25" west longitude); then proceeding easterly along the southern edge of Ala Moana Street for a distance of approximately 768 feet to the mauka edge of

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7. DESCRIPTION - page 6 of 6

Front Street; thence along the mauka edge of Front Street in a southerly direction approximately 800 feet to the northeast corner of the intersection of Front and Kenui Streets; thence easterly along the northern edge of Kenui Street approximately 1,045 feet to the intersection of Kenui Street with Honoapiilani Highway; then along the makai edge of Honoapiilani Highway in a southerly direction approximately 2,460 feet to the southwest corner of the intersection of Honoapiilani Highway and Lahainaluna Road; thence easterly along the southern edge of Lahainaluna Road approximately 380 feet to the southwest corner of the intersection of Lahainaluna Road and Mill Street; then southerly along the makai edge of Mill Street approximately 4,720 feet to the northwest corner of the intersection of Mill Street and Kauaula Road; thence westerly along the northern edge of Kauaula Road approximately 640 feet to the northwest corner of Kauaula Road and Honoapiilani Highway; thence southerly along the makai edge of Honoapiilani Highway approximately 2,410 feet to the intersection of Honoapiilani Highway with the northern edge of the bed of Kauaula stream; thence westerly along the northern edge of Kauaula stream bed approximately 860 feet to the northerly and seaward point of land of Makila Point (a point of land further identified as having the geographical coordinates of 20° 51' 45" north latitude and 156° 40' 21" west longitude); thence southwest (at 225° by compass from true north) for a distance of one statute mile; thence at 335° by compass from true north for a distance of approximately one and two-fifths statute miles; thence northeast (at 45° by compass from true north) for a distance of approximately one statute mile to point of beginning; enclosing a total area of approximately 1,671 acres, of which approximately 338 are acres of land and 1,333 are acres of ocean and tidal lands. Precise boundaries, as described above, are recorded on a copy of U. S. Geological Survey map: Lahaina Quadrangle, Hawaii, 7.5 minute series (Topographic), 1956; and the land boundaries on a copy of a more detailed map of Lahaina entitled "Lahaina Historic Districts Map" as revised March 22, 1967, to which an extension has been attached, scale of one inch equals 200 feet. Both maps on file with the Historical and Architectural Services Division, Office of Archeology and Historic Preservation, National Park Service.

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and capital during much of the critical period when Hawaii was changing from a feudal autocracy to a consitutional monarchy, and it was associated with many of the key events of that transition.

"According to tradition, Lahaina was from time immemorial a favorite residence of Maui kings and chiefs and a convenient port for inter-island travelers. The powerful Kahekili, ruler of all the islands except Hawaii, lived here until his death in 1794; and Kamehameha the Great landed here to begin his final conquest of Maui. By that time the port had become a well-known point of call for trading and exploring vessels, whose captains found the open roadstead a safe and convenient anchorage. For a couple of decades after 1812 it was an important shipping point for the sandalwood trade.

"A new era of prominence and activity for Lahaina began in December, 1819, when Kamehameha II moved his residence here for several months. From then until 1843 Lahaina was a frequent, though not continuous, royal residence and capital. In 1819, also, the first American whaling ships reached the islands, and by 1822 there were 34 whalers making Hawaii a base of refreshment. From that time the number increased rapidly. Although Honolulu was originally the port most favored by the whalers, Lahaina often surpassed it in the number of recorded visits, particularly from about 1840 to 1855. Another event which was to have much effect upon the growth and social structure of Lahaina was the arrival of the first missionaries in the islands during 1820. The first missionaries to become established at Lahaina, the Rev. C. S. Stewart and the Rev. William Richards, arrived in 1823 accompanied by Queen Mother Keopuolani. These three factors--political prominence, visits of whaling ships, and the development of a particularly influential mission under the protection of some of the most powerful chiefs of the land, resulted, as one writer has somewhat exuberantly said, in starting Lahaina "off to a historical romp that probably will never be equalled.

"The great event of 1823 was the death of Keopuolani at Lahaina. Within an hour before "joining the Great Majority" she had been baptized as a Christian, an occurrence which proved a great stimulus to increasing the influence of the missionaries. King Kaumualii of Kauai was, at his special request, buried beside Keopuolani in 1824. The bodies of Kamehameha II and his queen were brought back from London in 1824 and interred at Lahaina until they were later moved to the royal tomb in Honolulu. When Kamehameha III ascended the throne, he settled upon Lahaina as his home and seat of government.

Meanwhile, the missionaries were making rapid advances, drawing thousands of Hawaiians to worship and persuading the chiefs, especially the able governor of Maui, Chief Hoapili, to institute regulations against the sale of liquor and against visits to ships by island women. These restrictions were considered too rigorous by the "sea-bittered" sailors who swarmed ashore seeking pleasure, and in 1825 the crew of the English whaler Daniel rioted through

8. SIGNIFICANCE - page 2 of 7

the town for three days, twice threatening the lives of the Rev. Richards and his wife. Two years later the crew of another English whaler, the John Palmer, actually fired their cannons at the Richards' house to force the release of their American captain who had been detained by the authorities in an effort to obtain the return of four 'base women' who had been illegally enticed aboard the vessel. These difficulties with unruly seamen lasted as long as Lahaina remained a whaling port, but the Hawaiians, by controlling liquor and enforcing curfews, maintained the upper hand, and Lahaina was known as a more orderly port than Honolulu. Even so, one minister in the late 1840's described the town as 'one of the breathing-holes of hell.'

"Lahaina, as the island capital, was associated with many of the most important political developments in the kingdom during the reigns of Kamehameha II and Kamehameha III. Here Kaahumanu, Queen Regent, promulgated the famous laws based on the Ten Commandments. Here the first Hawaiian Legislature met in 1840, and the first written constitution was promulgated at Lahaina during the same year. Since much of this evolution from feudalism was undertaken upon the advice of the Rev. Mr. Richards, it perhaps is not too much of an exaggeration to say that Lahaina at this time was 'the cradle of Hawaiian democracy.' But after the seizure of the islands by the British during 1843, it was decided that the capital should be at Honolulu, and Lahaina was relegated to the position of an occasional royal residence.

"Lahaina was at the height of its prosperity as a whaling port about 1846, at which time about 400 ships a year visited the town to replenish their water and supplies. In that year the population of Lahaina numbered 3,557 persons, of whom 212 were foreigners. There were 1096 houses, mostly strung out along the kukui-shaded main street, 10 schools, a seamen's chapel, 1 main church with 5 or 6 district churches, and a number of public buildings. 'About 500 native families,' it was reported, 'eat at the table in the style of civilization.'

"By 1862 the whaling industry was in a definite and permanent decline. The effect of Lahaina was marked. Prosperity ended, prices fell, cattle and crops were a drag on the market, and ship chandleries and retail stores began to wither. The town subsided to a lower level of economic importance, and life revolved around the sugar mill, later known as the Pioneer Mill Company, which was established about 1860-1861, and around several other mills and plantations which sprung up from time to time in the vicinity. By 1885, when Charles Warren Stoddard visited Lahaina, the town was 'a charming, drowsy and dreamy village.'

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"The principal historic structures and sites till visible include the following:

"1. Baldwin House. This handsome two-story home, built of coral blocks, with a two-story wing, is located on Front Street at Dickenson Street; it and the 42360-square-foot lot on which it stands are owned by the H. P. Baldwin Estate.

"The missionaries at Lahaina were given a tract of land for residence purposes by the local nobility in 1823, and the Rev. William Richards moved into a two-story stone dwelling (since destroyed) there in 1827. In 1823 Ephriam and Julia Spaulding arrived in Lahaina to join the mission staff, and in 1834 Spaulding started construction of the main section and 'cook house' of the present Baldwin House adjoining the Richards dwelling. Completed early in 1835, the house was occupied by the Spauldings until 1836, when they left Lahaina due to poor health. Dr. Dwight Baldwin and his family moved into the house when the Spauldings left and occupied it until Dr. Baldwin was transferred to Honolulu in 1868 (some sources say the Baldwins lived in the house until 1871). During this long occupancy the structure became known as the 'Baldwin House.'

"Dr. Baldwin, in addition to serving as pastor of the Hawaiian church at Lahaina and, for a time, as seamen's chaplain, was a medical doctor; and he was government physician for the islands of Maui, Molokai, and Lanai. It was his duty to greet visitors to the Lahaina mission and the nearby Lahainaluna Seminary; and guests were thus frequent. He renovated the structure extensively in 1847-1849 and added the right wing as a dispensary and office.

"Dr. Baldwin's son, Henry P. Baldwin, was born in this house and later acquired extensive interests on the Island of Maui. The house has remained in the Baldwin family to the present time. It served an important part in Hawaiian social and cultural development when Mrs. Henry P. Baldwin sponsored a community center there which included a kindergarten, night-school, circulating library, language school, and high school. Used until lately as a community center, clinic, and Girl Scout headquarters, it now (April, 1962) appears to be closed but is kept in excellent condition. It is one of the oldest and best preserved missionary dwellings.

"2. Old Spring House. Located 200 feet south of the Baldwin House and set well back from Front Street at the rear of a later frame structure, this small stone building is privately owned.

"It is said to have been built by the Rev. William Richards in 1823 to enclose a spring to supply water not only for his own dwelling nearby but

for the entire community and for ships anchored off the town. According to local tradition, a hand pump here was visited by crews of sailors who 'constantly rolled huge casks for water.' The Spring House apparently is thus one of the few remaining physical links with the whaling era.

"3. Court House. This solid, two-story stone building stands on Wharf Street, in the 1.94-acre square bounded by Wharf, Hotel, Front, and Canal Streets; it is owned by the State of Hawaii.

"In 1858 a violent windstorm damaged the governor's house and the Hale Piula, the former palace which housed the government offices. A survey early in that year resulted in a recommendation that a new building to house the customs offices and courts should be built on the site of the old stone fort. Funds were appropriated for the 'Lahaina Court and Custom House and Government Offices,' and the new building was reported as nearly complete by December, 1859. In addition to the offices mentioned above, it contained the governor's office, post office, and 'a room in which to starve the jury into unaminity.' The building was extensively rebuilt in 1925, with a considerable change in its appearance. The basic structure remains, however. Still housing about the same types of offices as when it was first erected, it serves as a link with the days of the kingdom. The Court House Square is famed today for its banyan tree, planted by the sheriff of Lahaina in 1873 and proclaimed today as 'Hawaii's largest.'

"4. Old Prison (Hale Paahao), This one-story jailhouse, built of heavy planks, stands at the corner of Wainee Street and Prison Road in grounds 0.82 acre in extent surrounded by a high wall of coral blocks. It is owned by the County of Maui.

"In addition to ordinary criminals, the authorities at Lahaina generally had on their hands a number of boisterous seamen who had run afoul of the law in one way or another during their periods of 'refreshment' ashore. During the 1830's and 1840's prisoners usually were confined in the fort which stood on the seaward side of the present square. The most common cause of incarceration was failure to obey the sundown curfew. Liberty expired with the setting of the sun when, said one visitor during the 1840's, the sailors, drunk or sober, 'must be off to their ships, or into the fort,' and he painted a vivid picture of the reeling seamen hustling along to the shore 'caressed and hung upon by native girls, who flock here in the ship season, from other parts, to get the ready wages of sin.'

"In 1851 the fort physician complained that conditions for prisoners were unhealthful, and evidently as a result construction of a new prison was

started in 1852. The main cell block, built of planks, was constructed in that year, but the wall around the grounds, built of coral blocks from the old fort, was not erected until about 1854. Prisoners performed much of the labor. The original cell house burned in 1958; and it and the wooden gate house were reconstructed in 1959 and now present a fine appearance. The prison is open to the public as an historical exhibit.

"5. Wainee Church and Cemetery (Waiola Cemetery and Church). The present church structure (1953) and the old cemetery occupy a tract of 2.45 acres on Wainee Street, between Chapel and Shaw Streets. The property is owned by the Waiola Protestant Church.

"For several years after the American Board missionaries reached Lahaina in 1823, services were held in temporary structures. In 1828 the chiefs, led by Hoapili, proposed to build a new stone church, and the present site was selected. The cornerstone was laid on September 14, 1828, for this 'first stone meeting-house built at the Islands.' Dedicated on March 4, 1832, this large, two-story, galleried Wainee Church was twice destroyed by Kauaula winds and once, in 1894, by a fire of incendiary origin. The present church structure was dedicated in 1953, at which time the name was changed to Waiola.

"The adjoining cemetery is said to date from 1823. It contains the body of Keopuolani, wife of Kamehameha the Great and mother of Kamehameha II and Kamehameha III. She was largely responsible for the overthrow of the kapu system, and her early interest in Christianity was of much assistance in the founding of the Protestant missions. She is said to have been the first convert of the missionaries in the islands. Other prominent Hawaiian nobles interred here include Governor Hoapili, King Kaumualii, Princess Nahienaena, Queen Kalakua, and Governess Liliha. Here too is buried the Rev. William Richards, the pioneer missionary and advisor to the Hawaiian monarchy. Seeing his grave near that of the nobles, a visitor late in the 1840's was constrained to write, 'There they lie in the burying-ground, hard by together, the missionary teacher and the converted heathen.'

"6. Hale Aloha. This dilapidated stone building stands behind the Episcopal Cemetery in about the center of the large block bounded by Wainee, Hale, and Chapel Streets and Prison Road. It is best reached from Wainee Street. It stands on a 15900-square-foot tract owned by Waiola Protestant Church.

"The predecessor of this building, known as the Hale Halewai, or Hale Lai, is sometimes said to have been built as early as 1823; and it, instead of the Wainee Church, is occasionally claimed as the first stone church in the island. At any rate, this 'sectional' meetinghouse was in bad condition

by 1855, and the church voted to rebuild completely, the walls being 'too old fashioned to be tolerated in these go-ahead days.' The present building, called 'Hale Aloha,' was completed in 1858 and was 'the largest sectional meeting house of its time.' In 1860 the government fitted it out for use as an English Church. The building is now in a ruinous condition.

"7. United States Marine Hospital. On the landward side of Front Street, between Kenui and Baker Streets, about 0.6 mile north of the Baldwin House (Dickenson St.). It is owned by the Bernice P. Bishop Estate.

"In 1842 Captain John Stetson was appointed first American vice consular agent in Lahaina. Probably it was shortly thereafter that a marine hospital was established for sick and injured American merchant seamen At any rate, Herman Melville noted that one of his shipmates was discharged from the Achusnet at Lahaina on May 29, 1843, and died in the United States Marine Hospital of a 'disreputable disease.' The hospital could accommodate about 60 men. In 1865 the structure was sold to the Episcopal Church and became a school for girls, and during the 1870's it was turned into a vicarage and served as such for more than 30 years.

"The exterior walls of the two-story stone structure have been covered with shingles but the front verandahs running the length of both stories still remain, and the building retains its historical integrity. It is used as a residence and is in fair condition. It is an important link with the days of Lahaina's maritime glory.

"8. Roman Catholic Church (Maria Lanakila First Catholic Church). At Wainee and Dickenson Streets, this building is still an active Catholic Church. It and the adjoining cemetery occupy a tract of 3.091 acres.

"The first resident Roman Catholic priests arrived at Lahaina on April 21, 1846. A church was built on the present site that same year, but it was replaced by a new structure in 1858. The present concrete church, erected in 1927-1928, was built on the same foundation and is almost a replica of the older frame structure, it is said that the original ceiling was retained in the new building.

"9. Pioneer Hotel. This picturesque frame structure stands on the corner of Wharf and Hotel Streets; it is (1958) owned by Mr. Alan Freeland and is under lease to the Lahaina Hotel Incorporation.

"Built in 1901 and therefore not strictly connected with Lahaina's most significant era, this well-known hotel is nevertheless a key part of

the Lahaina scene. The description of the hotel in one guide book - 'a large box of a building . . . with a wide balcony and decorative wooden railing' - may be accurate, but it fails to convey the tropical atmosphere of Lahaina's first hotel.

"Condition of the Site: Lahaina today is a quiet plantation town which is beginning to stir with new life as recent harbor developments bring additional recreational and commercial boating activity and as nearby newly built resorts increase tourist visits. Despite the fact that surviving historic structures are relatively few, the town preserves much of the atmosphere of a Hawaiian native village and of a mid-19th century island port. The magnificant natural setting, with its backdrop of purple mountains and foreground of blue sea, remains unspoiled; and palms and other trees shade the streets and homes as they did in missionary days. However, paved streets, curbs, new buildings in contemporary architectural styles, and other developments are cumulatively making their effects felt and causing the historic scene to fade.

"Recognizing the economic and cultural benefits of the town's historic heritage, the County of Maui and a cooperating organization, the Lahaina Restoration Committee, have obtained by contract from a planning firm a study of the historical values and a program for restoration. The proposal, presented early in 1961, called for a restoration district which covers 31.79 acres, including all of the principal historic sites except the Marine Hospital. On August 18, 1961, the county adopted an interim zoning ordinance which set aside about 8 1/4 acres as the Lahaina Historic District. Within this area are the Court House, Pioneer Hotel, Baldwin House, and the Spring House." (John A. Hussey, Regional Historian; July 17, 1962; from National Survey of Historic Sites and Buildings, Forms 10-317 and 317a)

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Maui	
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1819 Plan de la Rade de Raheina, Ens. Louis Isadore Duperrey, Aug. 1819, attached to Uranie, Louis de Freycinet, commander. Reproduced as Fig. 19 in John Raymond Healy, "The Mapping of the Hawaiian Islands from 1778 to 1848," M. A. Thesis, University of Hawaii, 1959. Hereafter cited as Healy.

1832 Lahaina inset on Chart of the Sandwich Islands, A. Arrowsmith. Fig. 31 in Healy.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES - page 2 of 2

1838 Drawing of Lahaina, ca. 1838, as seen from Lahainaluna, p. 15 in Community Planning, Inc., entry in bibliography above.

1841 Lahaina Roads, U. S. Exploring Expedition (Wilkes). Fig. 41 in Healy.

1843 Artwork from panorama, Russell-Purrington, in Whaling Museum, New Bedford, Mass. Postcard reproduction in Jane Silverman collection, Honolulu.

1853 Drawing of Lahaina, Feb. 9, 1853, in letter of Cornelia Bishop to her father; in Tessie Shaw Fisher collection, Hawaiian Mission Childrens Society, Honolulu.

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APPENDIX D: LAND COMMISSION AWARD 7713 (ROYAL PATENT 4475)

Mahele Database Documents

Number: 07713*M

Claim Number:	**07713*M**
Claimant:	**Kamamalu, Victoria**
Other claimant:	
Other name:	
Island:	**Maui**
District:	**Lahaina, Wailuku, Hamakualo**
Ahupuaa:	**Waihee, Paunau, Aki, Kelawea, Moalii, Kalua, Haiku, Makapuu, Kawela, Onouli, Kaumanu, Kahalehili, Kaeleku, Honokolani, Kawaipapa, Niumalu, Palemo, Pakakia, Kahuakamalii, Ihuula, Oloewa, Papalauhau, Mokae, Puekahi, Puuiki, Kapohoe, Pukuilua, Kaou, Hal**
Ili:	

Apana:	**55**	Awarded:	**1**
Loi:		FR:	
Plus:		NR:	**440v5,569v5**
Mala Taro:		FT:	**408v3**
Kula:		NT:	**650v1**
House lot:		RP:	**4475**
Kihapai/Pakanu:		Number of Royal Patents:	**1**
Salt lands:		Koele/Poalima:	**No**
Wauke:		Loko:	**No**
Olona:		Lokoia:	**No**
Noni:		Fishing Rights:	**No**
Hala:		Sea/Shore/Dunes:	**No**
Sweet Potatoes:		Auwai/Ditch:	**No**
Irish Potatoes:		Other Edifice:	**No**
Bananas:		Spring/Well:	**No**
Breadfruit:		Pigpen:	**No**
Coconut:		Road/Path:	**No**
Coffee:		Burial/Graveyard:	**No**
Oranges:		Wall/Fence:	**No**
Bitter Melon/Gourd:		Stream/Muliwai/River:	**No**
Sugar Cane:		Pali:	**No**
Tobacco:		Disease:	**No**
Koa/Kou Trees:		Claimant Died:	**No**
Other Plants:		Other Trees:	
Other Mammals:	**No**	Miscellaneous:	

No. 7713*M, Victoria Kamamalu, Land Division, See Page 569
N.R. 440-444v5

Opukaula, `Ili, Waimano, Ewa, Oahu
Kilauluna, `Ili, Waimano, Ewa, Oahu
Hananau, `Ili, Waimano, Ewa, Oahu
Kanenelu, `Ili, Waimano, Ewa, Oahu
Pohe, `Ili, Waimano, Ewa, Oahu
Kaulu, `Ili, Waimano, Ewa, Oahu
Kapuna, `Ili, Waimano, Ewa, Oahu
Poupouwela, `Ili, Manaiki, Ewa, Oahu
Kapaloa, `Ili, Waiawa, Ewa, Oahu
Panio, `Ili, Waiawa, Ewa, Oahu
Kuhialoko, `Ili, Waiawa, Ewa, Oahu
Kahoaiai, `Ili, Waiawa, Ewa, Oahu
Papaa, `Ili, Waiawa, Ewa, Oahu
Kaohai, `Ili, Waiawa, Ewa, Oahu
Kalona, `Ili, Waiawa, Ewa, Oahu
Kuhiawaho, `Ili, Waiawa, Ewa, Oahu
Kapuaihalulu, `Ili, Waiawa, Ewa, Oahu

2.
Haleaka, `Ili, Waiawa, Ewa, Oahu
Piloaumoa, `Ili, Waiawa, Ewa, Oahu
Kionaole, `Ili, Waiawa, Ewa, Oahu
Hanakehau, `Ili, Waiawa, Ewa, Oahu
Kapopou, `Ili, Waiawa, Ewa, Oahu
Kalimukele, `Ili, Waiawa, Ewa, Oahu
Kumuulu, `Ili, Waiau, Ewa, Oahu
Hapuna, `Ili, Kalihi, Kona, Oahu
Waiaula, `Ili, Kalihi, Kona, Oahu
Kalaepohaku, `Ili, Kapalama, Oahu
Kauluwela, `Ili, Honolululu land, Oahu
Kanewai, `Ili, Waikiki, Oahu
Kapaakea, `Ili, Waikiki, Oahu
Komoawaa, `Ili, Waikiki, Oahu
Waialae, `Ili, Waikiki, Oahu

3.
Halawa, Ahupua`a, Koolau, Molokai

Kaa, Ahupua`a, Lanai

Kelawea, Ahupua`a, Lahaina, Maui
Moalii, Ahupua`a, Lahaina, Maui
Aki, Ahupua`a, Lahaina, Maui
Paunau, Ahupua`a, Lahaina, Maui
Waihee, Ahupua`a, West Puali, Maui
Kalua, `Ili, Wailuku, Maui
Haiku, Ahupua`a, Hamakualoa, Maui
Makapuu, Ahupua`a, Hana, Maui
Kawela, Ahupua`a, Hana, Maui
Onouli, Ahupua`a, Hana, Maui

Kaumanu, Ahupua`a, Hana, Maui
2 Kahalehili, Ahupua`a, Hana, Maui
3 Kaeleku, Ahupua`a, Hana, Maui
Honokalani, Ahupua`a, Hana, Maui
Kawaipapa, Ahupua`a, Hana, Maui
5 Niumalu, Ahupua`a, Hana, Maui
2 Palemo, Ahupua`a, Hana, Maui
3 Pakakia, Ahupua`a, Hana, Maui
2 Kahuakamalii, Ahupua`a, Hana, Maui
Ihuula, Ahupua`a, Hana, Maui
Oloewa, Ahupua`a, Hana, Maui
4 Papalauhau, Ahupua`a, Hana, Maui
4 Mokae, Ahupua`a, Hana, Maui
Puekahi, Ahupua`a, Hana, Maui
Puuiki, Ahupua`a, Hana, Maui
3 Kapohoe, Ahupua`a, Hana, Maui
Pukuilua, Ahupua`a, Hana, Maui
2 Kaou, Ahupua`a, Hana, Maui
Halehana, Ahupua`a, Hana, Maui
Kaukuhalahala, Ahupua`a, Hana, Maui
2 Piapia, Ahupua`a, Hana, Maui
Koakapuna, Ahupua`a, Hana, Maui
Kawaalua, Ahupua`a, Hana, Maui
Pueokahi, Ahupua`a, Hana, Maui
Pueokauiki, Ahupua`a, Hana, Maui
Pohakanele, Ahupua`a, Hana, Maui
Ahuakaio, Ahupua`a, Hana, Maui
Kihapuhala, Ahupua`a, Hana, Maui
Papahawahawa, Ahupua`a, Hana, Maui
Muolea, Ahupua`a, Hana, Maui
Puuhaoa, Ahupua`a, Hana, Maui
Kahalawe, Ahupua`a, Hana, Maui
Ohia, Ahupua`a, Hana, Maui
Kolokole, Ahupua`a, Hana, Maui
Kapuuomahuka, Ahupua`a, Hana, Maui
Mahulua, Ahupua`a, Hana, Maui
Poopoo, Ahupua`a, Hana, Maui
Lapalapaiki, Ahupua`a, Hana, Maui
Waieli, Ahupua`a, Hana, Maui
Paihala, Ahupua`a, Hana, Maui
Kalihi, Ahupua`a, Hana, Maui
Kakiweka, Ahupua`a, Hana, Maui
Kailihiakoko, Ahupua`a, Hana, Maui
Puukohola, Ahupua`a, Hana, Maui
Kahalawe, Ahupua`a, Hana, Maui
Puaaluu, Ahupua`a, Hana, Maui

Kahua, Ahupua`a, Kohala, Hawaii
Honokane, Ahupua`a, Kohala, Hawaii
Holualoa 1,2, Ahupua`a, Kona, Hawaii
Kahaluu, Ahupua`a, Kona, Hawaii
Keopunui, Ahupua`a, Kona, Hawaii
Keauhou, Ahupua`a, Kona, Hawaii

Honuaino, Ahupua`a, Kona, Hawaii
2 Honokua, Ahupua`a, Kona, Hawaii
Haukalua 1, 2, Ahupua`a, Kona, Hawaii
Pakini, Ahupua`a, Kau, Hawaii
Keauhou, `Ili, KapapalaKau, Hawaii
Kahuai, Ahupua`a, Puna, Hawaii
Kauhaleau, Ahupua`a, Puna, Hawaii
Kauaea, Ahupua`a, Puna, Hawaii
Piopio, Ili in Waiakea, Puna, Hawaii
Kalalau, Ahupua`a, Puna, Hawaii
Honohononui, `Ili in Waiakea, Puna, Hawaii
Pahoehoe, Ahupua`a, Puna, Hawaii
Onomea, Ahupua`a, Puna, Hawaii
Alae, Ahupua`a, Puna, Hawaii
Kekelani, `Ili in Waimanu, Hamakua, Hawaii
Kuilei, Ahupua`a, Puna, Hawaii

N.R. 569v5
0No. 7713, Victoria Kamamalu, from page 440

Victoria Kamamalu's lands in the Mahele by the Mo`i, in the month of January 1848, continued:

Huleia, a district of Kauai, however, the Government cattle shall graze there.
Makaweli, Ahupua`a, Kona, Kauai
Places unsuitable for the soldiers and the fort
Maunalua, `Ili, Waimanalo, Koolaupoko, Oahu
Pahoa, `Ili, Waianae, Waianae, Oahu
Kaluanui, Ahupua`a, Koolauloa, Oahu
Kawailoa, Ahupua`a, Waialua, Oahu
Paalaa, Ahupua`a, Waialua, Oahu
Kaelepulu, `Ili, Kailua, Koolaupoko, Oahu
Kikiwelawela, `Ili, Kaneohe, Koolaupoko, Oahu

F.T. 408-411v3
No. 7713, V. Kamamalu
No. 10474, N. Namauu
No. 7716, R. Keelikolani
No. 7714B, M. Kekuaiwa
No. 7712, M. Kekuanaoa [7712B]
A True Copy
(Sig). A. G. Thurston
Clerk Interior Department.
Copy of the Division of Lands agreed upon in Privy Council August 27, 1850

Kekuanaoa and his children to receive Fee simple titles for those lands here set off to them- they resigning to the Gov. all title to the other lands granted them in the Buke Mahele.

No. 7713, Ko Victoria Kamamalu mau aina ma ke ano Alodio

Honokane, Ahupuaa, Kohala, Hawaii
Kahua, Ahupuaa, Kohala, Hawaii

Keopu, Ahupuaa, Kona, Hawaii
2 Holualoa, Ahupuaa, Kona, Hawaii
Kahaluu, Ahupuaa, Kona, Hawaii
Keauhou, Ahupuaa, Kona, Hawaii
Honuaino, Ahupuaa, Kona, Hawaii
Honokua, Ahupuaa, Kona, Hawaii
Pakini, Ahupuaa, Kau, Hawaii
Keauhou, Ili is Kapapala, Kau, Hawaii
Kahuwai, Ahupuaa, Puna, Hawaii
Kauwalehau, Ahupuaa, Puna, Hawaii
Kauaea, Ahupuaa, Puna, Hawaii
Honohononui, ili o Waiakea, Hilo, Puna, Hawaii
Piopio, ili o Waiakea, Hilo, Puna, Hawaii
Kalalau, Ahupuaa, Puna, Hawaii
Pahoehoe, Ahupuaa, Hilo, Hawaii
Alae, Ahupuaa, Puna, Hawaii
Onomea, Ahupuaa, Puna, Hawaii
Kuilei, Ahupuaa, Hamakua, Hawaii
Kekelani, ili no Waimanu, Hamakua, Hawaii

Kalua, Ahupuaa, Wailuku, Maui
Waihee, Ahupuaa, Puali, Kom. [Komohana]

Aki, Ahupuaa, Lahaina, Maui
Paunau, Ahupuaa, Lahaina, Maui
Kelawea, Ahupuaa, Lahaina, Maui

Halawa, Ahupuaa, Koolau, Molokai

Kaa, Ahupua, Kona, Lanai

Maunalua, ili no Waimanalo, Koolaupoko, Oahu
Kaelepulu, ili no Kailua, Koolaupoko, Oahu
Kikiwelawela, Ahupuaa, Heeia, Koolaupoko, Oahu
Kaluanui, Ahupuaa, Koolauola, Oahu
Kawailoa, Ahupuaa, Wailalua, Oahu
Paalaa, Ahupuaa, Waialua, Oahu
Waiawa, Ahupuaa, Ewa, Oahu
Pahoa, ili no Waianae, Waianae, Oahu
He mau ili ma Waimano, Ewa, Oahu
Poupouwela, ili in Mananaiki, Ewa, Oahu
Kumuulu, no Waiau, Ewa, Oahu
Kapuna no Kalihi, Kona, Oahu
Waiaula no Kalihi, Kona, Oahu
Kalaepohaku no Honolulu, Kona, Oahu
Kauluwela no Honolulu, Kona, Oahu
Kapaakia no Waikiki, Kona, Oahu
Komowaa no Waikiki, Kona, Oahu
Kanewai no Waikiki, Kona, Oahu
Waialae no Waikiki, Kona, Oahu

Makaweli, Ahupuaa, Kauai
Huleia, Puna, Kauai

Kikiaola, Waimea, Kauai

Ko ke Aupuni hapakolu loko o ko V. Kamamalu mau aina. Makapuu, Kawela, Oniuli, Kaumanu, 2 Kahalehili, Kaeleku, Honokalani, Kawaipapa, 5 Niumalu, 2 Palemo, 2 Pakakea, Nahuakamaii, Ihuuloi, Hoewaa, 2 Papauhau, Hamoa, 3 Mokae, Puekahi, Puuiki, 3 Pohue, Pukuilua, Haou, Halehana, Kaukuhalahala, Peapea, Koakupuna, Kawalua, Pueokauiki, Pohakanele, Ahuakaio, Kihapuhala, Papahawahawa, Muolea (The above ahupuaa in Hana, Maui) Moalii Ahupuaa Lahaina Maui.

F.T. 538-539v3
No. 7713, M. Kekuanaoa (for Victoria), 1 April 1854, Counter the government

A. Paki, sworn, for the Government, Knows that the fish pond called "Kawa", in Honolulu, was broken up in the year 1847 & the materials of the wall taken to help to construct the wall or breakwater erected by the Government on the west side of the harbor. The Government got permission from M. Kekuanaoa to take the materials of the wall of "Kawa" to make the Breakwater. He did not give the Government any portion of the soil of "Kawa," or of "Kaakaukukui." The land on which now stands the Government slaughter House, occupied by John Meek, is a portion of the ili of "Kalui."[?] I do not know what title the Government has to that place, but I have heard that Kekualoa had given it to the Government - this I state as hearsay only.

G.P. Judd, sworn, for Government, says, I was the Hawaiian Minister of Finance in the year 1847, and remember when the wall was built from the present lime kiln House running over to the land of sea & Sumner, Known as Kohololoa." It was built to prevent the filling up of the Harbor of Honolulu. It was thought advisable to remove a part of the wall of a fish pond in "Kawa," which I supposed belonged to the Government. Finding, however, that it was claimed by M. Kekuanaoa, for Victoria, Mr. Young and I applied to him for the privilege of removing it, which he granted to us, and accordingly it was removed under the direction of Piikoi and the stones put into the new wall first named, and my impression is that we built a new partition wall for the Governor's fishpond. I will not be certain however. Piikoi will know. Piikoi ran a plow through the fish pond to give direction to the stream and divert it from the harbor. I never knew of any definite cession of the fish pond or other land to the Government, but I think Kekuanaoa consented that the Government should divide the fish pond, in Privy Council. I didn't know that he claimed the land where the wall runs from the Lime Kiln, but I don't recollect that he said anything particular about it.

See P. 548. [about Pearl Harbor]

F.T. 548v3
No. 7713, M. Kekuanaoa (V. Kamamalu), Aprila 19, 1854, counter the Government, from page 538

Keone Ana, sworn says, I have nothing to testify to in reference at the claim of M. Kekuanaoa in Kaakuukukui, pertaining to the wall built to protect the harbor from filling in, which wall runs from the Lime Kiln to Sea & Sumner's land.

I am sure he gave it to Government in 1847, but I will not swear anything about it until I have laid the matter before the Privy Council, as to "Kaliu," he said he had nothing to say.

To page 555

F.T. 555-557v3
No. 7713, M. Kekuanaoa (for V. Kamamalu) from page 538, counter the Government

Keoni Ani, sworn, presents a plan which he says was made by Order of the King in Council, in the year 1848, perhaps, and placed in my charge, as minister of the Interior. The plan shows two rows of lots laid out from the Beach seaward. The Government built the wall or breakwater in the year 1847, I think. The Government claimed no more land as I understood the matter than what is shown on the plan. When the wall was built by the

Government no opposition was made to its erection by any private party. The wall was erected by the Government to prevent the harbor from being filled up with the mud washed down by the Nuuanu River. When this wall was built the wall of the loko called "Kawa" was taken down and the size of the loko reduced. After the wall was built, this plan was made by the Government and laid before the Privy Council, who resolved to sell the lots as laid out for the benefit of the Treasury. Two of the lots were accordingly disposed of with the approval of the Privy Council, to Louis Gravier. After that, a proposition was made in Privy Council to sell some of the lots to a steam boat company, but at the suggestion of M. Kekuanaoa, the proposition was dropped. Kekuanaoa advising the Council that they were disposing of the Government property too fast. After the report of a committee appointed by the Privy Council on the subject of the filling up of the harbor, the Council resolved to remove the wall of the loko called "Kawa" and M. Kekuanaoa assented.

I do not know to whom the land really belonged. I have always seen this, that when the government wanted a piece of land for their purposes, the konohikis have always given their consent. A. Paki, who had charge of Kaliu, and M. Kekuanaoa, who had charge of Kaakaukukui were both in Privy Council at the time referred to. I consider that the place where this wall is built belonged to the Government previous to that time, because by law, the papakoa and the harbor belongs [sic] to the Government. All the chiefs were in Council at the time these things were transacted. The place where the wall is built is papa koa, perhaps, mud perhaps.

Iona Kapena, sworn, says the names of the land lying between the wall of the Government and the loko called "Kawa" are Kaakaukukui and Kaliu. I pointed out the boundary line between Kaakaukukui and Kaliu a few days ago to Messers Lee and Robertson. The boundary has been well known to me ever since I was a boy. The breakwater or wall is built on the land of Kaakaukukui.

M. Kekuanaoa states that he never understood before that the Government meant to take this place now in dispute. I have heard the testimony of Young, who says the Government took it. I gave my consent to the Government to remove the wall of Kawa and for the materials, but I did not intend that the Government should take away any part of Kaakaukukui.

N.T. 598-599v3
No. 7713, V. Kamamalu - protest

M. Kekuanaoa and Mahuka were the persons who settled the land of V. Kamamalu with objections to C. Kanaina's rights to that property over which there was a dispute. Below are the statements of witnesses clarifying their /two/ rights.

Kumuhonua, sworn, I have seen the place over which there is a dispute between C. Kanaina and V. Kamamalu, Kaanaenui is the name. I have seen that it is the center for Waialae. The boundaries as I have seen from Kaiahaki to Kauhaki, from there to Pohakuaumiumi, then to Kaananiau and run directly to Puukuaka; from there to Kalohupale; Kapahulu is on this side and from there run directly to Kupikipikio point.

Mt. Leahi is for Kapahulu.

The boundaries of the land Kekio: on the mauka direction of Makahuna road is the taro land, detached and following to the sea of Kapua and the coconut grove.

Poo wahine: I am a native of Waiale and since I was very young and at the time of Kahekili, I have known that place over which there is a dispute. Keanaenui is the name and it is the center of Waialae. I have known the boundaries as they are at Kuialauahi to Aumeume Rock, to Kaananiau, to Mount Kuaka and from there to Kalahu to the lae of Kupikipikio. Those are the boundaries which separate Waialae from Kapahulu. Mt Leahi is for Kapahulu.

The land Kekio runs from mauka of Makahuna Street, then separated to the extreme makai to the sea and the coconut grove.

Kuapuu, sworn, I am a land child of Waialae and I have seen the boundaries of Waialae as they were pointed out to me by my parents, from Kuahaki to Kauhaki, therefrom to Aueume Rock and so on just as Poo has related here.

The boundaries of Kekio run from mauka of Makahuna road, then it separates until the extreme makai of Kapua sea and a road called Kukii. The report given of this survey is imperfect because he had taken Waialae's pasture.

Kaula, sworn, I have not been a native very long, but I have heard the same thing from my older brother whose name is Hanakinau, as the reports given by those people above. I had heard these things after the death of Kaahumanu I.

Hehea, sworn, I am a land child of Waialae and have seen the boundaries of Waialae exactly as those witnesses have related above.

The boundaries of the land, Kekio by name, of Keekapu, are exactly as the statements given

N.T. 373-375v10
No. 7713, Victoria Kamamalu, Waianae, 17 August 1854

Testimony on the boundary between the ahupuaa of Waianae and the ili of "Pahoa."

Nahinu, sworn, says the ili of Pahoa is but small. The loko, makai, belongs to this ili. The boundary of the piece is dispute runs along to the eastward of an enclosure belonging to Kaapuiki, and up through the coconut grove and along a stone wall to some hau trees, and then up mauka and across to the east corner of the land, and from thence running makai to the loko.

This ili consists of three pieces, first, the fish pond; second, the piece which I have tried to describe; third, the mauka piece undisputed.

I learned these boundaries from my ancestors who lived here from ancient times.

Cross examined. I accompanied Kekuanaoa and M. Hopkins when they suspected [inspected?] the boundary line in question. I saw the marks made at that time on the coconut trees by order of Kekuanaoa, in presence of M. Hopkins. The line marked out by them on the northwest side, runs farther mauka than that described by me in my testimony.

Ohule, sworn, says he knows the middle Mana of Pohao about which the present dispute exists. It is only of late that I have heard that the boundary was disputed. This middle piece is bounded: Mauka by a stone wall. The western boundary runs up through the coconut grove and then runs to the southward, and then at the corner of what used to be a wauke patch, turns seaward and runs down to the hau trees and the stone wall. I was born on this land. The land on which stand the church and parsonage belongs to the ahupuaa of Waianae.

Kaapuiki, sworn, says when I came here to live, the boundaries of the middle piece of Pahoa were nearly the same as have been described by the preceding witnesses. Afterwards, when the law was made to restore the ancient boundaries of all the lands, Kulepe, the then tax officer, gave to "Pahoa" the land now claimed by Victoria, on the southeast side of the coconut grove, and disputed by the King. I was luna of Waianae when that arrangement was made by Kulepe. I was under Kekuanaoa. The people who live on the disputed land formerly went to the labor days on Waianae," but of late they labor on "Pahoa."

Kulepe, sworn, says, "Pahoa" consists of two pieces; the fish pond forming the part of the mauka piece. I have lived here about 15 years. I was appointed tax officer of Waianae in 1841. In 1850, the boundaries of the makai piece of "Pahoa" were pointed out to me by three kamaainas, who are all now dead. In the same year, Hopkins and

Kekuanaoa came down here but I did not accompany them when they went round this land. I do not know anything myself of the true boundary, except what I heard from these kamaainas in 1850. About 1841, I restored a lihi of "Pahoa," which lies between the fish pond and the stone wall, and was claimed for "Pahoa," on account of some coconut trees. This was the only lihi of "Pohoa" restored by me. The people who formerly lived on the land now in dispute used to do konohiki labor for the ahupuaa of "Waianae."

Molea, sworn, confirms in full, the testimony of Nahinu and Ohule.

[Award 7713; (Maui) R.P. 4475; Kalua Waihee Wailuku, 1 ap. (Ap. 23); Iliaina; Puali Waihee Wailuku; R.P. 4475; Paunau Lahaina; 1 ap.; ahupua`a (Ap. 26); Aki Lahaina; 1 ap.; ahupua`a (Ap. 25); Kelawea Lahaina; 1 ap.; ahupua`a (Ap. 27); (Island of Hawaii) R.P. 4475; Keopu, Honuaino, Holualoa, Keauhou Kona and Keauhou Kau, Kuilei Hamakua, Honokane & Kahua Kohala, Honohononui, Piopio, Kalalau; Kekelani, R.P. 4475 & 6856, Kahaluu; R.P. 6857, Honokua; R.P. 6865, Haukalua; R.P. 4475, 6883 & 8220, Kauaea R.P. 6884, Kahuwai Puna; R.P. 4475 & 6887 Pakini nui Kau; R.P. 4475 & 8117 Onomea; R.P. 4475 & 8199 Kaueleau; R.P. 4475 & 6860 Pahohoe Hilo; R.P. 4475 & 6864 Alae Hilo; (Molokai) R.P. 4475 Halawa, Molokai 1 ap. Ahupuaa; (Oahu) R.P. 227 Kamoaaa, Waikiki; no R.P. for Kanewai Manoa; R.P. 4475, Waialaenu, Maunalua, Waiawa, Poupouwela, Mananaiki, Hapuna & Waialua Kalihi; Waimano, Waiau; R.P. 4475 & 7834, Kalaepohaku Kapalama; R.P. 4475 & 7805 Kaluanui; R.P. 4775 & 7793, Kauluwela; R.P. 4475 & 7789, Kapaakea; R.P. 4475, Kikiwelawela Heeia, Kawailoa Waialua, Paalaa Waialua, Kaelepulu Koolaupoko; (Lanai) R.P. 4475, Kaa; (Kauai) Kikiaola Waimea, R.P. 4476 Makaweli; R.P. 4477, Haiku, Nawiliwili, Niumalu; R.P. 4480, Kalapaki, R.P. 4481, Hanamaulu; R.P. 4482 Kipu & Mahaulepu; See 7713 for Oahu, Kauai, Lanai, Hawaii and Molokai]

APPENDIX E: PRINCESLEHUANANI KUMAEWAKAINAKALEOMOMONA COMMENTS, SIGNED INFORMATION RELEASE FORM, AND CLAIM OF DESCENDANCY

Princeslehuanani Kumaewakainakaleomomona, grew up in Paunau Ahupua'a, on Wainee Street, and currently applying for Descendancy status with the State Historic Preservation Division.
In an e-mail dated August 21, 2017, PrincesLehuanani responded:

aloha to you Cathy,

thank you for allowing me to share my MAUI VOICE OF TRUTH,
as I am very aware of this area, being raised as a little girl...at our
547 Wainee St. residence....I had to pass this area everyday.
AS I have matured over the years as a grad of our CLASS OF 80,
LUNAS 4 LIFE., my highest RESPECTS AND HONORS to our WEST
MAUI SACRED ROYAL LANDS, to always be PROTECTED FROM OVER
HUMAN GROWTH AS WE CAN SEE IT TODAY.
As also a MAUI SACRED ROYAL KINGDOM CAPITAL HEIR,
my MAUI MISSION IS TO RESTORE AND TO PROTECT
OUR MAUI SACRED PLACES.

Since this is a Legal LAHAINA NATIONAL HISTORICAL LANDMARK DISTRICT,
I feel it is best wise to keep it a ....NATIONAL SACRED LAND MARK AND GIVE IT BACK TO OUR ROYAL KINGDOM CAPITAL HEIRS ....to restore as was....THIS
IS LANDS OF OUR MAUI ROYALTIES, no more HOUSING DEVELOPMENT,
I WOULD LIKE THESE WESTSIDE LAHAINA NATIONAL HISTORICAL SITES BE
RESPECTED AND HONORED AS ROYAL KINGDOM LANDS....FROM OUR WAINEE
AHUPUAA TO OUR LAHAINA ROYAL DISTRICT1, 2 , and 3..... NEEDS TO BE RETURNED
BACK TO THE STEWARDS ....THE LAND CARE TAKERS ...AND BACK TO OUR MAUI
KONOHIKI AT THIS VERY SACRED PAUNAU AHUPUAA.

Again, I want to thank you for keeping in connection with our LIVING ROYAL MAUI KINGDOM HEIRS,
to at least have a say of TRUTH REPECTING OUR LAHAINA NATIONAL HISTORICAL MAUI DISTRICT 1, 2, and 3 SITES, RETURNING STOLEN LANDS....THAT IS NOW PRESERVED TO BENEFIT OUR NEXT MAUI 7 GENERATIONS.....AS WAS. If I can be of any other assistance, please feel free to contact me.

THANK YOU
Princeslehuanani
Kumaewakainakaleomomona

Princeslehuanani Kumaewakainakaleomomona
11/10th/2017

INFORMATION RELEASE FORM

I, the undersigned, submitted, via an e-mail dated August 21, 2017, information pertaining to traditional cultural practices to Cathleen Dagher from Scientific Consultant Services, Inc.

I understand that the information I have provided to Scientific Consultant Services, Inc., shall be submitted as part of a Cultural Impact Assessment (CIA) report on the proposed eight-unit apartment building to be located at 266 Dickenson Street Project, Lahaina, Paunau Ahupuaʻa, La, Lāhainā District, Maui Island, Hawaiʻi [TMK: (2) 4-6-011:and 028]. This information will be subject to publication, which will be submitted to the public for general review.

I have read my statement as it will appear in the CIA and the information is true and accurate to the best of my knowledge. By signing this release form, I am providing my approval for the release of the information to Scientific Consultant Services, Inc., for the purpose outlined above (*i.e.*, making the contents of this interview available for publication to the general public).

Princeslehwanani

Print Name: Kumaeunuhainakaleomomona

Signature: [illegible]

Release Dated: Nov. 10th 2017

HEIRS OF OUR 547 WAINEE ST., LAHAINA , MAUI AHUPUAA

Princeslehuanani Kumaewakainakaleomomona
PO. BOX 75401, KAPOLEI, HI, 96707
808-359-1848

Signature

March 30th 2017

Date

Notary

March 25, 2017

I claim to be a SACRED ROYAL KINGDOM CAPITAL HEIR OF our GGGGGGREAT GREAT GRAND TUTU MAMA HER SACRED HIGHEST CHIEFESS MOTHER QUEEN KEOPUOLANI. I was taken to our 547 Wainee st. Lahaina residence as a child....and in 1976 we finally moved back home to LAHAINA ON OUR WAINEE AHUPUAA, with my mama kahili.

I went to Lahainaluna High School for 4 years, grad CLASS OF 80. I am the 9th youngest of 11 MAUI birth born siblings. We have 7 birth born sisters and 4 birth brothers. I am one of a few to be raised TRADITONALLY PROTOCOLS ON MY MAUI SACRED ROYALTIES HISTORICAL SACRED GROUNDS.

I have all my LEGAL DOCUMENTS, to prove my FACTS AND FINDINGS, mentioned above. Enclosed is my address and updated information to contact me if, you have any more concerns, claiming my residence and raising as a child on our 547 wainee st. residence as a MAUI SACRED ROYAL LINEAL HEIR .

THANK YOU

Princeslehuanani Kumaewakainakaleomomona
PO. BOX 75401, KAPOLEI, HI, 96707
808-359-1848

NAOMI LIM NOTARY 05-404 PUBLIC STATE OF HAWAII

NAOMI LIM NOTARY 05-404 PUBLIC STATE OF HAWAII

STATE OF HAWAII
CITY & COUNTY OF HONOLULU

Subscribed and sworn to before me this
30 day of MARCH, 20 17

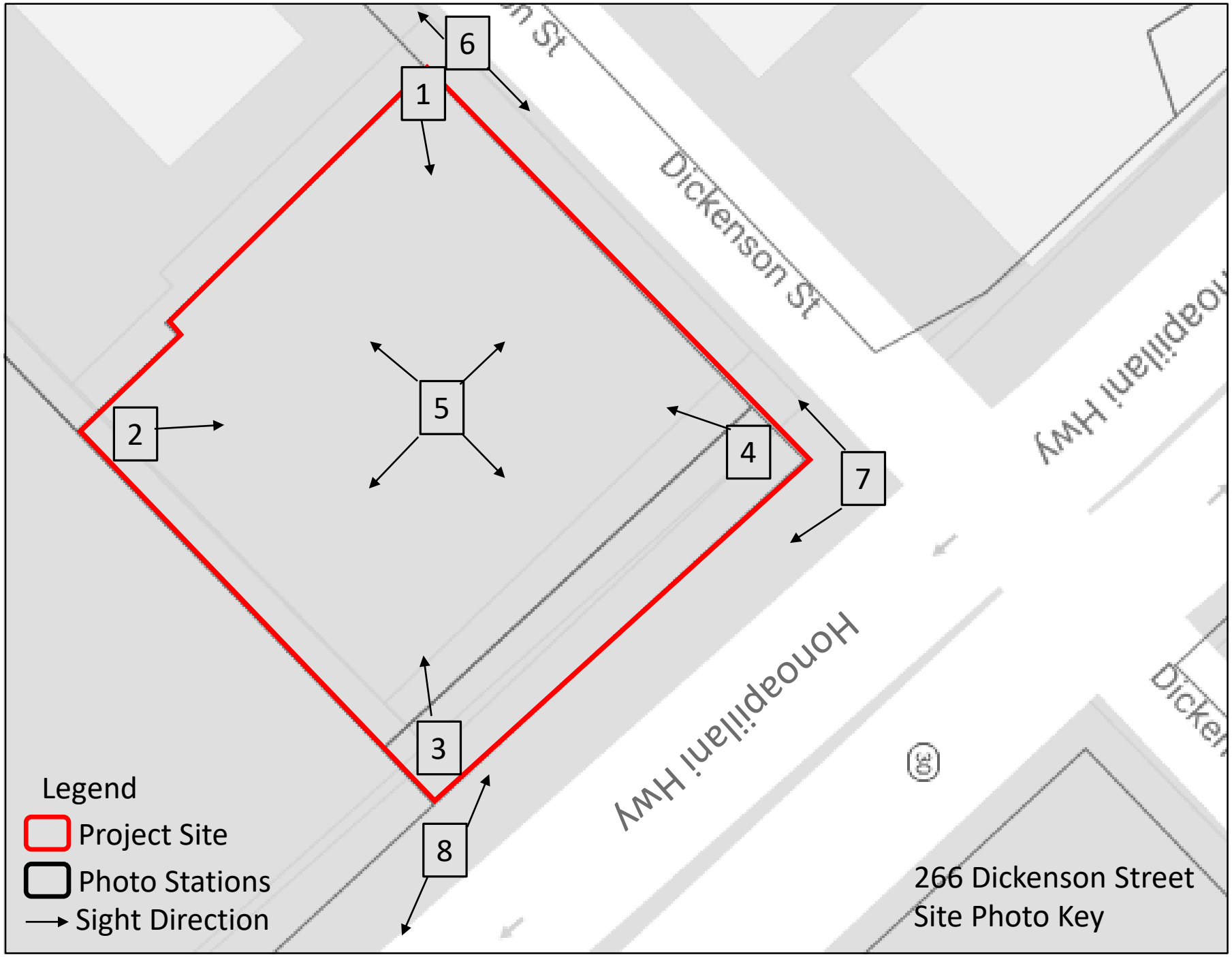
Notary Public, State of Hawaii
7-03-17

Doc. Description: PETITION

Doc. Date: 3-30-17 No. Pages: 1

NAOMI LIM — Notary Printed Name — 1ST Jud. Circuit

APPENDIX C
Site Photographs


Dickenson St
Honoapiilani Hwy
1
2
3
4
5
6
7
8
Legend
Project Site
Photo Stations
Sight Direction
266 Dickenson Street
Site Photo Key

Looking SE across Property from NW Property corner

Looking NE across Property from SW Property Corner

Looking NW across Property from SE Property corner

Looking SW across Property from NE Property Corner

Looking mauka from Property midpoint

5

Looking makai from Property midpoint

Looking north from Property midpoint

5

Looking south from Property midpoint

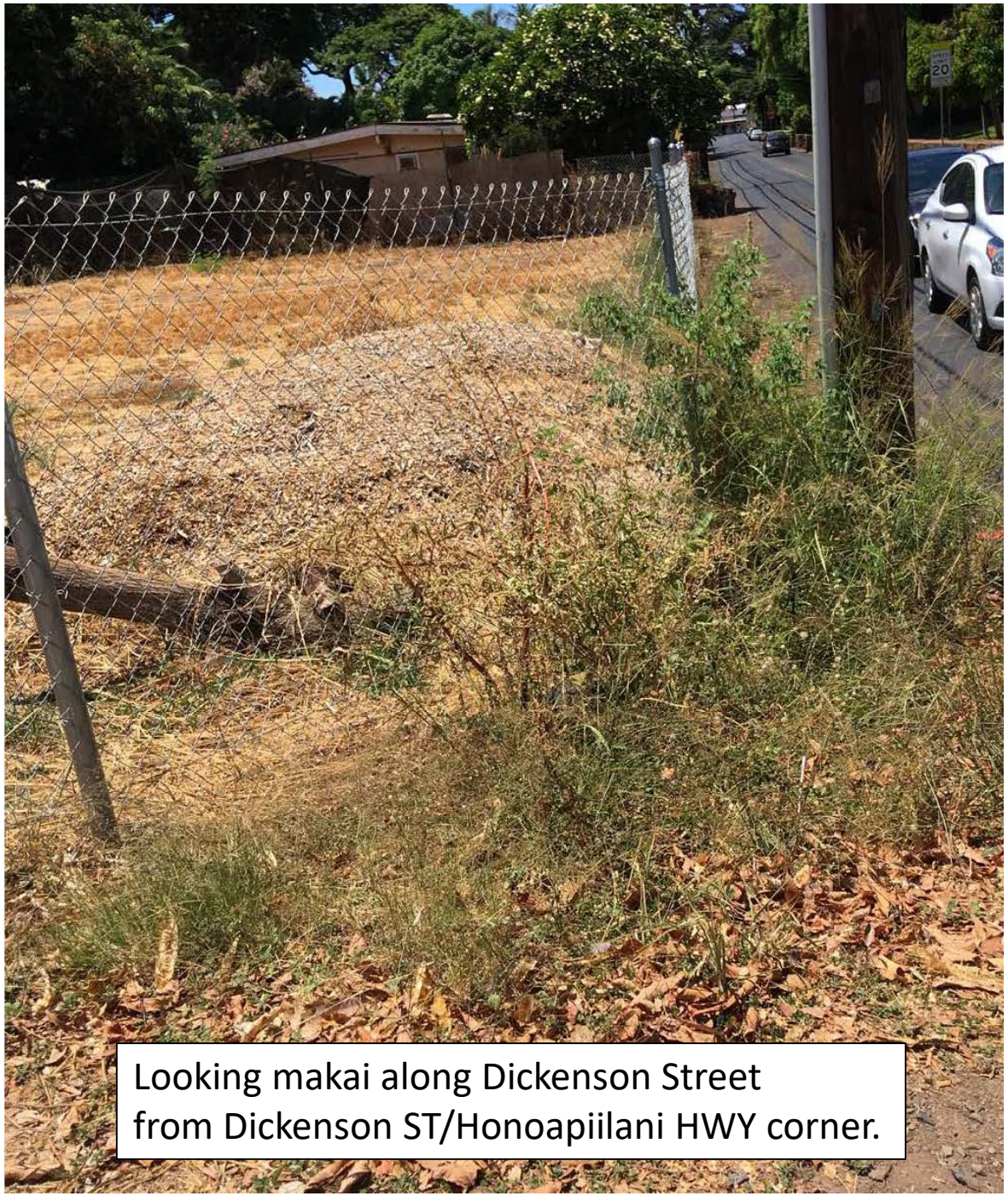
Looking mauka along Dickenson Street from outside of NW Property corner.

6

Looking makai along Dickenson Street from outside of NW Property corner.

Looking south along Honoapiilani Highway
from Dickenson ST/Honoapiilani HWY corner.

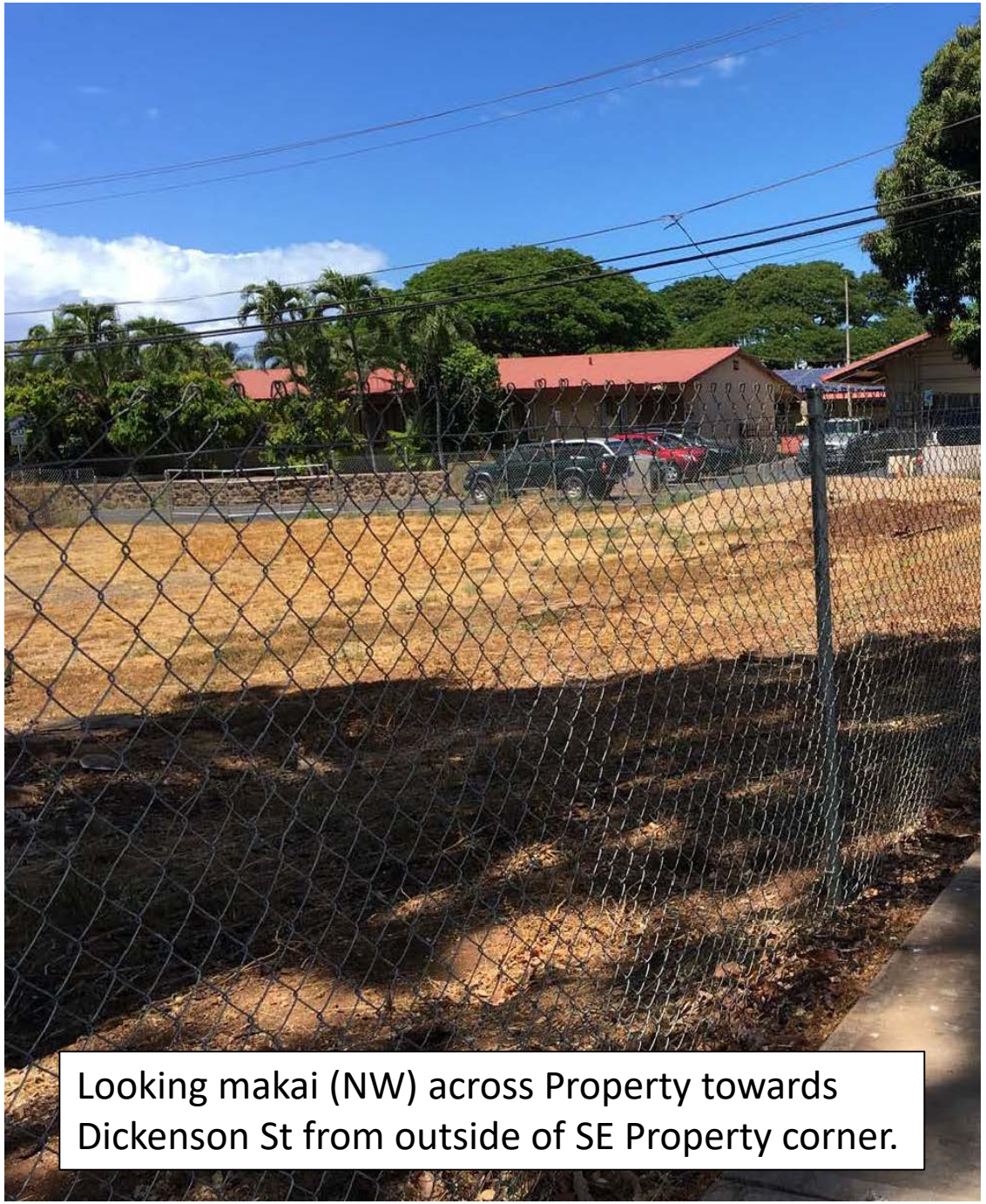
7



Looking makai along Dickenson Street
from Dickenson ST/Honoapiilani HWY corner.

Looking mauka (SE) across Honoapiilani Highway from outside of SE Property corner.

8



Looking makai (NW) across Property towards Dickenson St from outside of SE Property corner.

APPENDIX D
Traffic Assessment

AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TERRANCE S. ARASHIRO, P.E.
ADRIENNE W.L.H. WONG, P.E., LEED AP
DEANNA M.R. HAYASHI, P.E.
PAUL K. ARITA, P.E.
ERIK S. KANESHIRO, L.P.L.S, LEED AP
MATT K. NAKAMOTO, P.E.
GARRETT K. TOKUOKA, P.E.

ADRIENNE W.L.H. WONG, P.E., LEED AP
Maui Branch Manager

#17-536

May 22, 2017

Mr. Christopher Ondatje
14 North Iwa Place
Lahaina, Hawaii 96761

Dear Mr. Ondatje:

Subject: Traffic Assessment for the Dickenson Apartment Complex Tax Map Key: (2) 4-6-011:011 Lahaina, Maui, Hawaii

Austin, Tsutsumi & Associates, Inc. (ATA) has conducted a traffic assessment for the proposed Dickenson Apartment Complex (hereinafter referred to as the "Project") located in Lahaina, Maui, Hawaii.

Project Description

The Dickenson Apartment Complex will be located at 266 Dickenson Street in Lahaina, Maui, Hawaii. The Project will construct an 8-unit apartment complex on a currently vacant 9,100 square-foot (SF) parcel of land. The Project site is bound by Honoapiilani Highway to the east and Dickenson Street to the north.

Existing Roadways and Observations

Dickenson Street is generally an east-west, two-lane, two-way, undivided County roadway. The roadway begins to the west at its intersection with Front Street and travels east before terminating at its intersection with Mill Street. Dickenson Street provides access to several businesses and residences and the Sacred Hearts School. The roadway has a posted speed limit of 20 miles per hour (mph) in the vicinity of the Project. Fronting the Project site, Dickenson is relatively narrow with no shoulder space.

Honoapiilani Highway is generally a north-south, four-lane, two-way, divided State arterial roadway. The highway provides regional connectivity between West and Central Maui. Honoapiilani Highway begins in Wailuku where it transitions from South High Street and continues southward towards Maalaea. The highway borders the coastline as it curves back around West Maui and travels northward towards Kapalua where it

REPLY TO:
1871 WILI PA LOOP, SUITE A • WAILUKU, MAUI, HAWAII 96793
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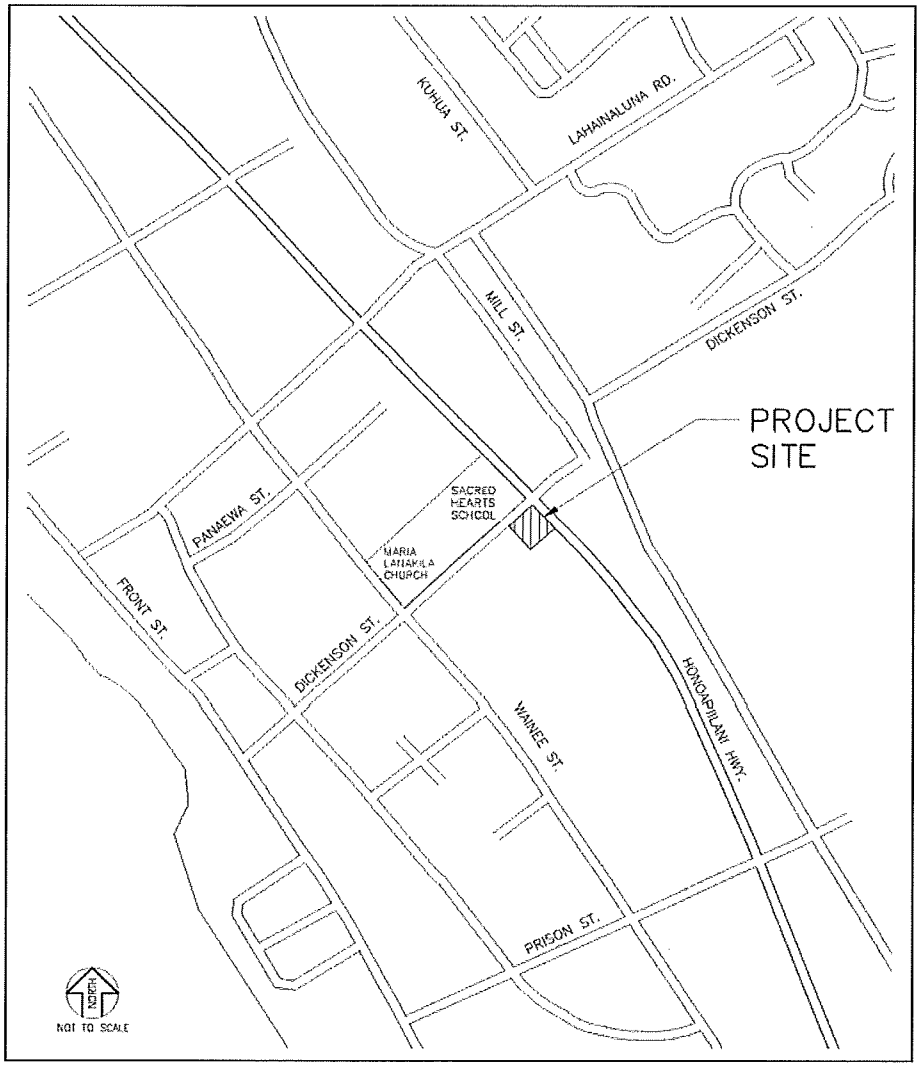
OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII
HILO, HAWAII

transitions into Kahekili Highway near Honokohau Bay. The roadway has a posted speed limit of 35 mph in the vicinity of the Project and a signalized intersection at the Honoapiilani Highway/Dickenson Street intersection. The site location for the proposed Project is show in Figure 1.

Figure 1: Project Location



The following observations were made in the area on May 10th and 18th, 2017 during the AM and PM peak hours of traffic:

<u>Honoapiilani Highway/Dickenson Street intersection</u>

- Vehicular turning movements onto Dickenson Street from Honoapiilani Highway are restricted to passenger cars and pickup trucks based on existing warning signs.

- Average northbound left-turn vehicle queues ranged from 1-3 vehicles long, while average eastbound approach vehicle queues ranged from 4-7 vehicles long during both AM and PM peak hours and generally all cleared within a single signal cycle.
- A small 6-stall parking lot for the Sacred Hearts School is provided about 50 feet west of the signal, but did not provide significant impacts to traffic flow.

Wainee Street/Dickenson Street intersection

- Some vehicles at the four-way stop intersection were observed to encroach into opposing lanes while turning into and out of Dickenson Street.
- Just north of the intersection is a crosswalk that is used for Sacred Hearts School student pickup and drop-off and is provided with a crossing guard.

Project Trip Generation & Assessment

The Institute of Transportation Engineers (ITE) publishes trip rates, Trip Generation, 9th Edition, based upon historical data from similar land uses. The trip generation for the Project was generated using ITE Code 220 for Apartment. Table 1 shows the projected traffic generated by the proposed Project during the AM and PM peak hours of traffic.

Table 1: Project Trip Generation

Land Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Apartment	2	6	8	15	8	23

The Project is anticipated to generate 8 trips in the AM peak hour of traffic and 23 trips during the PM peak hour of traffic.

The Institute of Transportation Engineers (ITE) Manual of Transportation Engineering Studies, dated 2000, states that:

> *"... in lieu of other locally established thresholds, a traffic access/impact study should be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site during the adjacent roadway's peak hours or the development's peak hours."*

The projected AM and PM peak hours resulted in Project generated traffic well below the minimum 100 new trip threshold that would require a Traffic Impact Analysis Report (TIAR). Observations indicated that all existing vehicular queues generally cleared within one signal cycle. Based on this trip generation, queues should continue clearing within a single signal cycle. Turning movement increases on Dickenson Street at its intersections with Honoapiilani Highway and Wainee Street are anticipated to be minimal and will not significantly impact nearby intersections.

Conclusions and Recommendations

The following are the conclusions of the traffic assessment study:

- The Project is estimated to generate only 8(23) trips during the AM(PM) peak hours of traffic.

- The preparation of a TIAR is not required as the Project does not meet the minimum trip generation criteria of 100 new trips in the peak direction which is recommended by ITE regarding the preparation of a Traffic Impact Assessment Report.

- The Project site is located on the corner of the signalized Honoapiilani Highway/Dickenson Street intersection. To eliminate the occurrence of vehicle queues spilling back into the highway from a left-turn vehicle waiting to enter the Project site, this left-turn entry into the Project site should be restricted. Vehicles entering from Honoapiilani Highway should turn in advance of reaching Dickenson Street via connector roads at Lahainaluna Road to the north and Prison Street or Shaw Street to the south. Wainee Street will then facilitate travel to Dickenson Street.

- During the construction phase, if left-turn entry into the Project site is restricted, flaggers may be needed at the Wainee Street/Dickenson Street four-way stop intersection, to help control traffic while larger construction vehicles negotiate turning movements into and out of Dickenson Street.

We appreciate the opportunity to prepare this Traffic Assessment for the Project. Should you require clarification, please contact me at (808) 244-8044.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By

TYLER FUJIWARA, P.E.
Project Manager

Y:\2017\17-536\Report\170502 Dickenson Apts TA.docx

APPENDIX E
Preliminary Engineering Report

PRELIMINARY ENGINEERING REPORT

FOR

266 DICKENSON STREET APARTMENTS

Lahaina, Maui, Hawaii

T.M.K.: (2) 4-6-011: 011 & 028

Prepared for:

Mr. Christopher Ondatje
14 North Iwa Place
Lahaina, Hawaii 96761

Prepared by:

OTOMO
ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032

December 2017
Revised February 2018

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PRELIMINARY ENGINEERING REPORT
FOR
266 DICKENSON STREET APARTMENTS
T.M.K.: (2) 4-6-011: 011 & 028

1.0 INTRODUCTION

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

The subject parcels are identified as T.M.K.: (2) 4-6-011: 011 & 028, which encompass an area of approximately 10,097 square feet or 0.232 acres. The project site is bound by Honoapiilani Highway to the east and Dickenson Street to the north.

The proposed project includes the construction of an 8-unit apartment complex on the currently vacant parcel. Associated improvements include grading, driveways, paved parking, utility connections, and landscaping.

2.0 EXISTING INFRASTRUCTURE

2.1 ROADWAYS

Honoapiilani Highway, to the east of the project, is the roadway that links West and Central Maui. It is generally a north-south, two-way, divided arterial roadway owned by the State of Hawaii. At its terminus in Wailuku town, Honoapiilani Highway turns into High Street, which is a two-lane roadway. At its terminus in Kapalua, Honoapiilani Highway transitions into Kahekili Highway.

Dickenson Street is generally an east-west, two-lane, undivided County roadway. It begins to the west of the project site at its intersection with Front Street and continues east before terminating at its intersection with Mill Street.

2.2 DRAINAGE

The elevation on the site ranges from approximately 25 feet above mean sea level along the parcel's westerly boundary to approximately 29 feet above mean sea level along the parcel's easterly boundary with Honoapiilani Highway. Slopes on the parcel average approximately 4%.

According to Panel Number 150003 0362F the Flood Insurance Rate Map, revised September 19, 2012, prepared by the United States Federal Emergency Management Agency, the subject parcel is situated in Flood Zone X, which represents areas that are outside of the 0.2% annual chance flood plain.

According to the Soil Survey Geographic Database for the Island of Maui, State of Hawaii (September 2014), prepared by the United States Department of Agriculture, Natural Resources Conservation Service, the soils within the project site are classified as Ewa silty clay loam, 0 to 3 percent slopes (EaA). EaA is characterized as having very slow runoff and no more than slight erosion hazard.

Onsite runoff generally sheet flows in an east to west direction across the property, toward adjoining properties to the west and ultimately toward Wainee Street. It is estimated that the existing 50-year, 1-hour storm runoff from the project site is 0.310 cfs, corresponding to a runoff volume of 186 cf.

2.3 SEWER

There is an existing 8-inch sewerline on Dickenson Street, which transports sewage to the Lahaina Wastewater Reclamation Facility (LWRF), located along Honoapiilani Highway just north of Kaanapali Resort.

According to the Wastewater Reclamation Division, County of Maui, as of February 14, 2018, the LWRF has a capacity of 9.0 million gallons per day (mgd). The average flow into the LWRF is approximately 4.2 mgd, and the allocated capacity is 5.291 mgd. The remaining wastewater capacity at the LWRF is approximately 3.709 mgd.

2.4 WATER

Domestic water and fire flow is provided by the County's water system. There is an existing 12-inch waterline fronting the property along Dickenson Street. There are existing fire hydrants on the northwesterly corner of Honoapiilani Highway and Dickenson Street and on Dickenson Street near the southwest corner of the property. There is a 5/8-inch water meter assigned to this parcel.

Domestic water and fire flow for this area are serviced from the 1.0 M.G. tank on Lahainaluna Road. The source for the water system is the Honokahua wells located in Lahaina at approximately 440 feet above mean sea level.

2.5 ELECTRIC, TELEPHONE, AND CABLE TV

There are existing overhead electrical, cable, and telephone lines along Honoapiilani Highway and Dickenson Street that service the area.

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

3.1 ROADWAYS

Access for the proposed project will be from a new driveway on Dickenson Street.

The following are the conclusions and recommendations from the Traffic Assessment prepared by Austin, Tsutsumi & Associates dated May 22, 2017:

- The project is estimated to generate only 8(23) trips during the AM(PM) peak hours of traffic.
- The preparation of a TIAR is not required as the project does not meet the minimum trip generation criteria of 100 new trips in the peak direction which is recommended by ITE regarding the preparation of a Traffic Impact Assessment Report.
- The project site is located on the corner of the signalized Honoapiilani Highway/Dickenson Street intersection. To eliminate the occurrence of vehicle queues spilling back into the highway from a left-turn vehicle waiting to enter the project site, this left-turn entry into the project site should be restricted. Vehicles entering from Honoapiilani Highway should turn in advance of reaching Dickenson Street via connector roads at Lahainaluna Road to the north and Prison Street or Shaw Street to the south. Wainee Street will then facilitate travel to Dickenson Street.
- During the construction phase, if left-turn entry into the project site is restricted, flaggers may be needed at the Wainee Street/Dickenson Street four-way stop intersection to help control traffic while larger construction vehicles negotiate turning movements into and out of Dickenson Street.

3.2 DRAINAGE

After the development of the proposed project, it is estimated that the 50-year, 1-hour storm runoff will be 1.111 cfs, corresponding to a runoff volume of 500 cf. The increase in runoff will be 0.801 cfs, with an increase in runoff volume of 314 cf (500 cf - 186 cf). Onsite runoff will be intercepted by catch basins located within the paved parking area and conveyed to an onsite subsurface drain. The

subsurface drainage system will consist of a perforated drainline embedded in crushed rock, which will be wrapped with a layer of filter fabric. Surface runoff entering the perforated pipe will be allowed to infiltrate into the ground. The drainage system will be designed to accommodate the increase in surface runoff volume from a 50-year, 1-hour storm for the proposed project.

The drainage design criteria will be to minimize any alterations to the existing onsite surface runoff. No additional runoff will be allowed to sheet flow toward downstream properties. The proposed drainage system will be designed in accordance with Chapter 4, “Rules for the Design of Storm Drainage Facilities in the County of Maui”.

3.3 SEWER

The proposed project will generate approximately 2,040 gallons of wastewater daily (See Appendix C). The wastewater generated from the project will continue to be transported to the Lahaina Wastewater Treatment Facility. At the present time, the treatment plant has sufficient capacity to accommodate the additional wastewater generated from the proposed project.

3.4 WATER

In accordance with the Department of Water Supply’s Domestic Consumption Guidelines for multi-family residential development, the average daily demand for the project is approximately 4,480 gallons per day (See Appendix B). Fire flow demand for multi-family residential development is 2,000 gallons per minute for a 2-hour duration. There are existing fire hydrants on the northwesterly corner of Honoapiilani Highway and Dickenson Street and on Dickenson Street near the southwest corner of the property.

3.5 ELECTRIC, TELEPHONE, AND CABLE TV

The proposed electrical, telephone, and cable TV distribution systems for the residences will be installed from the existing overhead facilities on Dickenson Street that currently service the area and existing onsite facilities. Within the project site, the electric and telephone systems will be installed in accordance with the utility companies' rules and regulations.

APPENDIX A

HYDROLOGIC CALCULATIONS

Hydrologic Calculations

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

A. Determine the Runoff Coefficient (C):

DRAINAGE AREA CHARACTERISTICS:

ROOF AREAS:

Infiltration (Negligible)	=	0.20
Relief (Hilly)	=	0.06
Vegetal Cover (None)	=	0.07
Development Type (Roof)	=	0.55
C	=	0.88

PAVEMENT AREAS:

Infiltration (Negligible)	=	0.20
Relief (Flat)	=	0.00
Vegetal Cover (None)	=	0.07
Development Type (Pavement)	=	0.55
C	=	0.82

LANDSCAPE/UNIMPROVED AREAS:

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

EXISTING CONDITION:

Roof Area = 0.000 Acres
Paved Area = 0.000 Acres
Landscaped Area = 0.232 Acres
WEIGHTED C = 0.25

DEVELOPED CONDITION:

Roof Area = 0.068 Acres
Paved Area = 0.127 Acres
Landscaped Area = 0.037 Acres
WEIGHTED C = 0.75

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

i_{50} = 2.5 inches

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

Existing Condition:

T_c = 10 minutes
I = 5.341 inches/hour

Developed Condition:

T_c = 5 minutes
I = 6.385 inches/hour

C. Drainage Area (A) = 0.232 Acres

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

Q = CIA

Existing Conditions:

Q = (0.25)(5.341)(0.232)
= 0.310 cfs

Developed Conditions:

$$Q = (0.75)(6.385)(0.232)$$

$$= 1.111 \text{ cfs}$$

The increase in runoff from a 50-year, 1-hour storm is expected to be 1.111 cfs - 0.310 cfs = 0.801 cfs due to the development of the proposed project. The corresponding storage volume is 500 cubic feet – 186 cubic feet = 314 cubic feet.

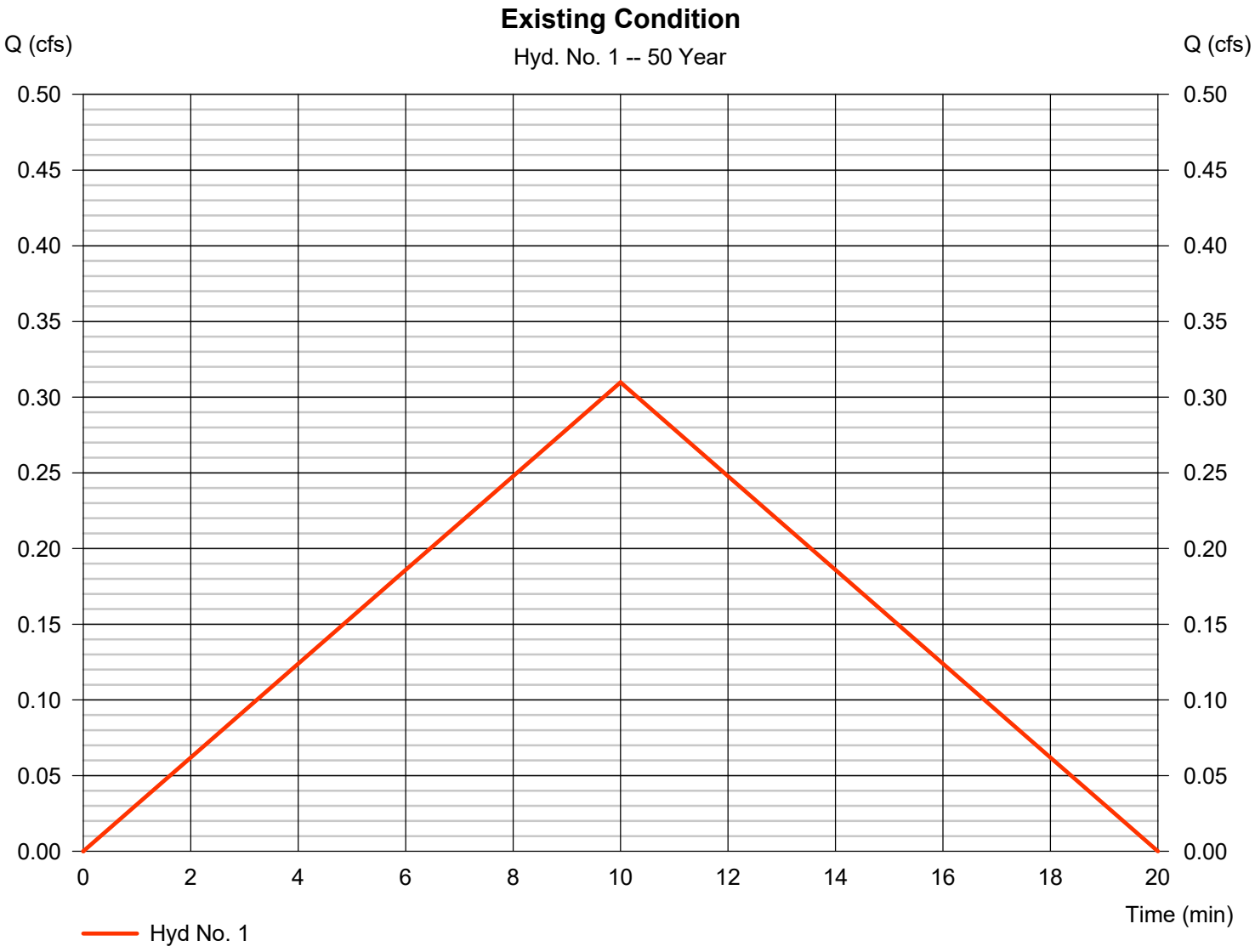
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v11 Tuesday, 12 / 12 / 2017

Hyd. No. 1

Existing Condition

Hydrograph type	= Rational	Peak discharge	= 0.310 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 186 cuft
Drainage area	= 0.232 ac	Runoff coeff.	= 0.25
Intensity	= 5.341 in/hr	Tc by User	= 10.00 min
IDF Curve	= 2-5.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v11 Wednesday, 12 / 27 / 2017

Hyd. No. 2

Developed Condition

Hydrograph type	=	Rational	Peak discharge	=	1.111 cfs
Storm frequency	=	50 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	500 cuft
Drainage area	=	0.232 ac	Runoff coeff.	=	0.75*
Intensity	=	6.385 in/hr	Tc by User	=	5.00 min
IDF Curve	=	2-5.IDF	Asc/Rec limb fact	=	1/2

* Composite (Area/C) = [(0.068 x 0.88) + (0.127 x 0.82) + (0.037 x 0.25)] / 0.232

APPENDIX B

WATER DEMAND CALCULATIONS

WATER DEMAND CALCULATIONS

Per 2002 Water System Standards:

Average Daily Demand (ADD) = 560 gallons per unit or 5,000 gallons per acre

ADD = (560 gallons/unit) x (8 units) = 4,480 gallons per day

ADD = (5,000 gallons/acre) X (0.232 acres) = 1,160 gallons per day

Average Daily Demand is 4,480 gallons (Greater of the two consumptions)

APPENDIX C

WASTEWATER CALCULATIONS

WASTEWATER CALCULATIONS

Per the 1993 Wastewater Flow Standards:

Wastewater Contribution for a Multi-family Unit is 255 gallons/unit/day

Contribution = (8 units) x (255 gallons/unit/day) = 2,040 gallons per day

EXHIBITS

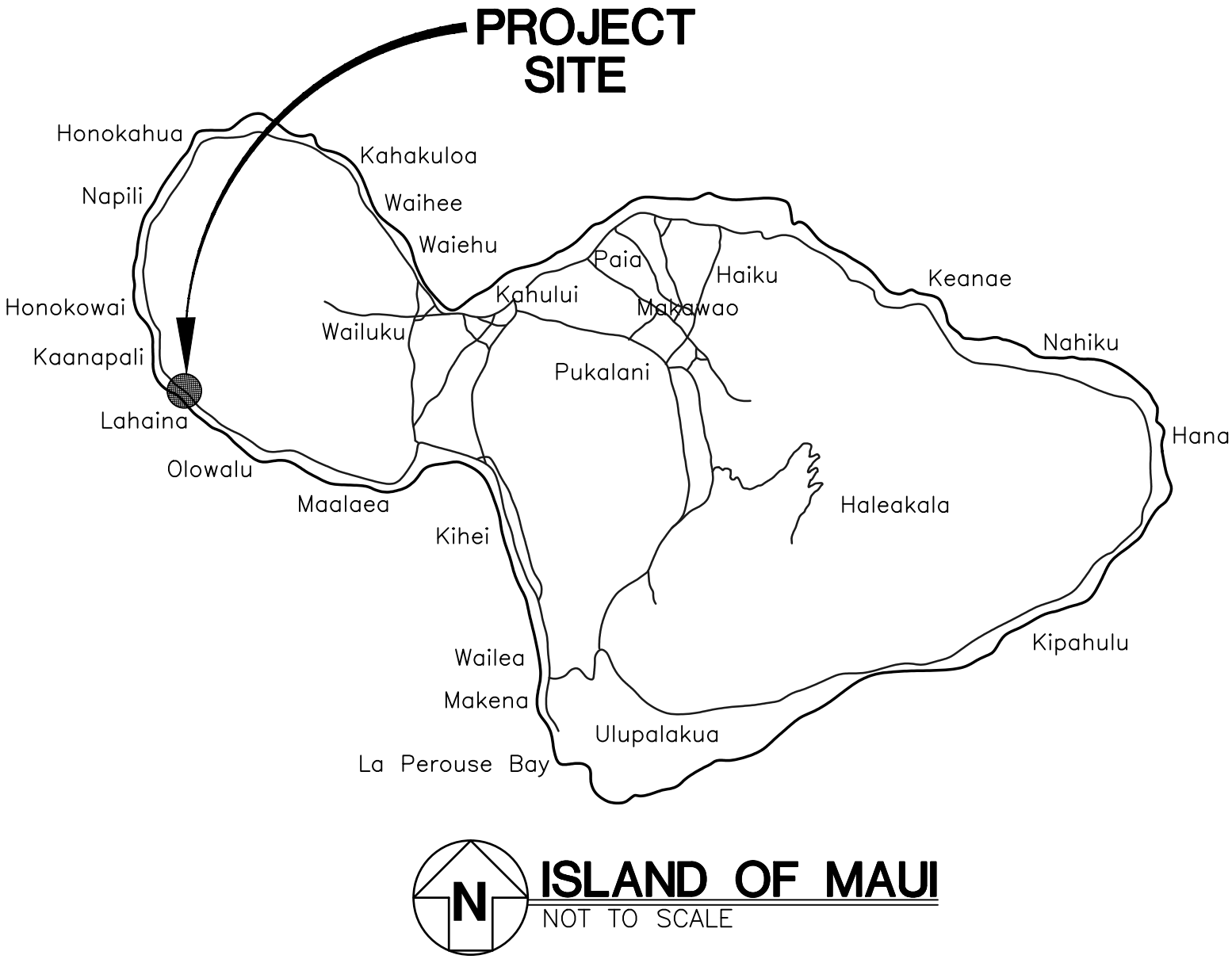
1 Location Map

2 Vicinity Map

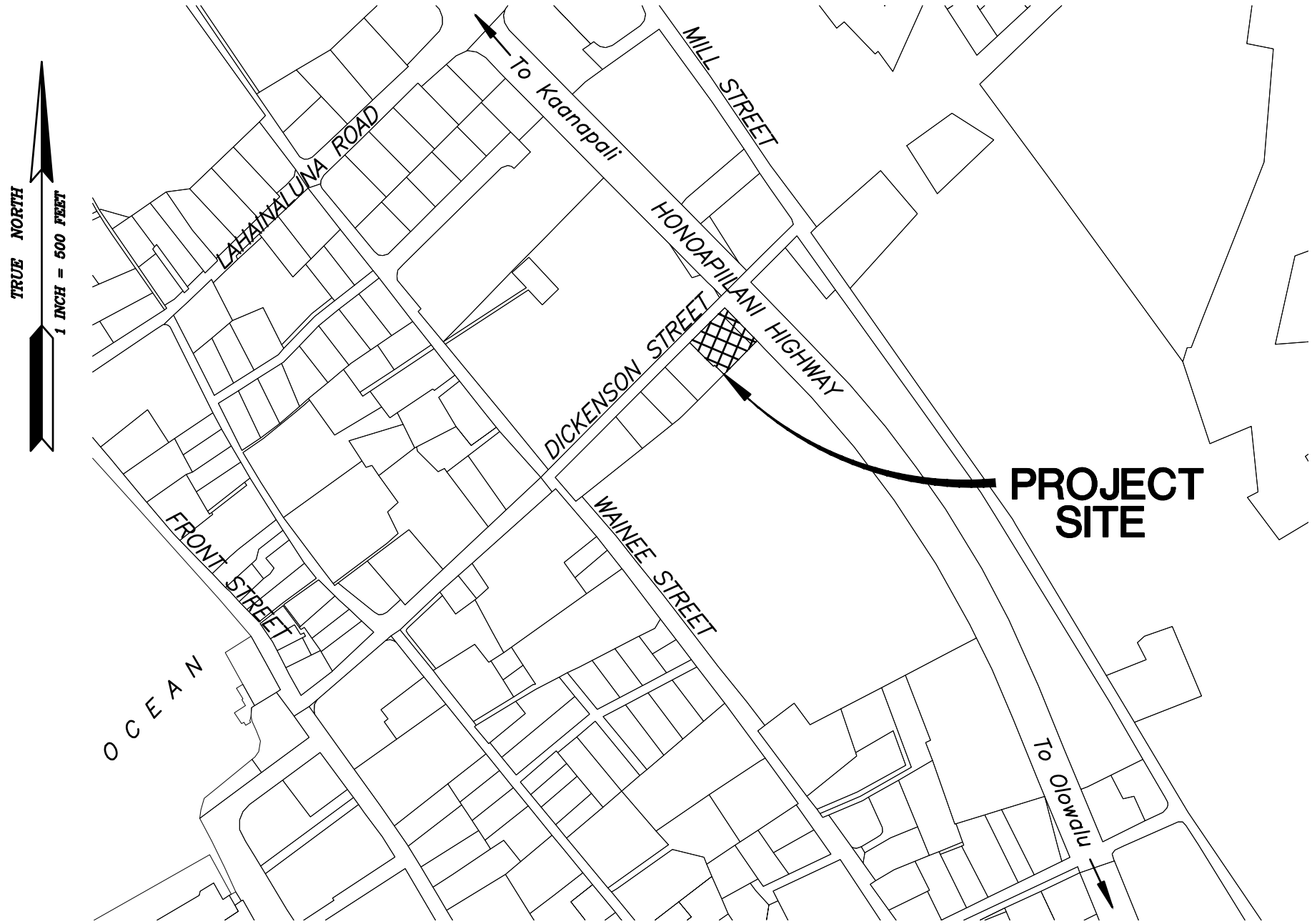
3 Soil Survey Map

4 Flood Insurance Rate Map

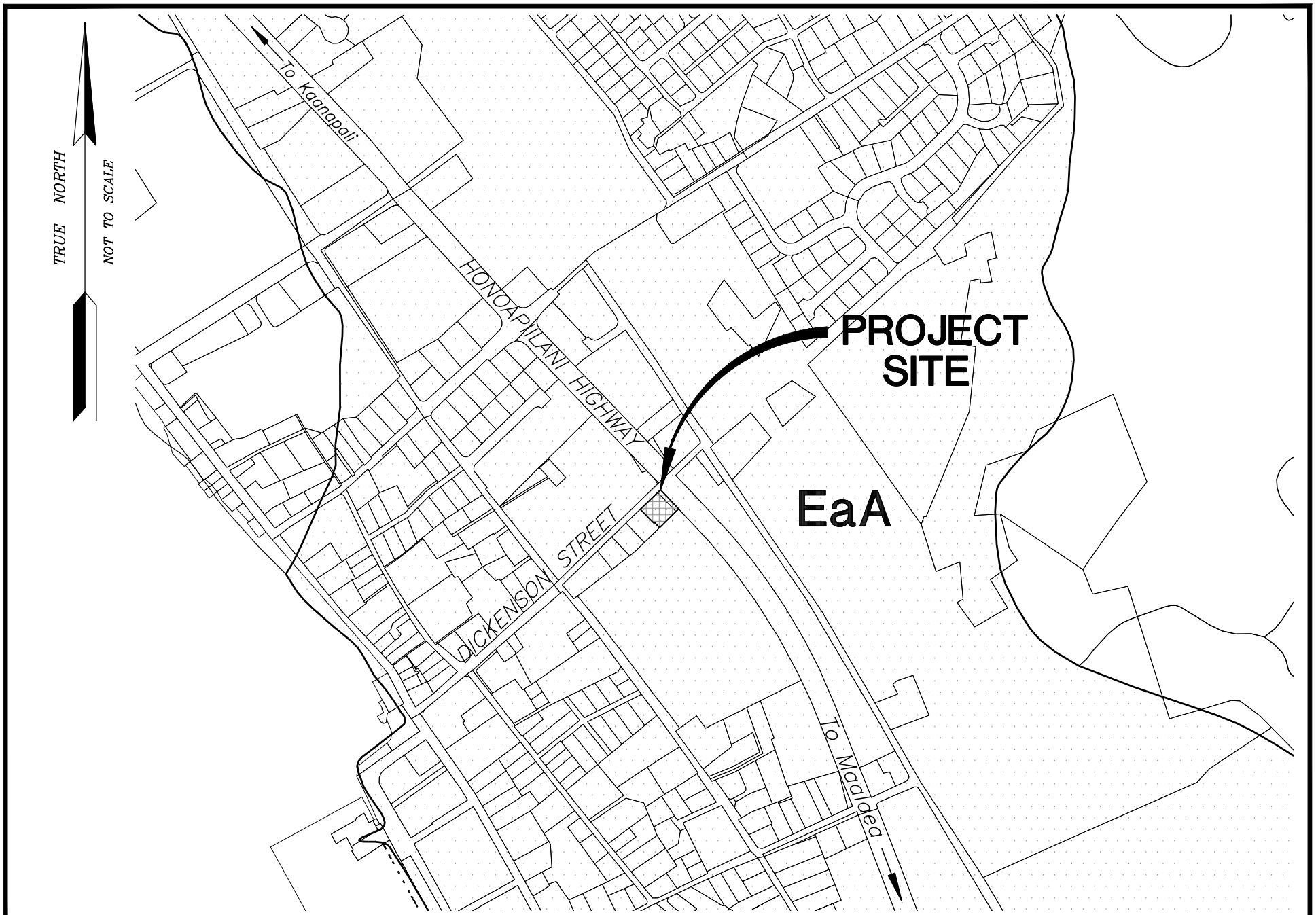
5 Preliminary Grading Plan



LOCATION MAP
EXHIBIT 1



VICINITY MAP
EXHIBIT 2



SOIL SURVEY MAP
EXHIBIT 3

Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	MAUI
TMK NO:	(2) 4-6-011:011
WATERSHED:	KAUAULA
PARCEL ADDRESS:	266 DICKENSON ST LAHAINA, HI 96761

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 04, 2015
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	1500030362F
PANEL EFFECTIVE DATE:	SEPTEMBER 19, 2012

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 40 80 ft

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

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(*Note: legend does not correspond with NFHL)*

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

Exhibit 4a

Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	MAUI
TMK NO:	(2) 4-6-011:028
WATERSHED:	KAUAULA
PARCEL ADDRESS:	0 HONOAPIILANI HWY LAHAINA, HI 96761

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 04, 2015
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	1500030362F
PANEL EFFECTIVE DATE:	SEPTEMBER 19, 2012

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 20 40 ft

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

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(*Note: legend does not correspond with NFHL)*

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

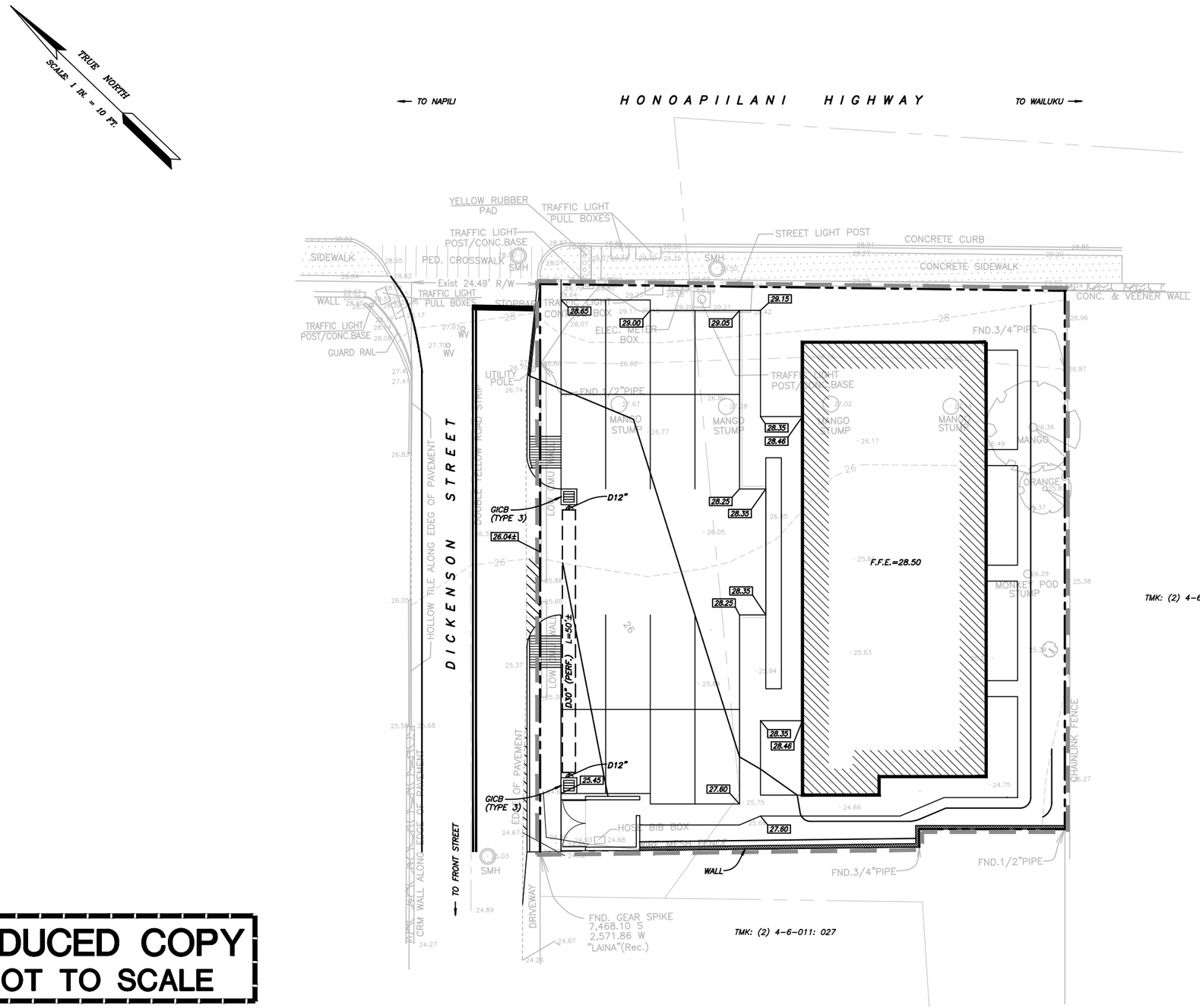
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

Exhibit 4b



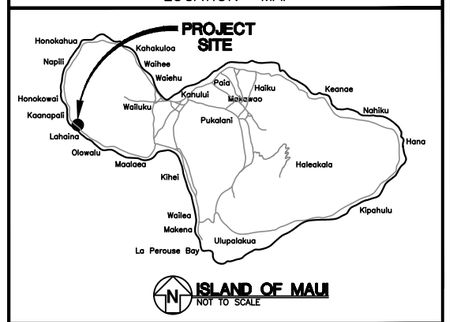
REDUCED COPY
NOT TO SCALE

EXHIBIT 5

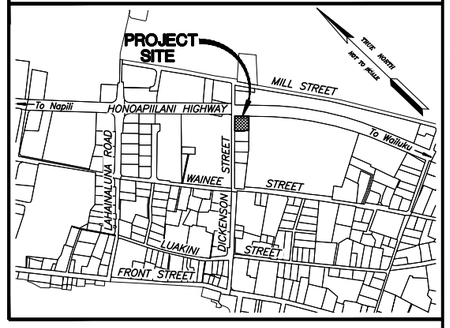
PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1 IN. = 10 FT.

LOCATION MAP



VICINITY MAP



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

4-30-18

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

SIGNATURE DATE

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

266 DICKENSON STREET APARTMENTS

T.M.K.: (2) 4-6-011: 011 & 028

LAHAINA, MAUI, HAWAII

PRELIMINARY GRADING & DRAINAGE PLAN

REVISION	DATE	NOTE

DESIGNED BY: A.N.M.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2017-41
DRAWING NAME: GRAD-00
DATE: 12-11-17

SHEET NO.
C-1
OF SHEETS

APPROXIMATE EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN HEREIN ARE FOR SECURING THE GRADING PERMIT ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND COMPLETE THE GRADING AS SHOWN ON THE PLAN.

CLEARING AND GRUBBING = 0.24 ACRE±
EMBANKMENT = 612 C.Y.
EXCAVATION = 0.09 C.Y.

G:\2017 PROJECTS\2017-41\CONSTRUCTION PLANS\GRAD-00.dwg Jan. 08, 2018 - 1:55pm

APPENDIX F
Preliminary Flora and Fauna Survey

FLORA AND FAUNA SURVEY

FOR

266 DICKENSON STREET APARTMENT

LAHAINA, MAUI, HAWAII

By,
Mariah J. Gill
Environmental Consultant
September 2017

Prepared for,
Christopher Ondatje

Objective of Observations

The objectives of this site observation were to:

1. Observe what flora and fauna species occur in the existing habitat.
2. Note the relative abundance of each species observed.
3. Document the observation of any native flora and fauna, particularly any federally listed species or critical habitat.
4. Assess for the presence of federally listed endangered insect species—Blackburn's sphinx moths (*Manduca blackburni)* and the yellow-faced bees (*Hylaeus spp)*—and the respective host plants.

Preliminary Review Methods

A walk-through review was used following three transects to provide samples of the overall project area. Transect 1 crossed the project area parallel to the makai most boundary from the northern boundary to the southern boundary of the project site. Transect 2 crossed the project site from the southern boundary to the northern one bisecting the Property. Transect 3 crossed the project from the northern boundary to the southern boundary parallel to the mauka most boundary of the project site. Notes were made on plant species and relative abundance in project site. The entire Property was visually inspected for any unique, unusual, native, or federally listed species or critical habitat. (See Figure 1)

Flora Observed

For each species observed, the following information is provided:

1. Scientific name
2. Common English or Hawaiian name
3. Bio-geographic status (endemic, indigenous, non-native)
4. Relative abundance of each species within the project area:

    Abundant= forming a major part of the vegetation within the project area
    Common= widely scattered throughout the area or locally abundant within a portion of it
    Uncommon= scattered sparsely through the area
    Rare= only a few isolated individuals within project area

Scientific name	**Common name**	**Bio-geographic status**	**Relative abundance**	**Notes**
Leucaena leucocephala	Koa haole/Haole Koa	Non-native	Common	Mostly small (4-11") saplings observed
Ricinus communis	Castor Bean	Non-native	Uncommon	
Waltheria indica	'uhaloa	Indigenous	Common	
Pithecellobium saman	Monkey Pod/ 'ohai	Non-native	Uncommon	One large specimen was approximately 14' in height, all other specimens were saplings
Megathyrsus maximus	Guinea Grass	Non-native	Common	Property was clearly maintained, much of the property was covered with dead/dried clumps but many green live specimens were observed.

Mangifera sp.	Mango	Non-native	Rare	One large specimen was observed with a height of greater than 30'
Citrus sp.	Citrus	Non-native	Rare	One specimen was observed with a height of approximately 12'
Leonotis nepetilfolia	Lion's ear	Non-native	Rare	Dried/dead, no live specimens observed, mostly observed around perimeter of Property.
Trianthema portulacastrum	Desert horse purslane	Non-native	Rare	
Boerhaavia coccinea	Scarlet spiderling	Non-native	Abundant	
Malvastrum coromandelianum	False mallow	Non-native	Common	
Amaranthus spinosus	Spiny amaranth	Non-native	Rare	Only observed around the perimeter of the Property.

Fauna Observed

No mammals or birds were observed on the Property although bird songs were heard. Feral/domestic cat activity was evident on the Property by cat scat and one empty cat food canister was found on the Property but there was no evidence that someone had recently fed the cats. Feathers of the Common Myna (*Acridotheres tristis*) and the Barred Dove (*Geopelia striata*) were found and seen flying in the vicinity of the Property. There was evidence of Carpenter Bee (*Xylocopa sonorina*) activities in the cut trunk of a mango tree that had been felled within the last year but no bees were actually observed, just wood dust and their holes and tunnels. Common house flies were observed as well as gnats but very little active insect activity was observed during the site visit(s) due to the relatively barren nature of the Property.

No evidence of the *M. blackburni* or larvae were observed and no host plants were present on the Property. Tree tobacco (*Nicotiana glauca)* is the most common host plant for *M. blackburni* as the native host species, 'aiea (*Nothocestrum spp.)* has declined in abundance throughout the State. *N. glauca* is non-native, considered invasive in Hawaii, and is frequently found in disturbed areas and so special attention was given to wood chip and gravel piles as well as the fenced Property boundary fronting Dickenson Street and Honoapiilani Highway. No *N. glauca* specimen were found. The tomato plant sometimes serves as a host plant to *M. blackburni,* so the Property was searched for tomato as well. No tomato plants were found.

The Property's vegetation could be characterized as non-native and typical of urban, highly disturbed land the only native plant observed was the uhaloa (*W. indica)*. A separate survey of the Property was done in the morning of September 18th, 2017 to search for *Hylaeus* and potential nests, larvae and food plants. *Hylaeus* is only known to gather pollen and nectar from native Hawaiian plants. Other than the *W. indica*, no native flowering plants were observed. A pile of mango wood and stump on the Property, the stems of healthy *W. indica*, and a piece of coral found on Property were searched for signs of *Hylaeus* and/or nests—no signs of *Hylaeus* were found.

APPENDIX G
Historical Photographs

Historical Aerial Photograph: 1949
Red rectangle shows approximate project site location under sugar cane cultivation at time photo was taken.
Source: (http://www.soest.hawaii.edu/coasts/erosion/mosaics.php?sArea=lahaina)

Historical Aerial Photograph: 1960
Red rectangle show approximate location of project site with residential dwelling at time of photo.
Source: (http://www.soest.hawaii.edu/coasts/erosion/mosaics.php?sArea=lahaina)

APPENDIX H
List of Owners and Lessees w/in 500 ft

500 Feet Refresh With New Distance

Print Mailing Labels at 500 Feet

Count	Parcel #	Owner	Address
1	460080300000	PUNDY LLC	PO BOX 1559 WAILUKU HI 96793
2	460080660000	MCNAB,DONOVAN	687 WAINEE ST LAHAINA HI 96761
3	460090160000	ROMAN CATHOLIC CHURCH	C/O FIRST HAWAIIAN BANK - AGENT FOR RCCH PO BOX 1550 - TRUST REAL ESTATE SVC HONOLULU HI 96806
4	460100010000	ROMAN CATHOLIC CHURCH	C/O FIRST HAWAIIAN BANK - AGENT FOR RCCH PO BOX 1550 - TRUST REAL ESTATE SVC HONOLULU HI 96806
5	460100020000	SPINNAKER	CONDO MASTER 00000
6	460100020001	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
7	460100020002	SANDBERG,CRAIG M	3774 DITA CT CAMERON PARK CA 95682
8	460100020003	SANDERS,JEFFREY	760 WAINEE ST UNIT A103 LAHAINA HI 96761
9	460100020004	LOPEZ,PETER	760 WAINEE ST APT #A-104 LAHAINA HI 96761
10	460100020005	GEARY,ELLEN KARA JEAN	PO BOX 2035 ANACORTES WA 98221
11	460100020006	TURNER,LELAND JOEL	760 WAINEE ST APT A107 LAHAINA HI 96761
12	460100020007	PATEL,SAMIT	3901 LICK MILL BLVD #126 SANTA CLARA CA 95054
13	460100020008	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
14	460100020009	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
15	460100020010	SORRELLS,DANIEL KYLE	760 WAINEE ST #A-202 LAHAINA HI 96761
16	460100020011	BECK,STEVE	PO BOX 10934 LAHAINA HI 96761
17	460100020012	GOMEZ,JUAN ANTONIO	4435 LOWER HONOAPIILANI RD APT 234 LAHAINA HI 96761
18	460100020013	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
19	460100020014	SOWERS,2000 REVOC TRUST	C/O SILVEY,MICHAEL A TRUST BENEFICIARY 61 PUUHALE ST LAHAINA HI 96761
20	460100020015	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
21	460100020016	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793

22	460100020017	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
23	460100020018	KAHANA FALLS INC	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
24	460100020019	760 LAHAINA OPTIONS LLC	PO BOX 2245 KAMUELA HI 96743
25	460100020020	KEEPERS,KEVIN DON TRUST	760 WAINEE ST #B-112 LAHAINA HI 96761
26	460100020021	VANN,BEBE THUY DOAN	780 FRONT ST STE 1 LAHAINA HI 96761
27	460100020022	KAHANA FALLS INC	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
28	460100020023	KAHANA FALLS INC	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
29	460100020024	TRAMMELL FAMILY TRUST	21331 ADAMSON DR GRASS VALLEY CA 95949
30	460100020025	SIMPSON,GENEVIEVE	760 WAINEE ST APT B211 LAHAINA HI 96761
31	460100020026	ELLIS,CHARLES F	760 WAINEE ST #B212 LAHAINA HI 96761
32	460100020027	MEDEIROS,VERNON DALE	1606 AA ST LAHAINA HI 96761
33	460100020028	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
34	460100020029	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
35	460100020030	KAHANA FALLS LIMITED PTNSHP	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
36	460100020031	GARRETT,WILLIAM M III	760 WAINEE ST #C-117 LAHAINA HI 96761
37	460100020032	KING,STORM RICHARD	10923 325TH AVE SE ISSAQUAH WA 98027
38	460100020033	KO,FRANCIS Y H TRUST	1212 NUUANU AVE APT 4007 HONOLULU HI 96817
39	460100020034	BRADLEY FAMILY TRUST	760 WAINEE ST UNIT C120 LAHAINA HI 96761
40	460100020035	LYNN,JOHN	P O BOX 11871 LAHAINA HI 96761
41	460100020036	GOLD,DADI	200 NOHEA KAI DR LAHAINA HI 96761
42	460100020037	FEDERAL NATIONAL MORTGAGE ASSOCIATION	13150 WORLDGATE DR HERNDON VA 20170
43	460100020038	MONTANA,CHRISTOPHER ERIC	1800 PACIFIC AVE 605 SAN FRANCISCO CA 94109
44	460100020039	MONTANA,CHRISTOPHER ERIC	1800 PACIFIC AVE #605 SAN FRANCISCO CA 94109
45	460100020040	GRADY,PATRICK KALELE THEODORE	ATTN: SEAN GRADY 24 ILIKI PLACE WAILUKU HI 96793
46	460100020041	GOODE,NANCY C TRUST	760 WAINEE ST APT C221 LAHAINA HI 96761
47	460100020042	LOZOFF,ROBERT	760 WAINEE ST #D122 LAHAINA HI 96761
48	460100020043	PATEL,SNEHAL	41 HUA NUI WAY LAHAINA HI 96761

49	460100020044	AOAO SPINNAKER	ATTN MANAGEMENT CONSULTANTS OF HAWAII PO BOX 10039 LAHAINA HI 96761
50	460100020045	KAHANA FALLS INC	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
51	460100020046	VANN,BEBE THUY DOAN	760 WAINEE ST UNIT D126 LAHAINA HI 96761
52	460100020047	SANDERS,JEFFREY T	760 WAINEE ST #A103 LAHAINA HI 96761
53	460100020048	HAWAII 88-02 LLC	931 UNIVERSITY AVE STE 202 HONOLULU HI 96826
54	460100020049	PRANITCH,CAROL L	760 WAINEE ST APT D129 LAHAINA HI 96761
55	460100020050	FRENCH,JOHN B	760 WAINEE ST #D-222 LAHAINA HI 96761
56	460100020051	KAHANA FALLS INC	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
57	460100020052	HART,REMY S.	760 WAINEE ST APT D224 LAHAINA HI 96761
58	460100020053	KAHANA FALLS INC	C/O DESTINATION MAUI INC 220 IMI KALA ST STE 104 WAILUKU HI 96793
59	460100020054	EVANS,MADELEINE	518 ILIKAHI ST LAHAINA HI 96761
60	460100020055	GFI 91260 LLC	54 BURMA RD WYCKOFF NJ 07481
61	460100020056	RUIZ,LUIS FUENTES	PO BOX 1730 LAHAINA HI 96761
62	460100020057	MONTANA,CHRISTOPHER ERIC	1800 PACIFIC AVE #605 SAN FRANCISCO CA 94109
63	460100030000	ROMAN CATHOLIC CHURCH	C/O FIRST HAWAIIAN BANK - AGENT FOR RCCH PO BOX 1550 - TRUST REAL ESTATE SVC HONOLULU HI 96806
64	460100070000	MIZOMI,HAROLD	PO BOX 302 LAHAINA HI 96761
65	460100070000	MIZOMI,SHARON	2733 IOLANI ST PUKALANI HI 96768
66	460100080000	ALOHA PETROLEUM LTD	1132 BISHOP ST STE 1700 HONOLULU HI 96813
67	460100280000	HAWAII PUBLIC HOUSING AUTHORITY	1002 N SCHOOL HONOLULU HI 96817
68	460110080000	AINA NALU - CONDO MASTER	IRONWOOD ASSOCIATES, LLC 900 5TH AVE #201 SAN RAFAEL CA 94901
69	460110080001	0965400 B C LTD	PO BOX 467 PORT HARDY, BC V0N 2P0
70	460110080002	HILBERS,KURT 401K PROFIT SHARING PLAN	1555 ATKINSON CT YUBA CITY CA 95993
71	460110080003	STOCKHAM,BOYD LEE	3783 RAYCREST CT SANTA ROSA CA 95404
72	460110080004	DI LULLO,VERONICA	4207 MINNESOTA AVE FAIR OAKS CA 95628
73	460110080005	TILLY,FAMILY TRUST	C/O WILLIAMS,DOUGLAS L/SHERRI L TTEES PO BOX 631314 LANAI CITY HI 96763
74	460110080006	MASSE,JOHN E	26611 CARDINAL DR FAIR OAKS RANCH CA 91387
75	460110080007	FLEISCHER,RONALD	1215 LAKE TWINTREE DR SE CALGARY ALBERTA T2J 2W9
76	460110080008	TRAVERS,RICHARD & ANITA TRUST	400 BOOTSTRUP LN RENO NV 89510
77	460110080009	RUSSO,RICHARD F	6615 SNAKE RD OAKLAND CA 94611

78	460110080010	SANDMAN PROPERTIES LLC	9 PANORAMIC PL CLANCY MT 59634
79	460110080011	LARSEN,KATHERINE M FAMILY TRUST	633 KAI HELE KU ST LAHAINA HI 96761
80	460110080012	SHARMA TRUST	1101 PAJARO ST SALINAS CA 93901
81	460110080013	RUNESTONE PACIFIC VR LLC	16245 NE 27TH ST BELLEVUE WA 98008
82	460110080014	BILLIG,ED	451 NORWAY CRESCENT SHERWOOD PARK, ALBERTA T8A 5Z4
83	460110080015	RITSCHER,APRIL	6621 NE 154TH ST KENMORE WA 98028
84	460110080016	RUNESTONE OCEANIC VR LLC	16245 NE 27TH ST BELLEVUE WA 98008
85	460110080017	CALLANDER,ROBERT	P O BOX 3334 NEWPORT BEACH CA 92659
86	460110080018	HUMPHREY,CHRISTOPHER C	2925 NE 46TH AVE PORTLAND OR 97213
87	460110080019	LYNCH FAMILY TRUST	JERRY & JERI LYNCH TTEES 4496 AUKAI AVE. HONOLULU HI 96816
88	460110080020	GARTNER,LAREN M TRUST	PO BOX 919 GRAEGLE CA 96103
89	460110080021	SCHOLZ,CHRISTOPHER ROLAND	555 PIERCE ST #621 ALBANY CA 94706
90	460110080022	MARTINELLI,MICHAEL J	PO BOX 572 LAHAINA HI 96767
91	460110080023	BILLINGHAM FAMILY TRUST	23408 ROLLING HILLS CT AUBURN CA 95602
92	460110080024	DAVIS,DAWN I	PO BOX 2045 PORT HARDY, BC V0N 2P0
93	460110080025	SWEENEY,CHRISTIAN	2824 CANTO NUBIADO SAN CLEMENTE CA 92673
94	460110080026	GOLDER,FRAN A	C/O STRATA TRUST CO/SWEENEY,CHRIS 2824 CANTO NUBIADO SAN CLEMENTE CA 92673
95	460110080027	TRENTADUE,VICTOR RON	6679 DRY CREEK RD HEALDSBURG CA 95448
96	460110080028	BENDER,TIMOTHY J	125 E BELLEVUE AVE SAN MATEO CA 94401
97	460110080029	BAKER,ROSALYN HESTER TR	PO BOX 10394 LAHAINA HI 96761
98	460110080030	BENDER,TIMOTHY J	125 EAST BELLEVUE AVE SAN MATEO CA 94401
99	460110080031	SMITH,EDWARD SOH	1659 22ND AVE SAN FRANCISCO CA 94122
100	460110080032	HULL,LARRY DEAN	901 SUMMITVIEW AVE #250 YAKIMA WA 98902
101	460110080033	ELLS,STEPHEN	12457 NICKLAUS CT AUBURN CA 95602
102	460110080034	HUBER,ARDITH ELIZABETH	4806 WELLS DR EUREKA CA 95503
103	460110080035	ROBERTS,KATHLEEN BROOKE	5095 NAPILIHAU ST STE 109B PMB 168 LAHAINA HI 96761
104	460110080036	HARRIS,JAMES MARVIN	163 KUALAPA PL LAHAINA HI 96761
105	460110080037	MELIKIDSE,JONATHAN	C/O JONATHAN & CHRISTY MELIKIDSE 4435 LOWER HONOAPIILANI RD LAHAINA HI 96761
106	460110080038	KRAMBS FAMILY TRUST	8072 SPEER RANCH ROAD FORESTVILLE CA 95436

107	460110080039	PANTUKHOFF,JEFFREY JACOB TRUST	35 CALLE SOL SAN CLEMENTE CA 92672
108	460110080040	RITSCHER,APRIL	6621 NE 154TH ST KENMORE WA 98028
109	460110080041	CLARK,ROBERT M	CLARK, ROBERT M JR 9423 WINDRUNNER LANE ELK GROVE CA 95758
110	460110080042	SABAG,NIR	331 KAEO PL LAHAINA HI 96761
111	460110080043	ROBB,CURTIS B	91 S IWA PL LAHAINA HI 96761
112	460110080044	ST JOHN,CAROL TRUST	PO BOX 1035 LAHAINA HI 96761
113	460110080045	RITSCHER,APRIL	6621 NE 154TH ST KENMORE WA 98028
114	460110080046	SHALILEH,MANOUCHEHR	1642 BANCROFT WAY BERKELEY CA 94703
115	460110080047	MAC NAIR,HOWARD R TRUST	PO BOX 631850 LANAI CITY HI 96763
116	460110080048	FELICE,TERRY & JENNIFER TRUST	6623 LONG LAKE DR NINE MILE FALLS WA 99026
117	460110080049	MITCHELL FAMILY REVOC TRUST	1756 REGINA WAY CAMPBELL CA 95008
118	460110080050	EVANGELISTI,FREDERICK C	63 49TH ST SACRAMENTO CA 95819
119	460110080051	MAHAJAN,SAT PAL	11637 REBECCA LANE LOS ALTOS CA 94024
120	460110080052	RDT HOLDINGS LLC	2447 LOUSSAC DR ANCHORAGE AK 99517
121	460110080053	RAMEY,JACQUES WENNER	16 VIA ALCALDE SANDIA PARK NM 87047
122	460110080054	LO PORTO,DOMENICO	8570 KERN AVE GILROY CA 95020
123	460110080055	CARTWRIGHT,ROBERT JOSEPH	C/O WEST,JEFFERY/TIFFANY 2913 45TH ST NE TACOMA WA 98422
124	460110080056	HARDCASTLE,STEVEN RUSSELL	724 JANE CT VACAVILLE CA 95687
125	460110080057	DAWSON,KENNETH GLENN	3231 EAGLERIDGE WAY BELLINGHAM WA 98226
126	460110080058	MCINTYRE,MICHAEL GARNET	253 GATWICK DR OAKVILLE,ONTARIO L6H 7K3
127	460110080059	QUIRK,WILLIAM	6 BLUE GROUSE RIDGE RD LITTLETON CO 80127
128	460110080060	SWERSKY,JOANNE FRANCES	243 WAKINA DR EDMONTON, AB T5T 2X6
129	460110080061	BICCUM,VERN	1644 WEST 3RD AVE VANCOUVER BC V6J 1K2
130	460110080062	WALKUS,JAMES W HAWAII TRUST	1143 FRONT ST LAHAINA HI 96761
131	460110080063	STEFFENS,RICKY ANDREW	1288 HIGH PLAINS CT WINDSOR CO 80550
132	460110080064	FLAKER,PHILIP G TRUST	660 WAINEE ST APT D104 LAHAINA HI 96761
133	460110080065	GARCEA,CRISTINA LOUISE	732 DECOTEAU WAY NW EDMONTON, ALBERTA T5E 6P4
134	460110080066	NGUYEN,PHUC VAN	4833 LA HABRA ST UNION CITY CA 94587
135	460110080067	DAVIS,DAWN I	PO BOX 2045 PORT HARDY, BC V0N 2P0

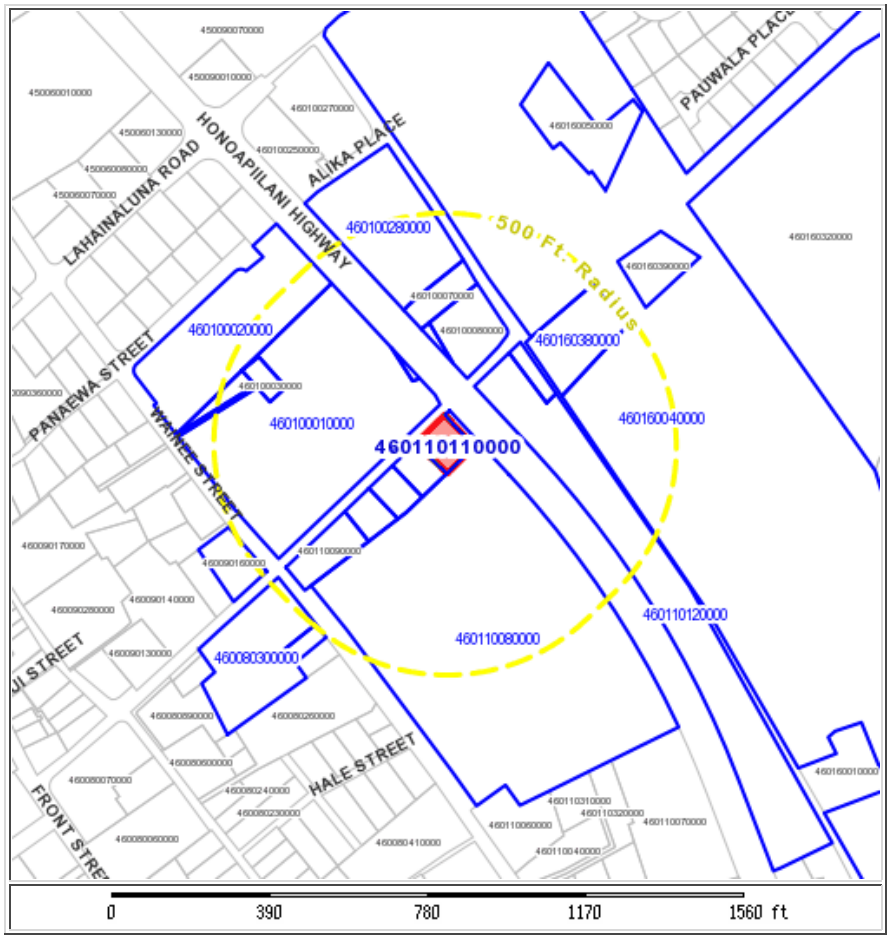
136	460110080068	HEAPE,DONALD R & CAROL S 2005 TRUST	2911 W RIDGEWOOD DR PLACERVILLE CA 95667
137	460110080069	BICCUM,VERN	1201 BRISBANE AVE COQUITLAM, BC V3J 5K9
138	460110080069	HOLMES,ALLAN EDWARD	1644 WEST 3RD AVE VANCOUVER, BC V6J 1K2
139	460110080069	PUDDICOMBE,THOMAS ROBERT	757 BROWNING PLACE N VANCOUVER, BC V7H 1W8
140	460110080070	BATTUELLO,ERIC	1415 FULTON RD #205-132 SANTA ROSA CA 95403
141	460110080070	BATTUELLO,MICHAEL	W2698 COUNTY ROAD C MONTELLO WI 53949
142	460110080071	LYNCH FAMILY TRUST	JERRY & JERI LYNCH TTEES 4496 AUKAI AVE. HONOLULU HI 96816
143	460110080072	BELL,G RICHARD	660 WAINEE ST APT D-202 LAHAINA HI 96761
144	460110080073	PARADISE COUNTS LLC	PO BOX 715 SULLIVAN MO 63080
145	460110080074	DAWSON,KENNETH GLENN	3231 EAGLERIDGE WAY BELLINGHAM WA 98226
146	460110080075	DAWSON,KENNETH GLENN	3231 EAGLERIDGE WAY BELLINGHAM WA 98226
147	460110080076	CLARK,GERALD NICHOLAS	624 LUAKINI ST LAHAINA HI 96761
148	460110080077	SCHAFFER,EMILY & DANIEL MARSH FAM TRUST	16A GROVE STREET MILL VALLEY CA 94941
149	460110080078	SCHULTZ FAMILY TR 2000	SCHULTZ,RONALD & MICHELLE TRS 72 SAN DOMINGO WAY NOVATO CA 94945
150	460110080079	HIEMSTRA,JAMES MICHAEL	660 WAINEE ST APT D-209 LAHAINA HI 96761
151	460110080080	MILLER 1998 FAMILY TRUST	MILLER,R MICHAEL & SUSAN TTEES 817 MISSION AVE SAN RAFAEL CA 94901
152	460110080081	GOLDER,FRAN A	PO BOX 1175 BEN LOMOND CA 95005
153	460110080082	NIERHAKE,KAREN	145 DUANE LN MARTINEZ CA 94553
154	460110080083	GOLDER,FRAN	PO BOX 1175 BEN LOMOND CA 95005
155	460110080084	JOHNSON,MARK H AND NANCY M 2001 TRUST	1021 EVANS AVE NAPA CA 94559
156	460110080085	OORDACKF101 LLC	1013 PARDEE ST STE 203 BERKELEY CA 94710
157	460110080086	LUO,VIVIAN	59 JOHN ST UNIT 3A NEW YORK NY 10038
158	460110080087	SWEENEY,CHRISTIAN THOMAS	2824 CANTO NUBIADO SAN CLEMENTE CA 92673
159	460110080088	BOWEN,KAREN L REVOC TRUST	3900 IONIAN SEA LN SACRAMENTO CA 95834
160	460110080089	HENDERSHOT,PATRICIA ANN	1082 VALLEY FORGE DR SUNNYVALE CA 94087
161	460110080090	GARG,REEMA	853 COMMODORE DR APT 534 SAN BRUNO CA 94066
162	460110080091	CARUSO,SALVATORE JR TRUST	C/O DISHMAN,BARRY/TAMERIA 1000 HUNTINGTON HILL DR FORT COLLINS CO 80525
163	460110080092	L & L FRANCHISE INC	931 UNIVERSITY AVE STE 202 HONOLULU HI 96826
164	460110080093	TURNER,DENNIS RAY	PO BOX 696 GLENDORA CA 91740

165	460110080094	CONNELL,JAMES E	1647 A AINAKEA RD LAHAINA HI 96761
166	460110080095	DAWSON,KENNETH GLENN	3231 EAGLERIDGE WAY BELLINGHAM WA 98226
167	460110080096	MILLER,JOSEPH M	4159 W EDDY ST CHICAGO IL 60641
168	460110080097	LEONARDS,IGNATIUS	502 COLONIAL DR FRIENDSWOOD TX 77546
169	460110080098	CAPITAL FINANCIAL MANAGEMENT LTD	2415 E CAMELBACK RD 700 PHOENIX AZ 85016
170	460110080099	WINTERS,FAMILY TRUST	WINTERS,LOUIS/CHARLENE 4964 SO BONITA BAY ST GEORGE UT 84790
171	460110080100	CAULKINS FAMILY TRUST	9701 AURA AVE NORTHRIDGE CA 91324
172	460110080101	CISNEROS,PATRICIA L TRUST	1132 MOUNTAIN QUAIL CIR SAN JOSE CA 95120
173	460110080102	MIRSHI GROUP - AINA NALU LLC	22906 NE 15TH PL SAMMAMISH WA 98074
174	460110080103	CAULKINS FAMILY TRUST	9701 AURA AVE NORTHRIDGE CA 91324
175	460110080104	CANNING,DAVID	345 51101 - RR 222 SHERWOOD PARK, ALBERTA T8C 1G9
176	460110080105	CADDIS,DAVID WILLIAM	3024 SUNFLOWER ST THOUSAND OAKS CA 91360
177	460110080106	O'LEARY,DENNIS WILLIAM	26 NATALIE CIR PETALUMA CA 94952
178	460110080107	KOLBASOVA,KIRA NICKOLAEVNA	32 GREAT CIRCLE DR MILL VALLEY CA 94941
179	460110080108	MATTINGLEY,DARREN ANDREW	PO BOX 950 GIRDWOOD AK 99587
180	460110080109	VOYCIK,THOMAS RICHARD TRUST	660 WAINEE ST H-101 LAHAINA HI 96761
181	460110080110	TODESCHINI,BRIAN HERMAN	3188 WRIGHT AVE BOULDER CO 80301
182	460110080111	MENDUM,DANIEL LEE	8152 S MARCH POINT RD STE 102 ANACORTES WA 98221
183	460110080112	KNEE,BRADLEY S	176 VAN VLIERDEN RD SAUGERTIES NY 12477
184	460110080113	M S C HOLDINGS LLC	794 HARDING LANE BRENTWOOD BAY, BC V8M 2G2
185	460110080114	VACATIONS MAUI LLC	1883 W ROYAL HUNTE DR STE 200-A CEDAR CITY UT 84720
186	460110080115	HAWAII 88-02 LLC	931 UNIVERSITY AVE #202 HONOLULU HI 96826
187	460110080116	ANDERSON,RONALD JAMES	1255 JOY LAKE RD RENO NV 89511
188	460110080117	SCHAEFER,JEFFREY PAUL	1411 WINDOSR ST NW CALGARY AB T2N 3X4
189	460110080118	CAMPBELL,FJ TRUST	7735 HARVEST HILL LN RENO NV 89523
190	460110080119	ROSS,CYNTHIA LYNN	2544 NE COURTLAND ST ORANGE CA 92867
191	460110080120	PEREIRA,NUNO	8 BALSAM PL PORT MOODY, B.C. V3H 5A6
192	460110080121	HAST FAMILY TRUST	20926 ANNRITA AVE TORRANCE CA 90503
193	460110080122	GOLDBERG,KIMBERLEY VELISA	6300 SAGEWOOD DR STE H PARK CITY UT 84098
194	460110080123	WARD,CAROL N	40 KROTONA ST OJAI CA 93023
195	460110080124	TROP,TIMOTHY	6322 EAST LAKESHORE LAGOON FULSHEAR TX 77441

196	460110080125	CORMACK,LUKE	727 AMOROSO PL VENICE CA 90291
197	460110080125	MARUNA,DIANA ELOISE	4714 132ND ST HAWTHORNE CA 90250
198	460110080126	MARTELL,HUGH EARL	111 WHISPERING WOODS TERRACE CALGARY, ALBERTA T3Z 3C7
199	460110080127	TRIMPER,CYNTHIA BLACK	15 E KUU AKU LN 110 LAHAINA HI 96761
200	460110080128	CLEVER,ROGER EDWARD	1700 GLENARM CT BAKERSFIELD CA 93309
201	460110080129	HILL,SUE ANN	561 FRONT ST LAHAINA HI 96761
202	460110080130	ACKERMAN,MICHAEL LEE	41 POINCIANA RD LAHAINA HI 96761
203	460110080131	CHUN,MAURY H	407 ULUNIU ST STE 212 KAILUA HI 96734
204	460110080132	NELSON,NATHANIEL	202 HAKUI PL LAHAINA HI 96761
205	460110080133	BOPP,JAMES OTIS	3313 9TH AVENUE CT NW GIG HARBOR WA 98335
206	460110080134	FOSTER,RICHARD & DEANNA FAMILY TRUST	40 W 3RD AVE #1204 SAN MATEO CA 94402
207	460110080135	POTTS,LLOYD LEE JR	660 WAINEE ST # I - 107 LAHAINA HI 96761
208	460110080136	NIELSEN FAMILY TRUST	C/O NIELSEN,EINER DALE/SANDRA GAY 1935 KOKANEE WY SOUTH LAKE TAHOE CA 96150
209	460110080137	RUSSO,RICHARD FRANCIS	6615 SNAKE RD OAKLAND CA 94611
210	460110080138	MILLER,JAMES RUSSELL	31726 RANCHO VIEJO RD STE 202 SAN JUAN CAPISTRANO CA 92675
211	460110080139	ZISWASSER,STEVEN JAY	10650 HIDDEN MESA PL MONTEREY CA 93940
212	460110080140	MCMANUS-STARE,ANDREA RUTH	117 SAN CARLOS AVE SAUSALITO CA 94965
213	460110080141	AOAO AINA NALU	C/O HAWAIIANA MGT CO LTD 1305 N HOLOPONO ST STE 3A KIHEI HI 96753
214	460110080142	RELAXATION VENTURES LLC	8070 SW 154TH AVE BEAVERTON OR 97007
215	460110080143	STELMACH,GEORGE L	PO BOX 124 HARLOWTON MT 59036
216	460110080144	MAGINOT,ANDRE & YOSHPE,NINA TRUST	16418 LA DONA CIR HUNTINGTON BEACH CA 92649
217	460110080145	FLORIZONE INC	6255 DALMARNOCK GREEN NW CALGARY, ALBERTA T3A 1H4
218	460110080146	NBG TRUST	1144 CALLE LAGUNITAS CARPINTERIA CA 93013
219	460110080147	MILLER 1998 FAMILY TRUST	MILLER,R MICHAEL & SUSAN TTEES 817 MISSION AVE SAN RAFAEL CA 94901
220	460110080148	MASSETTI,BRENDA LEE	325 FIFTH AVE APT 41F NEW YORK NY 10016
221	460110080149	CURTIS,SHARON J	2904 BROOKDALE RD E TACOMA WA 98445
222	460110080150	BRUNNER,HOWARD W	113 SMITH CT HEALDSBURG CA 95448
223	460110080151	PENTICUFF,STEVEN N	16636 SCHUMAN LAKE RD AVON MN 56310
224	460110080152	BREAKEY,CRAIG ANTHONY	46750 WOODSPRING PL CHILLIWACK,BC V2R 3W6
225	460110080153	FLORES,ELLICE KAI 2011 FAMILY TRUST	931 UNIVERSITY AVE STE 202 HONOLULU HI 96826

226	460110080154	JHAW FAMILY TRUST	2116 E NORWOOD ST MESA AZ 85213
227	460110080155	LEONE,MICHAEL	144 HALELO ST LAHAINA HI 96761
228	460110080156	TRULLI,ROSELLA	660 WAINEE ST #J-108 LAHAINA HI 96761
229	460110080157	GANTZ,FAMILY TRUST	C/O GANTZ,EARL 78865 LIMA LA QUINTA CA 92253
230	460110080158	JOHNSON,MARK H AND NANCY M 2001 TRUST	1021 EVANS AVE NAPA CA 94559
231	460110080159	NORRIS,GREG & MELINDA TRUST	412 W BLITHEDALE AVE MILL VALLEY CA 94941
232	460110080160	BAKER,JAMES C	1594 WAWONA DR SAN JOSE CA 95125
233	460110080161	NORRIS,GREG & MELINDA TRUST	412 W BLITHEDALE AVE MILL VALLEY CA 94941
234	460110080162	DAVIS,DAWN I	PO BOX 2045 PORT HARDY, BC V0N 2P0
235	460110080163	CLEVER,ROGER E	1700 GLENARM CT BAKERSFIELD CA 93309
236	460110080164	M & M AINA, LLC	75-6081 ALII DR #A104 KAILUA KONA HI 96740
237	460110080165	CROSS,PAGE MCKENZIE	838 W NARANJA AVE MESA AZ 85210
238	460110080166	HOPPER,JAMES R	13014 SOMERSET DR GRASS VALLEY CA 95945
239	460110080167	MILLER 1998 FAMILY TRUST	MILLER,R MICHAEL & SUSAN TTEES 817 MISSION AVE SAN RAFAEL CA 94901
240	460110080168	ANDERSON,GREGG FORREST	PO BOX 7693 TACOMA WA 98417
241	460110080169	FINK,WILLIAM CHRISTOPHER	343 HOBRON LN M102 HONOLULU HI 96815
242	460110080170	STONE,STEVEN LIONEL	PO BOX 363 FRASER CO 80442
243	460110080171	SHALILEH,MANOUCHEHR	1642 BANCROFT WAY BERKELEY CA 94703
244	460110080172	WILLIAMS,MICHAEL JOSEPH	1811 NEWCASTLE DR LOS ALTOS CA 94024
245	460110080173	ROTHMAN,ANNE MAURA TRUST	3408 CLAY ST SAN FRANCISCO CA 94118
246	460110080174	SHAFER,JACOB CAMPBELL	16622 BRICELAND-THORN RD WHITETHORN CA 95589
247	460110080175	CHAPIN IMMOBILIER LLC	P O BOX 526125, GUA-31015 MIAMI FL 33152
248	460110080176	DUNN,CRAIG PATRICK	682 CHUCKANUT DR BELLINGHAM WA 98226
249	460110080177	COOK,JOHN	2879 MAFFIE ST HENDERSON NV 89052
250	460110080178	THIRSTY WHALE LLC	429 FRONT ST LAHAINA HI 96761
251	460110080179	VACCARO,JOSEPH & MAUREEN FAMILY TRUST	21951 WAKEFIELD CT SAUGUS CA 91350
252	460110080180	NORRIS,GREG & MELINDA TRUST	412 W BLITHEDALE AVE MILL VALLEY CA 94941
253	460110080181	OSIDE FLIPPERS LLC	4710 ZAMORA WAY OCEANSIDE CA 92056
254	460110080182	KHANNA,OM	PO BOX 270507 LITTLETON CO 80127

255	460110080183	EQUITY TRUST COMPANY CUSTODIAN	1230 CALLE CHRISTOPHER ENCINITAS CA 92024
256	460110080184	ANDERSON,GREGG FORREST	PO BOX 7693 TACOMA WA 98417
257	460110080185	MCKNEW FAMILY TRUST	1765 VISTAZO ST W TIBURON CA 94920
258	460110080186	IRVINE,SCOTT CHARLES	26000 ROLLING HILLS RD ROLLING HILLS ESTATES CA 90274
259	460110080187	GRAHAM,SUZANNE	3915 HERMITAGE DR COLORADO SPRINGS CO 80906
260	460110080188	DAIKER,STEVEN D	PO BOX 115 NORDEN CA 95724
261	460110080188	LATVA,GIULIETTA	PO BOX 115 NORDEN CA 95724
262	460110080189	IRONWOOD ASSOCIATES, LLC	ATTEN: JERRY LYNCH C/O BAY WEST 4747 KILAUEA AVENUE,SUITE 206 HONOLULU HI 96816
263	460110080189	OUTRIGGER HOTELS HAWAII	2375 KUHIO AVE HONOLULU HI 96815
264	460110080190	IRONWOOD ASSOCIATES, LLC	ATTEN: JERRY LYNCH C/O BAY WEST 4747 KILAUEA AVENUE,SUITE 206 HONOLULU HI 96816
265	460110080190	OUTRIGGER HOTELS HAWAII	2375 KUHIO AVE HONOLULU HI 96815
266	460110090000	TRUONG,LOC	C/O TRUONG,LOC 328 S ALU RD WAILUKU HI 96793
267	460110100000	ARNOLD,SAORI OKAZAKI	PO BOX 12061 LAHAINA HI 96761
268	460110110000	ONDATJE,CHRISTOPHER & KATHERINE TRUST	14 N IWA PL LAHAINA HI 96761
269	460110110000	KERR,MARSHALL 2012 TRUST	20 N IWA PL LAHAINA HI 96761
270	460110120000	WAINEE LAND & HOMES LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
271	460110120000	HOPE BUILDERS LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
272	460110270000	MASUI,YOSHIKO	945 BEVERLY DR OXNARD CA 93030
273	460110280000	ONDATJE,CHRISTOPHER & KATHERINE TRUST	20 N IWA PL LAHAINA HI 96761
274	460110330000	LAHAINA LIVING LLC	744 FRONT ST STE 2 LAHAINA HI 96761
275	460110340000	HOPE BUILDERS LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
276	460110340000	WAINEE LAND & HOMES LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
277	460160040000	WAINEE LAND & HOMES LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
278	460160040000	HOPE BUILDERS LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
279	460160040000	WAINEE LAND & HOMES, LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
280	460160380000	WAINEE LAND & HOMES LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732
281	460160380000	HOPE BUILDERS LLC	305 E WAKEA AVE STE 100 KAHULUI HI 96732



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